



LAND OFF ST MARY'S ROAD
HAYLING ISLAND **HAMPSHIRE**

HERITAGE & ARCHAEOLOGY ASSESSMENT

PREPARED BY PEGASUS GROUP
ON BEHALF OF GLADMAN DEVELOPMENTS LTD.

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HERITAGE AND ARCHAEOLOGY ASSESSEMENT

LAND OFF ST MARY'S ROAD, HAYLING ISLAND, HAMPSHIRE

ON BEHALF OF: GLADMAN DEVELOPMENTS LTD.

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

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PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

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CONTENTS:

1.	SUMMARY	1
2.	INTRODUCTION	2
3.	METHODOLOGY	3
4.	PLANNING POLICY	8
5.	PROPOSED DEVELOPMENT	15
6.	THE HISTORIC ENVIRONMENT	16
7.	SETTING ASSESSMENT	28
8.	CONCLUSIONS	38

APPENDICES:

APPENDIX 1: ACCOMPANYING FIG.S

APPENDIX 2: GAZETTEER OF HERITAGE ASSETS AND PREVIOUS WORKS

APPENDIX 3: CARTOGRAPHIC AND AERIAL PHOTOGRAPHIC SOURCES

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PLATES:

PLATE 1: RECENT AERIAL PHOTOGRAPH DEPICTING THE SITE WITHIN ITS SURROUNDING CONTEXT.	16
PLATE 2: DETAIL OF THE CONTEXT OF THE CHURCH OF ST MARY (BLUE) IN RELATION TO SURROUNDING PROWS (GREEN) AND THE SITE (RED).	29
PLATE 3: VIEW FROM THE PROW TO THE NORTH-WEST OF THE CHURCH, LOOKING SOUTH-EAST.	30
PLATE 4: VIEW FROM THE PROW WHICH RUNS ALONG THE NORTHERN BOUNDARY OF THE SITE, LOOKING EAST TOWARDS THE CHURCH. THE LOCATION OF THE SITE IS HIGHLIGHTED IN RED.	30
PLATE 5: VIEW TOWARDS THE CHURCH (BLUE) FROM THE JUNCTION OF PROWS TO THE WEST OF THE SITE (RED).	31
PLATE 6: VIEW FROM WITHIN THE SITE LOOKING NORTHEAST TOWARDS THE CHURCH (BLUE).	32
PLATE 7: VIEW OF FARM COTTAGE AND ROOK FARMHOUSE AS SEEN FROM ROOK FARM WAY TO THE SOUTH.	33
PLATE 8: VIEW FROM WITH THE SITE NORTHWEST OF FARM COTTAGE / ROOK FARMHOUSE, LOOKING SOUTHEAST TOWARDS THE ASSET.	34
PLATE 9: NEWTOWN HOUSE HOTEL AS SEEN FROM THE JUNCTION OF MANOR ROAD AND NEWTOWN LANE TO THE WEST.	35
PLATE 10: FLINT COTTAGE AS SEEN FROM MANOR ROAD TO THE SOUTHEAST.	36

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1. Summary

- 1.1 Pegasus Group have been commissioned by Gladman Developments Ltd. to carry out a Heritage and Archaeology Assessment of the proposed residential development at Land off St Mary's Road, Hayling Island, Hampshire.
- 1.2 This Assessment has identified evidence of general prehistoric and Roman activity within the study area, and Hayling Island as a whole. Based upon this information it is considered that there is some low potential for below ground remains of prehistoric and Roman dates to be present within the site.
- 1.3 The location of St Mary's Church to the north-east of the site has been postulated as the site of potential early medieval activity, although this is not proven. There is no current evidence to suggest early medieval activity within the site.
- 1.4 There is no evidence for medieval or later settlement activity within the site, and it is thought to have comprised farmland from the medieval period onwards. As such any unknown archaeological features dating to the medieval and post-medieval periods are likely to comprise agricultural features of low archaeological significance. Such features might include remains of field boundary ditches and drainage ditches or channels.
- 1.5 There is no current evidence to suggest that any remains within the site are of a significance as to preclude development.
- 1.6 The setting assessment considered the potential impact of the proposed development on the designated heritage assets within the environs of the site via changes in their setting.
- 1.7 It was concluded that proposed development would result in the loss of some views of the Church from the south-west, although a view corridor and open space have been included in the masterplan to maintain views where possible. The loss of some views would cause minor harm to the significance of the Church of St Mary via a change in setting. This harm is considered to be at the lower end of the less than substantial range. Such harm therefore needs to be balanced against the public benefits of the scheme in line with Paragraph 134 of the NPPF. Within this context, the limited harm caused to the overall heritage significance of the asset should be considered.
- 1.8 With regards to further designated heritage assets within the environs of the site, it was concluded that the proposed development will not result in any adverse impacts on their significance as a result of alteration to setting.

2. Introduction

- 2.1 Pegasus Group have been commissioned by Gladman Developments Ltd. to carry out a Heritage and Archaeology Assessment of the proposed residential development at Land off St Mary's Road, Hayling Island, Hampshire (Figure 1).
- 2.2 The site comprises c.11.81ha of agricultural land to the west of St Mary's Road in South Hayling. The proposed development is for the construction of new dwellings with associated roads and landscaping works.
- 2.3 This Heritage and Archaeology Assessment provides information with regards to the significance of the historic environment, to fulfil the requirement given in paragraph 128 of NPPF which requires:

“an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”

- 2.4 In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment, following paragraphs 132 to 135 of NPPF, any harm to the historic environment resulting from the proposed development is also described, including impacts to significance through setting.

3. Methodology

3.1 The aims of this Heritage Assessment are to assess the significance of elements of the historic environment (heritage assets), and any harm to them that will result from the proposed development. The assessment considers both the archaeological resource and built heritage in terms of alteration to setting.

Sources of information and study area

3.2 The assessment has been informed by the appropriate sources of information, including:

- **Historic England National Heritage Listed England for information on designated heritage assets;**
- **Hampshire Historic Environment Record (HER) for information on non-designated heritage assets and previous archaeological works;**
- **Historic England Archives Monuments Information England (AMIE) for information on heritage assets and previous archaeological works;**
- **Historic England Archives for historic aerial photographs;**
- **Hampshire Record Office for historic maps, documents and documentary sources; and**
- **A site visit.**

3.3 For digital data sets information was sourced for a minimum 1km radius study area. Information gathered is discussed within

the text where it is of relevance to the extent or potential of the heritage resource of the site.

3.4 The location of heritage assets (both designated and non-designated) recorded within the study area are shown on **Figs 1 to 5** included at **Appendix 1**, with a gazetteer of known assets included within **Appendix 2**.

APPENDIX 1: ACCOMPANYING FIGS

APPENDIX 2: GAZETTEER OF HERITAGE ASSETS AND PREVIOUS WORKS

3.5 Designated heritage assets were reviewed in the wider area as deemed appropriate (see **Section 7**).

3.6 Historic cartographic sources and aerial photographs were reviewed for the site, and beyond where professional judgement deemed necessary. Relevant sources are referred to within the text and reproduced within **Appendix 1**, with a full list of such sources included at **Appendix 3**.

APPENDIX 3: CARTOGRAPHIC AND AERIAL PHOTOGRAPHIC SOURCES

3.7 The site visit focused on the site itself, with selected designated heritage assets in the vicinity visited from publically accessible rights of way.

Assessment of significance

3.8 In the NPPF, heritage significance is defined as:

the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Articulating value

3.9 Historic Environment Good Practice Advice in Planning Note 2: 'Managing Significance in Decision Taking in the Historic Environment'¹ (henceforth referred to as '*Planning Note 2*') gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset. In order to do this *Planning Note 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's Conservation Principles²: **aesthetic**, **communal**, **historic** and **evidential**. These cover the heritage 'interests' given in the glossary of NPPF, which comprise archaeological, architectural artistic and historic interest.

3.10 Conservation Principles provides further information on the heritage values it identifies:

- **Evidential value: the potential of a place to yield evidence about past human activity. This**

value is derived from physical remains, such as archaeological remains, and genetic lines.

- **Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Illustration is the perception of a place as a link between past and present people and depends on visibility. It has the power to aid interpretation of the past through making connections with and providing insights into past communities and their activities through shared experience of a place. By contrast, associative value need not necessarily be legible at an asset. But gives a particular resonance through association with a notable family, person, event or movement.**
- **Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of conscious design or fortuitous outcome or a combination of the two aspects. The latter can result from the enhancement of the appearance of a place through the passage of time.**
- **Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. This can be through widely acknowledged commemorative or symbolic value that reflects the meaning of the place, or through more informal social value as a source of identity, distinctiveness, social interaction and coherence. Spiritual value may also be part of communal value.**

3.11 Significance results from a combination of any, some or all of

¹ Historic England, 2015, *Historic Environment Good Practice Advice in Planning Note 2: 'Managing Significance in Decision Taking in the Historic Environment'*

² English Heritage, 2008, *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

the values described above.

- 3.12 Listed buildings and conservation areas are designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

- 3.13 With regard to significance, the NPPF asserts that:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.” (NPPF Annex 2)

- 3.14 Setting is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may contribute to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.” (NPPF Annex 2)

- 3.15 Therefore, setting can contribute to, detract from or be neutral with regards to heritage values, and so change to setting has the potential to diminish, enhance or leave unchanged the significance of a heritage asset through change to the value(s).

Assessing change through alteration to setting

- 3.16 How setting might contribute to these values has been assessed within this report with reference to *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*³ (henceforth *The Setting of Heritage Assets*), particularly the checklist given on page 9. *The Setting of Heritage Assets* advocates the clear articulation of ‘what matters and why’.

- 3.17 In *The Setting of Heritage Assets*, a stepped approach is recommended, of which Step 1 is to identify the heritage assets affected and their settings. Step 2 is to assess ‘whether, how and to what degree settings make a contribution to the significance of the heritage asset(s)’. The guidance includes a (non-exhaustive) check-list of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, land use, green space, functional relationships, degree of change over time and integrity. It also lists points associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquility, sense of enclosure, accessibility, rarity and associative relationships.

- 3.18 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is ‘maximising enhancement and minimising harm’. Step 5 is ‘Making and

³ Historic England, 2015, *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*

documenting the decision and monitoring outcomes’.

Levels of significance

3.19 In accordance with the level of significance articulated in the NPPF, four levels of significance are identified:

- **Designated heritage assets of the highest significance, as identified in paragraph 132 of NPPF comprising Grade I and II* Listed buildings; Grade I and II* Registered Parks and Gardens; Scheduled Monuments; Protected Wreck sites and Registered Battlefields (and also some Conservation Areas);**
- **Designated heritage assets of less than the highest significance, as identified in paragraph 132 of NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);**
- **Non-designated heritage assets;**
- **sites, buildings or areas of no heritage significance.**

Assessment of harm

3.20 Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area. It will articulate the scale of any harm in order to inform a balanced

judgement/weighing exercise as required by the NPPF.

3.21 As part of this, setting may be a consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in *The Setting of Heritage Assets*, of which steps 1 to 5 are described above. Again, fundamental to the methodology set out in this document is stating ‘what matters and why’. Of particular relevance is the checklist given on page 11.

3.22 It should be noted that this key document (*The Setting of Heritage Assets*) states that:

‘setting is not a heritage asset, nor a heritage designation’

Hence, any impacts are described in terms of how they affect the significance of a heritage asset itself through changes to setting.

3.23 In order to relate to key policy, the following levels of harm may potentially be identified:

- **Substantial harm or total loss. Harm that would ‘have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’⁴;**
- **Less than substantial harm. Harm of a lesser level than that defined above; and**
- **No harm (preservation). With regard to**

⁴ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council

preserving the setting of a listed building or preserving the character and appearance of a Conservation Area, 'preserving' means 'doing no harm'⁵.

- 3.24 As mentioned above, preservation does not mean 'no change', it specifically means 'no harm'. *Planning Note 2* it states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged*". Thus change is accepted in Historic England's guidance as part of the evolution of the landscape and environment, it is whether such change is natural, harmful or beneficial to the significance of an asset that matters.
- 3.25 With regards to changes in setting, *The Setting of Heritage Assets* states that "*protection of the setting of heritage assets need not prevent change*", with the above statement regarding the natural, harmful or beneficial impact on the significance being key.

Benefits

- 3.26 Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence significance of the assets concerned.

⁵ EWHC 1895, R (Forge Field Society, Barraud and Rees) v. Sevenoaks DC, West Kent Housing Association and Viscount De L'Isle.

4. Planning Policy

Planning Policy Context

4.1 Legislation relating to the Historic Environment is primarily set out within the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides statutory protection for Listed Buildings and Conservation Areas.

4.2 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

4.3 With regards to Conservation Areas, Section 72(1) of the 1990 Act states that:

“...with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”

4.4 Recent judgement in the Court of Appeal (Jones v Mordue Anor (2015) EWCA Civ 1243) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are

applied (in particular paragraph 134, see below), this is in keeping with the requirements of the 1990 Act.

4.5 Notwithstanding the statutory presumption set out within the Planning (Listed Buildings and Conservation Area) Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

4.6 This section of the Statement sets out the planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the application site, with a focus on those policies relating to the protection of the historic environment.

National Planning Guidance

The National Planning Policy Framework

4.7 National policy and guidance is set out in the Government's National Planning Policy Framework (NPPF) published in March 2012.

4.8 The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable

development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that, therefore, Local Plans, incorporating Neighbourhood Plans where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

4.9 The overarching policy applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by the search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

4.10 The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF sets out three 'dimensions' to sustainable development: an economic role, a social role, and an environmental role. The presumption is key to delivering these ambitions, by creating a positive, pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF.

4.11 The NPPF also sets out 12 core planning principles for delivering sustainable development. For the purposes of this Statement, particular regard should be had to the tenth core principle, which identifies at paragraph 17 of the NPPF that planning should:

"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations"

4.12 Heritage assets are defined in Annex 2 of the NPPF (page 52) as:

"A building, monument, site, place, area or landscape meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the Local Planning Authority (including Local Listing)"

4.13 The NPPF goes on to define a designated heritage asset (page 51) as:

"World Heritage site, Scheduled Monument, Listed Building, Protected Wreck site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation"

4.14 Significance is also defined (page 56) as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance"

derives not only from a heritage asset's physical presence, but also from its setting"

- 4.15 Section 12 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 129 that:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal"

- 4.16 Paragraph 131 goes on to state that:

"In determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;**
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and**
- The desirability of new development making a positive contribution to local character and distinctiveness"**

- 4.17 With regard to the impact of proposals on the significance of a

heritage asset, paragraph 132 is relevant and reads as follows:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alterations or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage sites should be wholly exceptional"

- 4.18 Paragraph 134 goes on to state:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use"

- 4.19 With regards to non-designated heritage assets, paragraph 135 of the NPPF states that:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated

heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 4.20 The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 137 that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably”

- 4.21 Paragraph 138 goes on to recognise that *“not all elements of a World Heritage site or Conservation Area will necessarily contribute to its significance”* and with regard to the potential harm from a proposed development states:

“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage site should be treated as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the

Conservation Area or World Heritage site as a whole” (our emphasis)

National Planning Guidance

- 4.22 The Department for Communities and Local Government (DCLG) launched the planning practice web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.
- 4.23 This also introduced the national Planning Practice Guidance (PPG), which followed a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.
- 4.24 The PPG has a discrete section on the subject of ‘Conserving and enhancing the historic environment’ which at paragraph 009⁶ confirms that the consideration of ‘significance’ in decision taking is important and states:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals”

- 4.25 In terms of assessment of substantial harm, paragraph 017⁷

⁶ ID: 18a-009/20140306 revision date 06.03.2014

⁷ ID: 18a-017-20140306 revision date 06.03.2014

confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker, having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm” (our emphasis)

The Development Plan

- 4.26 Planning applications within the Havant Borough area are currently subject to policies set out within the Council’s Local Plan, with the document relevant to this assessment being the

Havant Borough Core Strategy, adopted in March 2011.

- 4.27 The Havant Borough (Core Strategy) is the principal document in the council’s Local Plan and sets out the spatial planning strategy for the area up to 2026.
- 4.28 Policy relating to the historic environment is included within Policy CS11 ‘Protecting and Enhancing the Special Environment and Heritage of Havant Borough’, which states:

“Planning permission will be granted for development that:

1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.

2. Protects and where possible enhances the borough’s statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.

3. Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map): (i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International]. (ii) sites of Special Scientific Interest (SSSI) and National Nature

Reserves [National]. (iii) sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].

4. Protects and where appropriate enhances the borough's statutory and non statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

5. Supports an ongoing programme of survey of habitats and species and designation of sites of Importance for Nature Conservation.

6. Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.

7. Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.

8. Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.

9. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.

10. Protects the best and most versatile agricultural land that has the greatest potential for local food security.

11. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research."

Local Plan Policies with regards to the NPPF and the 1990 Act.

4.29 With regard to Local Plan policies, paragraph 215 of NPPF states that:

"due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)".

4.30 Where a Local Plan policy does not allow for the weighing of harm against public benefit for designated heritage assets (see NPPF paragraph 134) or a balanced judgement with regards to harm to a non-designated heritage asset (see NPPF paragraph 135) then policies are considered to be overly restrictive compared to the NPPF, limiting the weight they may be given.

4.31 Whilst Policy CS11 is of relevance, given that this policy was

adopted prior to the inception of the NPPF, the weight which can be attributed to it will be determined by its consistency with the policy guidance set out within the NPPF. Since the above policy does not allow for the balancing exercise to be undertaken, the policy is not considered to reflect the guidance within the NPPF and is therefore considered to be out of date. Thus the weight which can be attached to this policy in the decision making process is limited.

- 4.32 This interpretation of the requirements of the NPPF has been accepted by a number of appeal inspectors and also ratified by the Secretary of State in his consideration of the appeal by Gallagher Estates Ltd at Land South of Gallows Hill/West of Europa Way, Warwick.⁸

⁸ PINS ref: APP/T3725/A/14/2229398

5. Proposed Development

- 5.1 The proposed development comprises of the development of the site for residential use including up to 210 residential dwellings, 0.6ha for apartments with care (C2) and associated infrastructure.
- 5.2 The built form of the proposed development will occupy c.7.53ha of the site, with c.4.28ha allocated for green infrastructure. Access points to the site will be via the existing entrance at Rook Farm View, with a secondary opening created further to the north off St Mary's Road.
- 5.3 Approximately 1.7ha of the area allocated for green infrastructure will form public open space in the north-west corner of the site. As discussed further in Section 7, this area of open space has been included within the design in order to mitigate potential impacts arising from changes to the setting of the Church of St Mary, located to the north-east of the site.

6. The Historic Environment

6.1 This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains.

Site Description

6.2 The site comprises c.11.81ha of agricultural land to the west of St Mary's Road in Gable Head, South Hayling, made up of three fields. The boundaries of the site are marked by a mixture of mature and semi-mature hedgerows, areas of which include mature trees, with the internal boundaries marked by low level hedges and a boundary ditch running east to west across the site.

6.3 A pond is located in the centre of the site, surrounded by an area of raised ground. Close by is a recent agricultural building; a remnant of the former Rook Farm which has now been redeveloped as a residential area (see below and [Section 7](#)).

6.4 To the east and south the site is bounded by the rear gardens of properties fronting on St Mary's Road, Rook Farm View and Southleigh Grove. To the immediate north and west, the site is bounded by meadow beyond which are the rear gardens of properties fronting onto Manor Road and a large static caravan site to the north-west.

6.5 A public right of way (PROW) currently runs along the western and northern boundaries of the site, providing access between the road to the south and the Church of St Mary. This will be discussed further in [Section 7](#).



Plate 1: Recent aerial photograph depicting the site within its surrounding context.

Topography, Geology, and the Palaeoenvironment

- 6.6 Hayling Island as a whole comprises slightly elevated ground between the two shallow and sheltered natural harbours of Langstone to the west and Chichester to the east. The site itself is relatively level and lies at c. 5m above Ordnance Datum (aOD).
- 6.7 The underlying bedrock geology of the site is mapped as clay, silt and sand of the London Clay Formation, a sedimentary bedrock formed approximately 56 to 36 million years ago during the Palaeogene Period. These are overlain by River Terrace Deposits (undifferentiated), comprising sand, silt and clay formed up to 3 million years ago in the Quaternary Period.⁹
- 6.8 The soils within the site comprise loamy soils with naturally high groundwater which drains to the local shallow groundwater, best suited for arable and root cropping, and grass.¹⁰

Designated Heritage Assets

- 6.9 There are no designated heritage assets within the site.
- 6.10 There are seventeen Grade II Listed Buildings, and one Grade II* Listed Building within the study area. Designated heritage assets in the immediate vicinity of the site comprise the Grade II* Listed *Church of St Mary* (Appendix 1, Fig. 2: 1), c. 70m north-east of the site, and the Grade II Listed *Farm Cottage and Rook Farmhouse* (Appendix 1, Fig. 2: 2) is located c. 40m east

of the site.

- 6.11 Other Listed buildings in the study area comprise:

- Grade II Listed South Hayling Manor, and associated Grade II Listed Granary to the north, Stables Block, Barn to the west and Granary to the north-west, located c. 760m north of the site (Appendix 1, Fig. 2: 3);
- Grade II Listed Flint Cottage, located c. 340m to the north-west of the site (Appendix 1, Fig. 2: 4);
- Grade II Listed Newton House, located c. 260m to the west of the site (Appendix 1, Fig. 2: 5);
- Grade II Listed Deep Thatch (and outbuilding), located c. 280m to the south-west of the site (Appendix 1, Fig. 2: 6);
- Grade II Listed no. 15 and boundary wall, located c. 400m to the south-west of the site (Appendix 1, Fig. 2);
- Grade II Listed 35 – 53 Norfolk Crescent, located c. 890m to the south-west of the site (Appendix 1, Fig. 2);
- Grade II Listed The Shades Public House, located c. 830m to the south-west of the site (Appendix 1, Fig. 2);

⁹ British Geological Survey., 2014 *Geology of Britain* [Online] <<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>> [Accessed August 2016]

¹⁰ Cranfield Soil and Agrifood Institute., 2016 *Soilscapes Viewer* [Online] <<http://www.landis.org.uk/soilscapes/index.cfm>> [Accessed August 2016]

- Grade II Listed Clarence Cottage, located c. 810m to the south-west of the site (Appendix 1, Fig. 2);
- Grade II Listed Mengham Farmhouse, located c. 670m to the south-east of the site (Appendix 1, Fig. 2);
- Grade II Listed Stamford Lodge, located c. 840m to the south-west of the site (Appendix 1, Fig. 2);
- Grade II Listed Gothic Lodge, located c. 760m to the south-west of the site (Appendix 1, Fig. 2); and
- Grade II Listed Royal Hotel, located c. 830m to the south-west of the site (Appendix 1, Fig. 2).

6.12 Tournier Bury hillfort, a scheduled monument, is located c. 870m to the east of the site (Appendix 1, Fig. 2: 7).

6.13 No registered parks and gardens, registered battlefields or world heritage sites are located within the study area.

Previous Archaeological Works

6.14 No previous archaeological works are recorded within the site.

6.15 Archaeological investigations undertaken within the study area are depicted on Appendix 1, Fig. 3 and comprise:

- A geophysical survey at Saltmarsh Lane, c. 560m north-west of the site (Appendix 1, Fig. 3: 17);¹¹
- An evaluation at Hayling School, Church Road, c. 300m north-east of the site (Appendix 1, Fig. 3: 18);¹²
- An auger survey at Tournierbury Farm, Tournierbury Lane, Mengham, c. 810m east of the site (Appendix 1, Fig. 3: 24);¹³
- A watching brief and excavation at Mengham House, c. 720m south-east of the site (Appendix 1, Fig. 3: 28);¹⁴
- A watching brief at Coachmans Cottage, c. 730m south-east of the site (Appendix 1, Fig. 3: 29);¹⁵

¹¹ Davies, T. 2015 *Chichester and District Archaeology Society. Geophysical Survey. Saltmarsh Lane September 2015*. (Unpublished)

¹² Thames Archaeological Services. 2003 *Hayling School, Church Road, Hayling Island, Hampshire* - <<http://www.tvas.co.uk/reports/pdf/HS103-46ev.pdf>> [Accessed September 2016]

¹³ Wessex Archaeology. 1992 *Tournierbury Farm, Hayling Island, Hampshire; auger survey* (Unpublished)

¹⁴ Hampshire County Council. 1983 *Archaeology in Hampshire: Annual Report for 1982*

¹⁵ Development Archaeological Services. 2005 *Summary Report on the Results of Archaeological Monitoring at the site of Coachman's Cottage, located at the junction of Mengham Lane and Goldring Close, Hayling Island, Hampshire* (Unpublished)

- An excavation and evaluation at Goldring Close, Mengham, c. 370m south-east of the site (Appendix 1, Fig. 3: 30);¹⁶
- An evaluation on land at Tournerbury Farm, Tournerbury Lane, Mengham, c. 820m east of the site (Appendix 1, Fig. 3: 32);¹⁷
- Archaeological Observations at Orchard Close, South Hayling, c. 570m to the south-west of the site (Appendix 1, Fig. 3: 35);¹⁸ and
- Hampshire's Historic Rural Settlement Reports. Undertaken in the late 20th century by Hampshire County Council to identify and describe the archaeological and historic character of each surveyed village, the reports are accompanied by plans illustrating areas of potential archaeology. Within the immediate environs of the site, the historic settlement of South Hayling was assessed to have likely been focussed on the Church of St Mary the Virgin (Appendix 1, Fig. 2: 1), the Manor House (Grange)

¹⁶ Cotswold Archaeology. 2014a *Land at Goldring Close, Mengham, Hayling Island, Hampshire: Archaeological Excavation* (CA Report no. 14533).

Cotswold Archaeology. 2014b. *Land at Goldring Close, Mengham, Hayling Island, Hampshire: Archaeological Evaluation* (CA Report no. 14533).

¹⁷ Development Archaeological Services. 2006 *Summary Report of an Archaeological Evaluation of Land at Tournerbury Farm, Tournerbury Lane, Mengham, Hayling Island, Hampshire* (Unpublished)

(Appendix 1, Fig. 3: 8) and the hamlet Higworth (Appendix 1, Fig. 3: 51).¹⁹

6.16 In addition, a series of small investigations have been undertaken at Tournerbury hillfort, c. 870m east of the site (Appendix 1, Fig. 2: 58), and the *South East Rapid Coastal Zone Assessment Survey Phase 1: Desk-Based Assessment* (Wessex Archaeology 2013) extended into the study area.²⁰

6.17 With the exception of the auger survey and evaluation at Tournerbury Farm, and the archaeological observations at Orchard Close, archaeological finds and features were recorded within all of these investigations, and these are discussed in the relevant sections below.

Palaeolithic (c. 450,000 BC to 10,000 BC)

6.18 The presence of raised beach Palaeolithic sites, such as Portsdown Hill and Boxgrove, suggests that during the Palaeolithic period, Hayling Island and its environs lay beneath tidal waters. No evidence of Palaeolithic activity is recorded

¹⁸ Southern Archaeological Services. 2001 *Report on archaeological observations at Orchard Close, South Hayling, Hayling Island*

¹⁹ Hewitt. n.d. *Historic Rural Settlement: South Hayling* - <www.hants.gov.uk/landscape-and-heritage/historic-environment/historic-settlement/historic-rural-settlement-reports> [Accessed September 2016]

²⁰ Wessex Archaeology. 2013 *South East Rapid Coastal Zone Assessment Survey Phase 1: Desk Based Assessment* - <<https://historicengland.org.uk/images-books/publications/se-rczas-phase1-desk-based-assessment/>> [Accessed September 2016]

within the site, and there is limited evidence of such activity recorded within the wider environs. Chance finds of Palaeolithic date comprise a single a Palaeolithic hand axe found on the foreshores of the Island during the late 20th century.²¹

Mesolithic (c. 10,000 BC to 4,000 BC)

- 6.19 No Mesolithic activity has been recorded within the site or its immediate environs, but Mesolithic material is recorded in the wider area along the Hampshire coastline. Detailed survey and artefact collection on the foreshore at Langstone Harbour (west of the study area) recorded numerous small Mesolithic and later scatters within the intertidal zone.²²

Neolithic (c. 4,000 BC to 2,000 BC)

- 6.20 Evidence suggestive of prehistoric land clearance has been recorded in North Hayling. Evidence of Neolithic activity within the immediate environs of the site comprises the single findspot of a Neolithic polished axe, recovered in 1970 approximately 300m north of the site (Appendix 1, Fig. 3: 53). Worked flint of possible Neolithic date was recorded during evaluation to the north of the site (Appendix 1, Fig. 3: 18).

Bronze Age (c. 2,000 BC to 700 BC)

- 6.21 During the Bronze Age, agricultural and sedentary settlement resulted in increased population and pressure on the land. As

such, woodland clearance intensified and the land was divided and enclosed. Bronze Age burials are recorded on Hayling Island, although not in the immediate vicinity of the site. Such burials appear in groups in and around Langstone Harbour, west of the site.²³

- 6.22 There is no recorded evidence of Bronze Age activity within the site. Bronze Age activity is recorded c. 270m to the south-east of the site (Appendix 1, Fig. 3: 49), where large quantities of flint pot boilers (stones heated to boil water), pottery, a fragmentary urn, and traces of hearths were recorded alongside a hoard. The hoard comprised 27 bronze palstaves, two bracelets and a quoit-headed pin fragment.

- 6.23 Further evidence of Bronze Age activity within the immediate environs of the site comprises the finds of flint arrowheads located c. 230m north and c. 490m west of the site (Appendix 1, Fig. 3: 54 and 57). Flint of Neolithic or Bronze Age date was recorded during trial trench evaluation to the north-east of the site (Appendix 1, Fig. 3: 18). Finds of late Bronze Age or early Iron Age pottery and postholes were also recorded during investigations at Goldring Close c. 370m south-east of the site (Appendix 1, Fig. 3: 30). Further evidence recorded at Goldring Close comprised flintwork, broadly dated to the prehistoric period. An undated cremation was also reported.²⁴

²¹ HER Ref: 236040

²² Cotswold Archaeology, 2014a

²³ Satchell, J. n.d. *The Wadeway: Investigation of the Early Medieval Crossing Point from Langstone Village to Hayling Island*

²⁴ Cotswold Archaeology, 2014a; Cotswold Archaeology, 2014b.

6.24 Within the wider environs, two Bronze Age hoards were recorded approximately 970m south-west and 1km north-west of the site (Appendix 1, Fig. 3: 55 and 56). As Hayling Island represented an area of dry land, situated between natural harbours, these hoards could conceivably represent evidence of cross channel trade or coastal gift exchange utilising the adjacent sheltered natural harbours of Langstone and Chichester.

Iron Age and Romano-British (700 BC – AD 43 and AD 43 – AD 410)

6.25 As a result of sea levels falling during the Iron Age and Roman periods, large areas of salt marshes formed in coastal districts, including at Hayling Island which lay in proximity to the harbours situated at Portsmouth, Langstone, Chichester and Portsea. As such, Hayling and Langstone became important locations for salt production in the later prehistoric and Roman periods, with a growing body of evidence to suggest that this part of Hampshire also enjoyed significant trade or gift exchange contacts with the continent during these periods.²⁵

6.26 The site lies beyond the former marshland zone in which most of this form of activity would have occurred, but settlement sites associated with this industry are likely to have been situated on

the higher ground adjacent to the marshlands.

Iron Age

6.27 There are no Iron Age finds or features recorded within the site.

6.28 Evidence of Iron Age activity, comprising a fragment of rotary quern, was recorded during the investigations at Goldring Close, c. 370m south-east of the site (Appendix 1, Fig. 3: 30). Possibly suggesting nearby settlement, this quern is fashioned from Lodsworth Greensand, which was quarried at Lodsworth in West Sussex. Such querns are commonly found in central southern England.²⁶

6.29 Tournier Bury hillfort (scheduled monument), is an Iron Age hillfort. Indicating a level of settlement and organisation in this area; the hillfort could have potentially been related to control over the natural harbour and associated trade during the Iron Age (Appendix 1, Fig. 2: 30; Fig. 3).

Romano-British

6.30 There are no Roman finds or features recorded within the site.

6.31 A late Iron Age or Roman temple has been recorded in the north of the Island, the presence of which has been suggested to possibly represent early Gallic connections in this area.²⁷ The

²⁵ CITIZAN. 2016 Salt working in Chichester Harbour - <<http://www.citizen.org.uk/resources/key-zones/south-west/chichester-harbour/salt-working-chichester-harbour>> [Accessed September 2016]; Cotswold Archaeology 2014a; Cotswold Archaeology 2014b

²⁶ Cotswold Archaeology 2014a; Cotswold Archaeology 2014b

²⁷ Manley, J., Kenny, J., and Rudkin, D. 2007 'Chapter 18. Gap analysis: the Iron Age' in *The Fishbourne Conservation Framework Report*. Sussex Archaeology Society -

adjacent natural harbours and salt working areas are likely to have remained important factors in attracting nearby settlement.

- 6.32 Within the study area, Roman finds and features have been interpreted as the possible locations for three occupation sites. Located approximately 930m north-west of the site, a large amount of pottery dating to the 2nd and 3rd century AD was recorded. Analysis of the pottery has indicated that some of the sherds belonged to large grain storage jars (Appendix 1, Fig. 3: 50). The second possible occupation site is recorded c. 550m to the south-east of the site (Appendix 1, Fig. 3: 52). Here, a Roman brick, three pits and a flint-lined gully dating to the 2nd and 3rd century were recorded.
- 6.33 Further evidence of Roman pottery, alongside a posthole and fragment of tile, was recorded during investigations at Goldring Close, c. 370m south-east of the site (Appendix 1, Fig. 3: 52).²⁸ No features at Goldring Close can be securely dated to the Roman period, with sherds of pottery and the quern stone fragment recorded as residual finds within later features. As such, it has been suggested that although Roman settlement activity is not recognisable within Goldring Close, it may have been located relatively close by.²⁹

<<https://sussexpast.co.uk/research/fishbourne-conservation-framework>> [Accessed September 2016]

Early medieval (AD410 – AD 1066)

- 6.34 There was abandonment of much of the former reclaimed land in coastal districts during the early medieval period. Salt nevertheless continued to be an important resource throughout this time although the coastal industry was becoming replaced by the salt mines of the English Midlands. It is likely that Hayling Island, with its access to two of the best and most sheltered natural harbours on the south coast, would have remained an important salt producing area.
- 6.35 It has been suggested that the Church of St Mary the Virgin (Appendix 1, Fig. 2: 1; Fig. 3: 22) is situated on a former Anglo-Saxon ecclesiastical site. Possible evidence for this includes a piece of sculpture carved in sandstone, hollowed out to form a rounded bowl. Suggested to date from the 9th century AD, the fragment has been interpreted as a font, lavabo or reused cross base and was recorded during antiquarian excavations in the present vicarage of the Church of St Mary the Virgin, c. 70m north-east of the site (Appendix 1, Fig. 2: 1; Fig. 3: 22). There is no current evidence for Early Medieval activity within the site itself.

Medieval (1066 - 1539)

- 6.36 The site lies approximately 420m north-east of the medieval settlement of West Town, and 610m north-west of the medieval

²⁸ Cotswold Archaeology 2014a; Cotswold Archaeology 2014b

²⁹ *Ibid.*

settlement of Mengham, within the historic parish of South Hayling, in the Hundred of Bosmere. The Church of St Mary the Virgin (Appendix 1, Fig. 3: 21), c. 70m north-east of the proposed development site, was extant in the medieval period (potentially replacing an Early Medieval church on the same site, see above).

6.37 Following the Norman Conquest of 1066, the greater part of Hayling was granted to the Benedictine Abbey of Jumieges near to Caen in Normandy, and a daughter house, known as Hayling Priory, was established. It has been suggested that there was no separate priory church on Hayling Island, but that the existing Saxon parish church at East Stoke was utilised as the parish church. Several locations have been suggested for the priory, including the area surrounding Manor Farm c. 670m north of the site (Appendix 1, Fig. 3: 8). The presence of reused Caen and Binstead stone and a piscine in a former Manor House (demolished in 1775) at Manor Farm, is suggested to have originated from the Priory, or later Grange (discussed below). As such, Manor Farm was considered to be the possible location for the Priory, although it has also been suggested that the former priory was actually located offshore on land that has since been inundated.³⁰

6.38 By the 12th century Hayling Priory also held the chapel of St

Mary, although it is not certain if this church was a separate entity to the parish church. During the 13th and 14th centuries Hayling Island was subject to a serious inundation by the sea at East Stoke (Eastoke) to the south-east of the island, and as such, the island is suggested to have lost its Saxon parish church and a large proportion of its principal settlement. Hayling Priory was dissolved in c. 1413, with the estate granted to Sheen Priory

6.39 Undated earthworks, c. 880m north-east and 960m north-west of the site, were possibly associated with the Benedictine Priory of Hayling. These comprise two single linear ditches, one of which has a possible parallel ditch at its eastern end (Appendix 1, Fig. 3: 9). The earthworks extend between the eastern and western shorelines of Hayling Island, and run to one of the possible locations of the Benedictine Priory of Hayling, c. 670m north of the site (Appendix 1, Fig. 3: 8). These possibly represent the remains of two causeways approaching the priory.

6.40 During the 13th century, a new parish and priory church, the Church of St Mary the Virgin, was built on Hayling Island c. 70m north-east of the site (Appendix 1, Fig. 2: 1). Also in the 13th century, a new monastic administrative centre or grange was constructed at the possible site of the former Priory c. 670m north of the site (Appendix 1, Fig. 3: 8).³¹ A pond, c. 820m north-east of the site, has also been suggested to possibly have

³⁰ Page, W. 1908 'Hayling Island' in *A History of the County of Hampshire, Volume 3* - <<http://www.british-history.ac.uk/vch/hants/vol3/pp129-134>> [Accessed September 2016]; Hewitt, n.d.

³¹ Hewitt, n.d.

been part of the grange (Appendix 1, Fig. 3: 15). Evidence of medieval settlement at Manor House also includes the remains of a dovecote, enlarged and rebuilt after c. 1325, located c. 750m north of the site (Appendix 1, Fig. 3: 10).

- 6.41 The medieval hamlet of Higworth (Appendix 1, Fig. 3, 51), now represented by a series of earthworks, is located c. 370m north of the site. Areas of possible ridge and furrow are recorded by the South East Rapid Coastal Zone Assessment Survey c. 880m north and 1km north-east of the site (Appendix 1, Fig. 3, 59-60).³²
- 6.42 During investigations at Goldring Close, c. 370m south-east of the site, evidence of medieval activity found included pottery dating from the 11th to 14th centuries and four possible storage or rubbish pits and five postholes. The alignment of the postholes, on a general south-west/north-east spread, to the south of three of the pits, is suggested to represent a boundary or stock fence line. It is suggested that this area may have been used for farming activity in the form of small stock enclosures, and perhaps was located within, or close to, the immediate hinterland of organised settlement (Appendix 1, Fig. 3: 30).³³
- 6.43 There is no evidence to suggest that settlement activity extended to within the site in the medieval period. The site most likely formed part of the agricultural hinterland at this time.

³² Hewitt, n.d.

Post-medieval (AD1540 – AD 1600) and modern (AD 1901 – present)

Post-medieval

- 6.44 Several post-medieval buildings lie within the immediate environs of the site. The closest to the site is the Grade II Listed *Farm Cottages and Rook Farmhouse*, c. 40m south-east of the site. This is suggested to be an 18th-century reconstruction of an earlier house, possibly of medieval origin (Appendix 1, Fig. 3: 2). The Grade II Listed *Deep Thatch*, c. 280m south-west of the site, was constructed in the late 19th century (Appendix 1, Fig. 2: 6).
- 6.45 Further afield the Grade II Listed Manor House at South Hayling Manor, c. 670m north of the site, was constructed in the late 18th century by Edward, Duke of Norfolk, and the two granaries, stable block and barn were constructed during the same period (Appendix 1, Fig. 2: 3).
- 6.46 Also within the wider environs, Mengham Farmhouse, c. 670m south-east of the site, dates to the late 16th or early 17th century, and has been subject to several phases of subsequent development (Appendix 1, Fig. 2). A threshing barn, de-listed in 2009, c. 640m to the south-east, dates from 1739 (Appendix 1, Fig. 3: 40).
- 6.47 Further evidence of post-medieval activity within the environs of the site comprises pottery sherds located approximately 300m

³³ Cotswold Archaeology 2014a; Cotswold Archaeology 2014b

to the north-east and 370m south-east of the site (Appendix 1, Fig. 3: 18 and 30), and the site of a manorial pound, rebuilt in 1778, c. 700m north-east of the site (Appendix 1, Fig. 3: 14).

- 6.48 Post-medieval and modern activity has been recorded during archaeological investigations within the study area comprising land drains, earthworks representing garden landscaping, and agricultural activity (Appendix 1, Fig. 3: 29, 31 and 35).³⁴

Modern

- 6.49 There are nine Grade II Listed 19th-century buildings located within the immediate environs of the site (Appendix 1, Fig. 2). The HER records several modern residential, agricultural and educational buildings within the study area (Appendix 1, Fig. 3: 10, 16, 23, 27, 31 and 36). The HER also records a number of industrial buildings and an emergency water supply and well (Appendix 1, Fig. 3: 12-13, 20, and 33-34).
- 6.50 During the mid-19th century, a landscape park surrounding Westfield House (later known as Orchard Close), was established approximately 520m south-west of the site containing parkland, fountain, Italian garden, pumping engine, summer houses and grotto. A pumping engine was also recorded within the gardens. During the 1920s the former park was developed into walled gardens and became a holiday home for the disabled in the 1960s. The area is now utilised as a respite

home (Appendix 1, Fig. 3: 37). A former water garden created by architects of Greys Inn Place, Hepworth and Womum, in the early 20th century is recorded 720m south-west of the site. The area has since been subdivided and developed (Appendix 1, Fig. 3: 25).

- 6.51 During the 19th century the railway between Havant and Newtown, c. 800m west of the site, was incorporated by the Hayling Railways Company and opened to passenger traffic in 1867. The Bridgeton Company took over the railway in 1872, and it remained in use until 1961 (Appendix 1, Fig. 3: 11). The former South Hayling Island is located 840m to the west (Appendix 1, Fig. 3: 19).
- 6.52 The Church of St Mary the Virgin, c. 70m north-east of the site, was subject to restoration works in the late 20th century by architects George Edmund Street and Blomfield (Appendix 1, Fig. 2: 1). Stocks and a whipping post are recorded south of the lynchgate within the churchyard (Appendix 1, Fig. 3: 21).
- 6.53 During the Second World War Hayling Island was heavily fortified against potential German attack with a series of defences including pillboxes and a defence beach battery 960m to the south-east of the site (Appendix 1, Fig. 3: 40). Hayling Island played an important role during the Second World War. As the size and shape of the island closely resembled that on which nearby Portsmouth with its strategic naval base is situated

³⁴ Southern Archaeological Services, 2001; Development Archaeology Services, 2005; Development Archaeology Services, 2006

Hayling Island was deliberately developed as a decoy to distract enemy aircraft from bombing Portsmouth and its bases. During April 1941 Hayling Island received over 200 bombs and parachute mines, evident in the bomb craters recorded within the environs of the site (Appendix 1, Fig. 3). Further evidence of Second World War activity within the study area comprises air raid shelters, a concrete hardstanding 890m to the south-west of the site, a searchlight battery c. 210m south-east of the site, and a temporary military camp c. 140m south-west of the site (Appendix 1, Fig. 3: 42-43, and 45-48). A series of wrecks were also stranded off the coast of Hayling Island during the Second World War (Appendix 1, Fig. 3: 38).

- 6.54 A review of Ordnance Survey mapping and aerial photographs records the physical expansion of South Hayling from the 19th century onwards, with the infilling of open spaces with residential, commercial and industrial development interspersed with areas of open space and agricultural fields. During the late 20th century, the graveyard associated with the Church of St Mary the Virgin was established immediately to the north-east of the site, and South Hayling Caravan Park was established to the north-east of the site.

Development within the site

- 6.55 The earliest cartographic evidence identified for this assessment was Speed's map of Hampshire (1610, not reproduced) and Taylor's map of Hampshire (1759, not reproduced). These maps

illustrate a general view of Hayling Island, recording Northwood in the north, Southwood in the south and Haling, but do not depict the site in detail.

- 6.56 A series of later county maps comprising Milne's map of Hampshire (1791, not reproduced) and Greenwood's map of Hampshire (1826, not reproduced) record the Church of St Mary the Virgin within South Hayling, accompanied by a series of dispersed buildings located along linear trackways. These sources indicate that the site was agricultural land at this time.
- 6.57 A detailed depiction of the site is provided on the South Hayling Tithe Map (1844, Figure 4). During the mid-19th century, the site comprised five agricultural fields recorded in the associated Tithe Apportionment as 'Copse Field' (parcel 217), 'Twelve Acres' (parcel 131), 'Church Field' (parcel 132), 'Four Acres' (parcel 160) and 'Ten Acres' (parcel 163). During the mid-19th century, the site was bordered to the east and south by a series of trackways, with the south-eastern boundary of the site occupied by Rook Farm, a farm complex comprising six agricultural buildings and farmhouse. The fields within the site and Rook Farm, were under the ownership of Charles Osbourn, and occupied by Thomas Woodland in 1844 (Appendix 1, Fig. 4).
- 6.58 During the late 19th century, the field layout within the site was subject to some alteration, with the removal of an internal field boundary creating a larger enclosure within the southern extent of the site (Appendix 1, Fig. 5). Between c. 1875 and 1898, the

number of dwellings to the east of the site at Gable Head increased, and a footpath was recorded along the northern and western boundary of the site. Further dwellings were constructed to the south-east of the site during the late 19th and 20th century. As illustrated on the 1932 Ordnance Survey map (not reproduced), the field layout within the site was subject to alteration, with the creation of a field boundary orientated north to south. A series of dwellings were also constructed on linear tenements alongside Church Road adjacent to the east, south-east and south of the site.

- 6.59 By the late 1960s and early 1970s the field layout within the site was again subject to alteration, with the excavation of a pond within the centre of the site, and a drain is recorded running east to west from the pond, and also along the south-western boundary. As recorded on the 1969-70 Ordnance Survey map, further internal boundaries within the site were removed. The site at this date comprised an area of grassland, under pasture, with the existing south-western boundary of the site demarcated by trees. During the late 20th century, a path remained present along the northern and western boundary of the site. An agricultural barn associated with Rook Farm was also constructed immediately south of the pond.
- 6.60 A review of post-war aerial photographs and the site visit did not identify any previously unknown archaeological features or structures.

Historic Landscape Characterisation

- 6.61 The Hampshire Historic Landscape Characterisation data (HLC) records the site as small rectilinear fields with wavy boundaries, characterised as *'moderately regular fields with wavy boundaries...smaller than about 10ha in area'* (Hampshire County Council 2007).

7. Setting Assessment

7.1 Step 1 of the methodology recommended by the Historic England guidance *The Setting of Heritage Assets* (see [Section 3](#)) is to identify which designated heritage assets might be affected by a proposed development.

7.2 Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a designated heritage asset or where they interfere with an element of a heritage asset setting which contributes to its significance, such as interrupting a key relationship or a designed view.

7.3 Initial consideration was given to whether several designated heritage assets in the vicinity might potentially be affected by development within the site, through changes to their setting.

7.4 A site visit was made on 15th June 2016, during which it was ascertained whether the site was visible from or in conjunction with heritage assets, with such views assessed from the nearest publically accessible areas.

7.5 Five designated heritage assets are located within the immediate environs of the site, comprising:

- Grade II* Listed Church of St Mary, c.70m north of the site ([Appendix 1, Fig. 2: 1](#));

- Grade II Listed Farm Cottage and Rook Farmhouse, c.40m south-east of the site ([Appendix 1, Fig. 2: 2](#));

- Grade II Listed Newton House Hotel, c.250m west of the site ([Appendix 1, Fig. 2: 5](#));

- Grade II Listed Flint Cottage, c.340m north-west of the site ([Appendix 1, Fig. 2: 4](#)); and

- Grade II Listed Deep Thatch (and Outbuilding), c.280m south of the site ([Appendix 1, Fig. 2: 6](#)).

7.6 During the site visit it was ascertained that as a result of intervening built form, there is no intervisibility between Deep Thatch and the site. In addition, no historical or functional connections have been identified, and thus the site is not considered to form part of the setting of the asset which contributes to its heritage significance. Deep Thatch has therefore not been taken forward for further assessment.

7.7 With regards to other designated heritage assets, due to the existing vegetation built form which surrounds the site, including residential areas and the extensive caravan park to the north, the site is screened from designated assets within its wider surrounds. In addition, no historical or functional connections have been identified between the site and such assets. As such,

it is not considered that the site forms part of the setting of further assets which contributes to their heritage significance, and therefore no further assets have been taken forward for further assessment.

Grade II* Listed Church of St Mary

- 7.8 The Grade II* Listed Church of St Mary is located c.70m north of the north-eastern corner of the site (Appendix 1, Fig. 2: 1).
- 7.9 The Church has 13th-century origins and, despite being restored in 1869, the Church retains its medieval exterior appearance, with a steep tiled roof and a tower with spire.
- 7.10 The Church is surrounded on all sides by a graveyard with areas within it of varying date, with a recent area of extension to the west. The graveyard includes a number of very old yew trees, and other mature species, indicating the historic origins of the area. Within the wider surrounds to the north, east and south of the Church is the settlement of Gable Head, focused on Church Road.
- 7.11 The Church is most commonly experienced and best appreciated from within the bounds of the churchyard. From this location the architectural detail of the structure can be appreciated and the relationship with its surrounds understood. A similar experience of the asset can also be achieved from Church Road.
- 7.12 To the west, north-west and south-west of the Church and graveyard, the surrounding environs comprise large areas of open land. This land is publically accessible via two public rights

of way (PROWs) which provide access to the Church from Manor Road to the north-west and St Mary's Road to the south; the latter of which PROWs runs along the western and northern boundary of the site (Plate 2).



Plate 2: Detail of the context of the Church of St Mary (blue) in relation to surrounding PROWs (green) and the site (red).

- 7.13 Clear views of the Church are obtainable from these PROWs, including views both channeled towards the Church and in conjunction with the surrounding open land.

- 7.14 During the site visit it was ascertained that the best views are obtainable from the PROW which runs north-west from the Church towards Manor Road (PROW A on Plate 2). From this PROW when walking south-east towards the Church it is possible to gain clear views of the Church spire and the associated chancel (Plate 3).



Plate 3: View from the PROW to the north-west of the church, looking south-east.

- 7.15 Within this view, the site is located to the south and south-east (not shown in Plate 3), with an existing residential backdrop (as indicated by the aerial photograph shown at Plate 2). The primary focus of this view is towards the Church.

- 7.16 Views eastwards from the PROW which runs along the northern boundary of the site are of the Church spire only (PROW B on Plate 2), the remainder of the structure being obscured by vegetation (Plate 4). Within this context, the site is seen to the south of church (red area shown on Plate 4).



Plate 4: View from the PROW which runs along the northern boundary of the site, looking east towards the Church. The location of the site is highlighted in red.

- 7.17 When viewed from the PROW which runs along the western edge of the site (southern part of PROW B on Plate 2), it was established that the Church is mostly obscured from the southernmost section, however the Church spire becomes more visible as one moves north (Plate 5). Within this context, the

site is located in the foreground of views of the church.



Plate 5: View towards the Church (blue) from the junction of PROWs to the west of the site (red).

- 7.18 The heritage significance of the Church of St Mary is primarily derived from the architectural and historic interest of its physical fabric as an example of an ecclesiastical structure with 13th century origins.
- 7.19 The setting of the asset also contributes to its significance, although the significance derived from the setting is less than that from its historic fabric. Elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise:

- The positioning and experience of the asset from within the surrounding churchyard;
- The experience of the asset from Church Road; and
- The experience of the asset elements of the wider open landscape to the west, north-west and south-west.

7.20 Within this context, the site forms part of the wider open landscape to the south-west of the asset.

7.21 As set out above, there a number of PROWs running across the open landscape to the west, north-west and south-west of the Church, sections of which are in close proximity to the site. During the site visit it was ascertained that the site is visible in conjunction with the Church from a number of locations on these PROWs. It was, however, considered that the best view, and thus place to the experience the Church, was from the PROW running north-west from the asset (i.e. not along the boundary of the site), as from this location it was possible to view the spire and chancel.

7.22 Views from within the site towards the Church are constrained by vegetation and are of the spire only, in summertime at least (Plate 6). Such views are not, however, publically accessible and as set out above better views from this general direction are available from PROWs to the north.



Plate 6: View from within the site looking northeast towards the Church (blue).

- 7.23 The proposals for the development of the site have excluded residential development from the north-western area of the site, creating an area of public open space (see [Section 5](#)). This will allow for a degree of openness to be retained in the vicinity of the PROWs to the west of the Church, and allow views of the Church from the northern parts of the PROW on the western boundary of the site to be retained. A view corridor from a southern point of this PROW to the church spire has been incorporated within the design of the development.
- 7.24 Development within remainder of the site will result in a restriction of the views towards the Church from the south-west.

However, as set out above, such views are not considered contribute as much to the experience of the Church as views from the PROW which runs north-west from the Church towards Manor Road.

- 7.25 The proposed development will result in a change to the overall character of the site, and thus a change in views from the PROW which runs north-west from the Church towards Manor Road, bringing residential development closer. This view does however already have a backdrop of residential development to the south and south-east and the views in these directions (i.e. including the site) are currently considered to make a neutral contribution to the experience of the Church from this PROW. The proposed development will not obstruct the view and experience of the Church from the north-west. The inclusion of the area of open space, which incorporates tree planting along its boundary, will also provide some buffer and screening between this area and the proposed development.
- 7.26 Based upon the above, it is considered that the proposed development will result in the loss of some views of the Church from the south-west. However, such views are not considered to make a significant contribution to the experience of the asset, with other views, in particular from the north-west, offering a greater appreciation of the asset. In addition, the proposed development will not alter the experience of the asset from within its immediate surrounds (the churchyard) or from Church Road.

- 7.27 As such, it is considered that the proposed development will result in a change that will cause minor harm to the significance of the Church of St Mary via a change in its setting. This harm is considered to be at the lower end of the less than substantial bracket.
- 7.28 Such harm therefore needs to be balanced against the public benefits of the scheme in line with Paragraph 134 of the NPPF. Within this context, the limited harm caused to the overall heritage significance of the asset should be considered.

Grade II Listed Farm Cottage and Rook Farmhouse

- 7.29 The Grade II Listed Farm Cottage and Rook Farmhouse are located c.20m to the south-east of the site ([Appendix 1, Fig. 2: 2](#)). The two dwellings now present were once a single house. The building is thought to be an 18th-century reworking of an earlier structure, possibly of a medieval date. Although there have been a number of subsequent alterations in the 19th and 20th centuries, the Listing Description notes that the building is a good example of an 18th-century remodeling of an earlier house.
- 7.30 The former single dwelling was once the principle building and accommodation associated with Rook Farm, the historical form and extent of which can be seen on [Appendix 1, Fig. 5](#). At this time the building was set within a generous garden, with farm buildings to the west and the wider associated agricultural land beyond.

- 7.31 As mentioned above, the former farmhouse has now been divided into two separate solely residential dwellings, with the surrounding former farm complex also seeing much change. The area of the former garden and farmyard have been recently redeveloped for houses (Rook Farm View). It is within this context that the Listed Building is now most commonly experienced.
- 7.32 The setting of the Listed Building has thus been thoroughly altered in recent years, and is now primarily characterised by modern residential development rather than an agricultural complex. Further to this, the modern development has resulted in the wider agricultural land being divorced from the Listed Building.



Plate 7: View of Farm Cottage and Rook Farmhouse as seen from Rook Farm Way to the south.

- 7.33 The asset is best experienced from within its immediate grounds

(as described above), however the asset can also be experienced from Rook Farm View where is architectural detail can be viewed. Neither of these positions however provide any understanding as to the former agricultural nature of the surrounds of the asset.

7.34 The heritage significance of Farm Cottage and Rook Farmhouse is primarily derived from the architectural and historic interest of its physical fabric as Farm Cottage and Rook Farmhouse.

7.35 The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric, and indeed as a result of the recent surrounding development is very much restricted. Elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise:

- The positioning and experience of the asset from within its immediate garden plot; and
- The experience of the asset from Rook Farm View.

7.36 The site once have formed part of the wider agricultural land associated with the farm complex, and thus a historical and functional connection between the site and the asset was present. As discussed above, however, as a result of recent redevelopment of the farm complex, the Listed Building is now domestic in character and divorced from the its former wider surroundings, with any historical and functional connection now

being largely unintelligible. It is thus considered that the wider agricultural landholdings associated with Rook Farm now make a negligible contribution to the heritage significance of the asset.

7.37 During the site visit it was ascertained that the Listed Building is not readily visible from the site due to intervening vegetation (Plate 8), and it is not anticipated that the site is readily visible from the structure, even in winter. It is thus considered that the visibility of the proposed development from the asset is unlikely.



Plate 8: View from with the site northwest of Farm Cottage / Rook Farmhouse, looking southeast towards the asset.

7.38 The proposed development will result in a change in the character of the site and, due to the negligible contribution made

to the asset by the site, it is considered that this change will result in a negligible impact on the significance of the asset.

- 7.39 In summary, it is considered that the potential change arising from the proposed development will result in a negligible impact on the heritage significance of Farm Cottage and Rook Farmhouse

Grade II Listed Newton House Hotel

- 7.40 Newtown House Hotel is a former house c.250m west of the site, now in use as a hotel (Appendix 1, Fig. 2: 5). The asset was constructed in the early 19th century, with late 19th-century and early 20th-century extensions.
- 7.41 The Hotel is situated within an area of historic gardens, primarily located to the west, with a substantial car park and further hotel accommodation blocks located to the rear. The principle aspect of the Hotel is to the west, where it overlooks its immediate gardens and Manor Road beyond.
- 7.42 The asset is best experienced from within its immediate grounds. However, the asset can also be experienced from Manor Road, towards which its principle elevation faces (Plate 9).
- 7.43 The heritage significance of Newton House Hotel is primarily derived from the architectural and historic interest of its fabric as an example of an early 19th-century minor country house. The setting of the asset also contributes to the significance of

the asset, although the significance derived from the setting is less than that from its historic fabric.



Plate 9: Newtown House Hotel as seen from the junction of Manor Road and Newtown Lane to the west.

- 7.44 Elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise:
- The positioning and experience of the asset from within its immediate grounds; and
 - The experience of the asset from Manor Road.
- 7.45 Within this context it is not considered that the site forms part

of the setting of the asset which contributes to its heritage significance.

- 7.46 During the site visit it was ascertained that Newton House Hotel is not visible from the site due to intervening vegetation, and the site is not thought to be visible from this structure. It is unlikely to be visible from the site in winter.
- 7.47 As a result, the proposed development will not result in a change that will cause harm to the heritage significance of Newton House Hotel via a change in its setting.

Grade II Listed Flint Cottage

- 7.48 The Grade II Listed Flint Cottage is an early 19th-century cottage located c.340m to the north-west of the site (Appendix 1, Fig. 2: 4). The cottage was originally constructed as a pair, and architecturally is typical of the rustic *Cottage Orné* style of the late 18th and early 19th century.
- 7.49 The cottage faces directly westwards onto Manor Road, and is located within a well-defined boundary plot which includes areas of garden associated with the dwelling. To the north and south the cottage is flanked by housing also facing onto Manor Road, and to the east is a large static caravan park.
- 7.50 The asset is best experienced from within its immediate grounds. However, the asset can also be experienced from Manor Road, towards which its principle elevation faces (Plate 10).



Plate 10: Flint Cottage as seen from Manor Road to the southeast.

- 7.51 The heritage significance of Flint Cottage is primarily derived from the architectural and historic interest of its fabric as an example of the early 19th-century *Cottage Orné* style. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric.
- 7.52 Elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise:
- The positioning and experience of the asset from within its immediate grounds; and

- The experience of the asset from Manor Road.

7.53 Within this context it is not considered that the site forms part of the setting of the asset which contributes to its heritage significance.

7.54 During the site visit it was ascertained that only glimpsed views of the roof of the Cottage were visible from within the site and, as a result of the intervening vegetation and caravan park, it is not considered that there are any views of the site from the Cottage.

7.55 As a result, the proposed development will not result in a change that will cause harm to the heritage significance of Flint Cottage via a change in its setting.

8. Conclusions

Archaeological Potential

- 8.1 This Assessment has identified evidence of general prehistoric and Roman activity within the study area, and Hayling Island as a whole. Based upon this information it is considered that there is some low potential for below ground remains of prehistoric and Roman dates to be present within the site.
- 8.2 The current site of St Mary's Church to the north-east of the site has been postulated as the site of potential early medieval activity, although this is not proven. There is no current evidence to suggest early medieval activity within the site.
- 8.3 There is no evidence for medieval or later settlement activity within the site, and it is thought to have comprised farmland from the medieval period onwards. As such any unknown archaeological features dating to the medieval and post-medieval periods are likely to comprise agricultural features of low archaeological significance. Such features might include remains of field boundary ditches and drainage ditches or channels.
- 8.4 There is no current evidence to suggest that any archaeological remains present within the site are of a significance as to preclude development.

Setting of Designated Heritage Assets

- 8.5 The setting assessment considered the potential impact of the proposed development on the designated heritage assets within the environs of the site via changes in their setting.
- 8.6 It was concluded that proposed development would result the loss of some views of the Church from the south-west, and thus cause minor harm to the significance of the Church of St Mary via a change in its setting. This harm is considered to be at the lower end of the less than substantial range. Such harm therefore needs to be balanced against the public benefits of the scheme in line with Paragraph 134 of the NPPF. Within this context, the limited harm caused to the overall heritage significance of the asset should be considered.
- 8.7 With regards to further designated heritage assets within the environs of the site, it was concluded that the proposed development will not result in any adverse impacts on the significance of designated heritage assets as a result of alteration to setting

Appendix 1: Accompanying Figs

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KEY
 Site Boundary

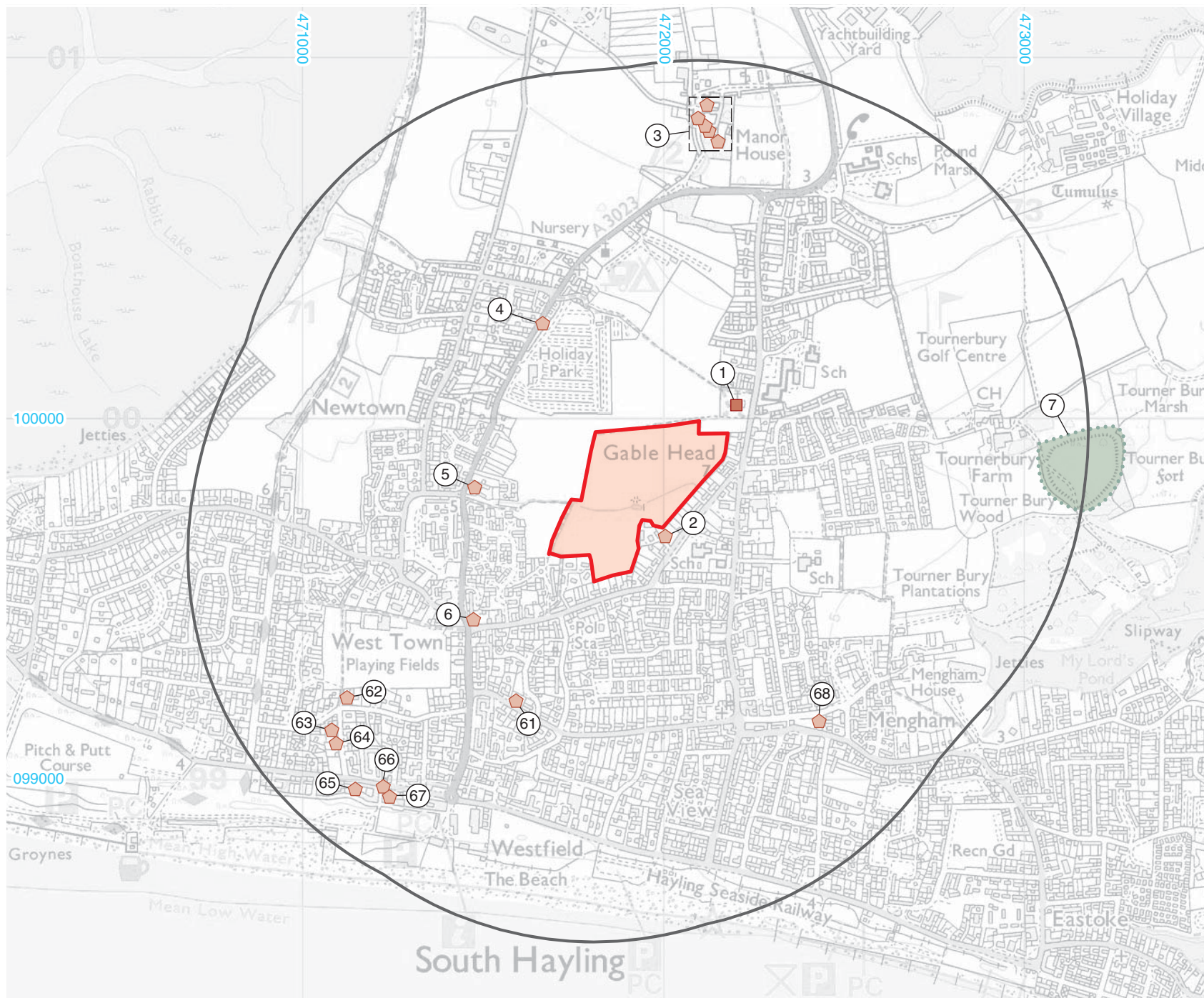
FIGURE 1
Site location plan

DRWG No: P770466_01 REV: 0

Date: 08/09/2016

Scale: 1:25,000 @ A4

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KEY

- Site Boundary
- Study Area
- Tournery Bury Scheduled Monument
- Grade II* Listed building
- Grade II Listed building

FIGURE 2
Designated Heritage Assets

DRWG No: P770466_02 REV: 0

Date: 08/09/2016

Scale: 1:15,000

@ A4



0 1km

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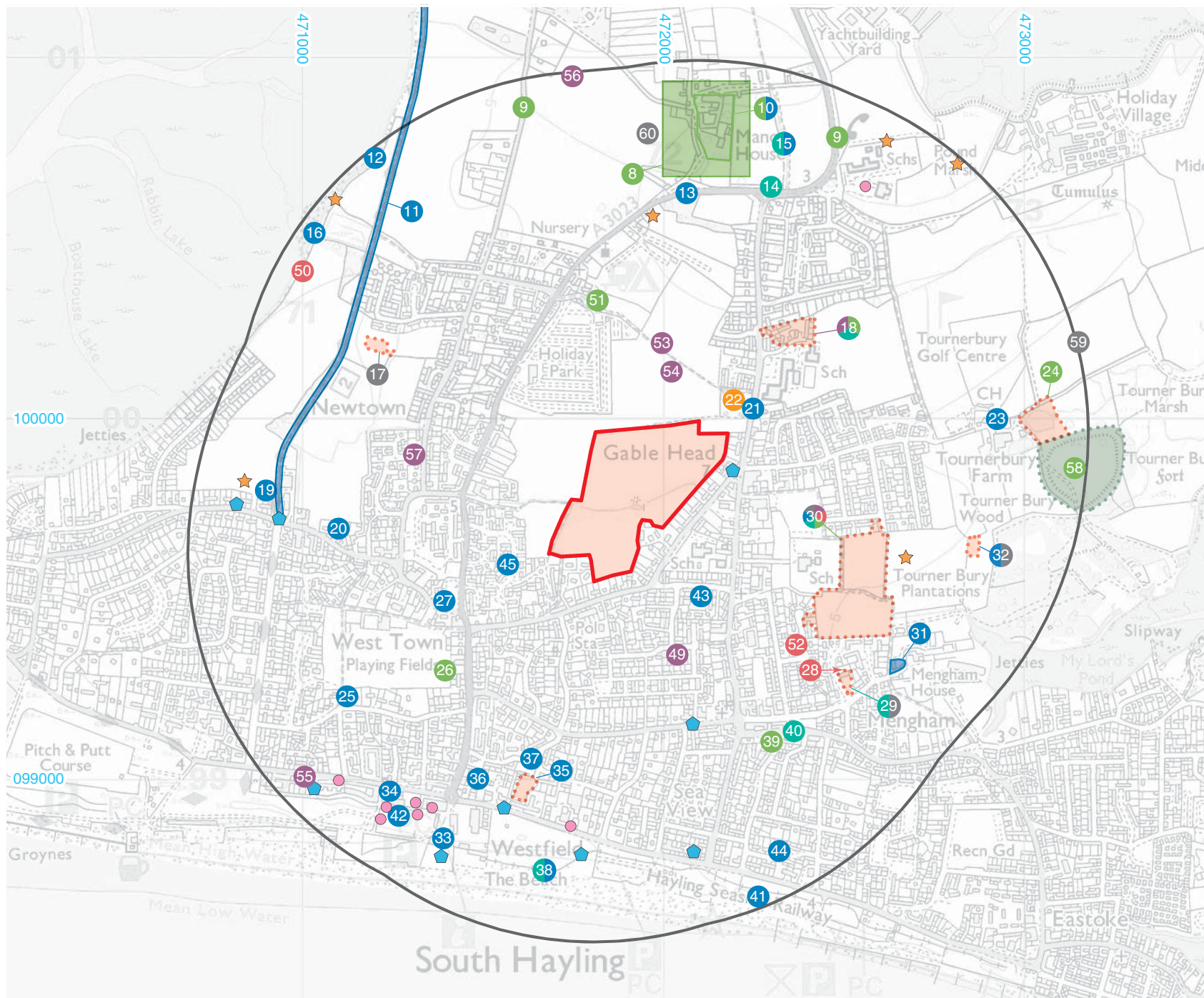


FIGURE 3
Recorded Prehistoric to Modern Heritage Assets

DRWG No: **P770466_03** REV: **0**

Date: 08/09/2016

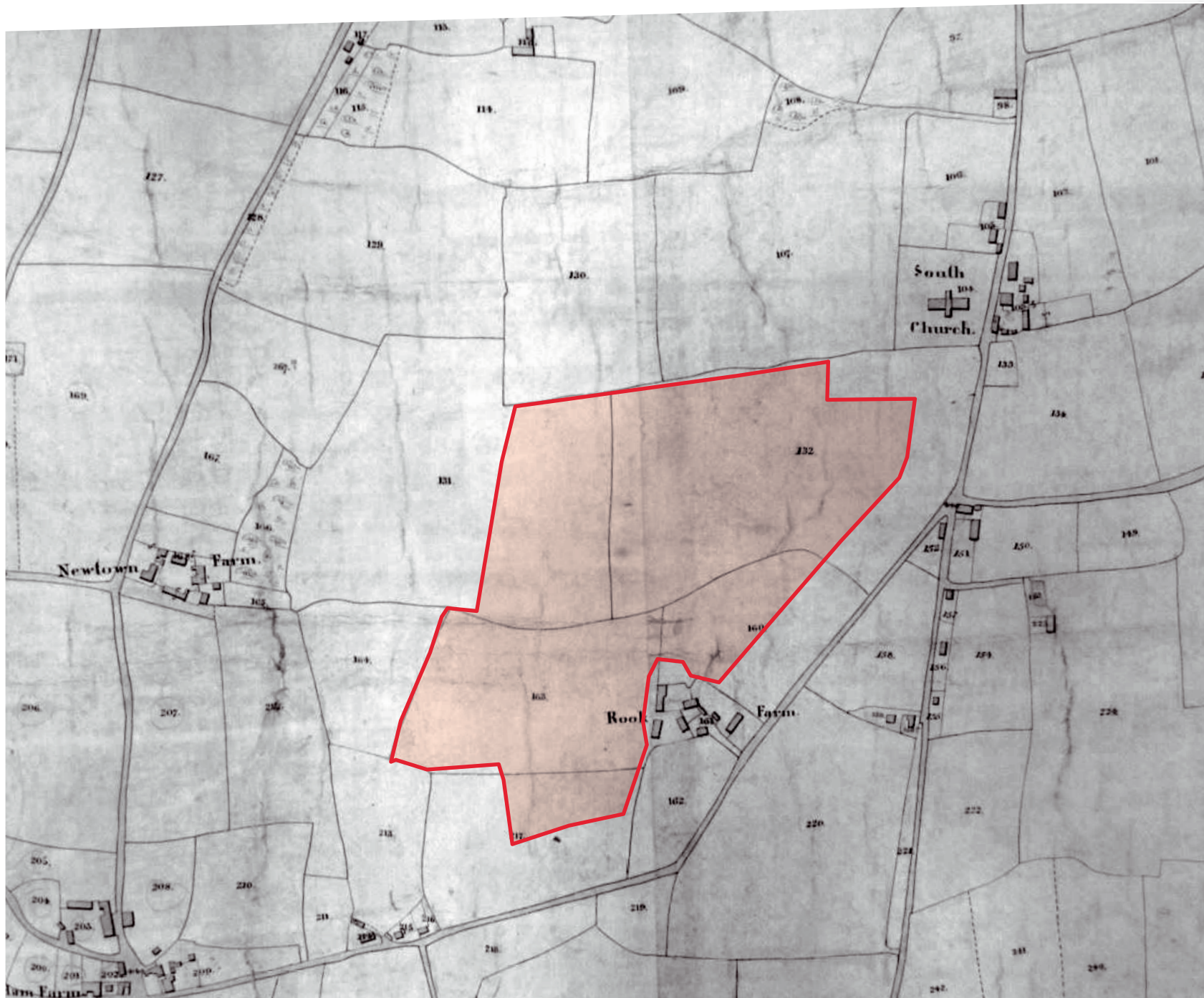
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0 1km

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KEY



Site Boundary

FIGURE 4
Extract from South Hayling
Tithe Map 1844

DRWG No: P770466_04 REV: 0

Date: 08/09/2016

Scale: 1:5,000 (approx.) @ A4



0 500m

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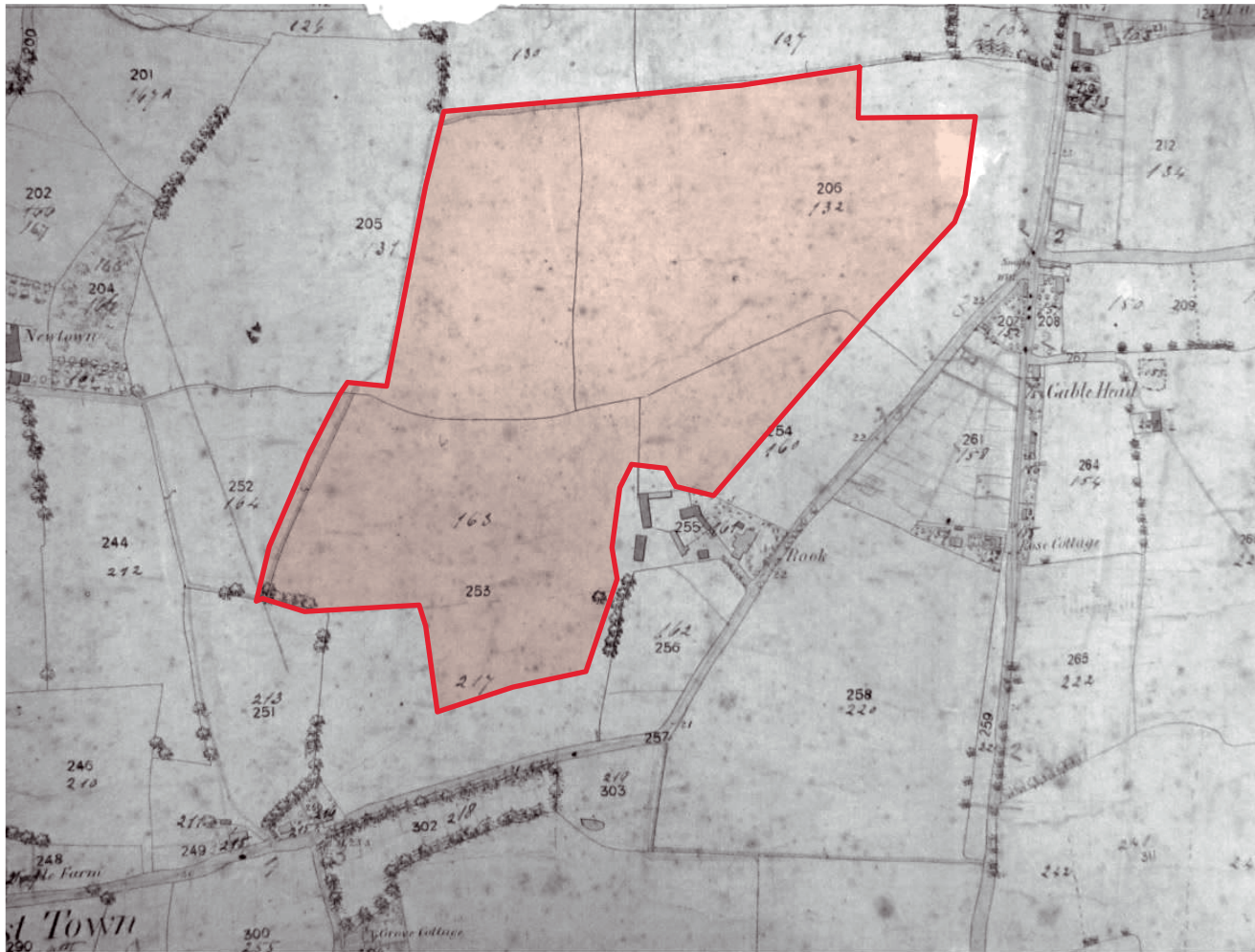


FIGURE 5

Extract from the First Edition
Ordnance Survey map 1875

DRWG No: P770466_05 REV: 0

Date: 08/09/2016

Scale: 1:5,000 (approx.) @ A4



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Appendix 2: Gazetteer of Heritage Assets and Previous Works

No.	Description	Designation / Period	NGR	HE ref. AMIE ref. HHER ref.
1	Church of St Mary	Grade II* Listed Building	472201 100045	1091616 242303 6835
2	Farm Cottage and Rook Farmhouse	Grade II Listed Building	472015 99674	1390663 54921 54922
3	South Hayling Manor, and associated Grade II Listed Granary to the north, Granary to the north-west, Stable Block, and Barn to the west	Grade II Listed Building	472159 100763	1340208 1091609 1092102 1092101 1155071 52070 6859 6860 6923 6924 6925
4	Flint Cottage	Grade II Listed Building	471669 100264	1303499

No.	Description	Designation / Period	NGR	HE ref. AMIE ref. HHER ref.
				6926
5	Newton House Hotel	Grade II Listed Building	471484 99800	1340209 6927
6	Deep Thatch (and outbuilding)	Grade II Listed Building	471484 99440	1155098 283
-	No. 15 and boundary wall	Grade II Listed Building	471596 99222	1091598 6893
-	35 – 53, Norfolk Crescent	Grade II Listed Building	471154 98968	1091644 284
-	The Shades Public House	Grade II Listed Building	471231 98976	1092105 6975
-	Clarence Cottage	Grade II Listed Building	471095 99102	1092116 7021
-	Mengham Farmhouse	Grade II Listed Building	472437 99156	1263633 14436
-	Stamford Lodge	Grade II Listed Building	471085 99133	1303299 7022
-	Gothic Lodge	Grade II Listed Building	471124 99227	1340183 952 1908
-	The Royal Hotel	Grade II Listed Building	471247 98946	1340185 6813

No.	Description	Designation / Period	NGR	HE ref. AMIE ref. HHER ref.
7	Tourner Bury, Hayling Island	Scheduled Monument	473164 99867	1001945 23329
8	Suggested location of Hayling Priory and the medieval grange at Manor Farm. Building material suggested to be associated with the priory/grange was used in the post-medieval Manor Farm.	Medieval	472123 100797	242298 23597 23598
9	Linear ditches recorded on aerial photographs: The earthworks are suggested to possibility associated with be associated with the Benedictine Alien Priory of Hayling as the remains of a causeway from the east and west. May have an earlier prehistoric origin	Prehistoric? Medieval? Undated	471610 100891 472480 100770	1586303 1586305
10	Unlisted Buildings at Manor Farm: A Dovecote at Hayling Manor Farmhouse: enlarged and rebuilt after c. 1325. Later partion wall built of small pre-Reformation bricks An unlisted animal shed 75m north/north-west of South Hayling Manor: late 19th century, recorded on Ordnance Survey mapping from 1879 onwards. An unlisted cart shed 80m north/north-west of Hayling Manor: late 19th century, recorded on Ordnance Survey mapping from 1879 onwards. Unlisted agricultural building 45m north-west of South Hayling: late 19th century, recorded on Ordnance Survey mapping from 1879 onwards. Long	Medieval Modern	472130 100780 472134 100852 472117 100852 472126 100810	38677 42594 42595 42596

No.	Description	Designation / Period	NGR	HE ref. AMIE ref. HHER ref.
	one-and-a-half storey range of brick with pitched tile roof, forming the southern side of the farmyard. Comprises cambered brick heads.			
11	Havant and Newton Railway: incorporated in 1860 by the independent Hayling Railways Company, the line was not open until 1867. Controlled by The Brighton Company in 1872. Closed in 1961.	Modern	471696 103184	242414
12	Brick kiln: set back against a low cliff. Horseshoe shaped in plan, and measuring 3m east-west, and 2m north-south, the back wall stood to about 1m. Built entirely of brick faced with white, possibly lime wash, it was blackened in places by scorching. Scorched brick and brick fragments were found in the area.	Modern	471200 100720	56156
13	site of former building with yard: recorded on the 1844 Tithe Map. Visible on First Edition Ordnance Survey mapping.	Modern	472069 100626	54960
14	site of manorial pound, Manor Road: recorded as part of the Historic Rural Settlement Survey. Destroyed and rebuilt in stone in 1778.	Post-medieval	472295 100640	54958
15	Pond, part of moated site of Hayling Priory Grange: recorded on First Edition Ordnance Survey map and as part of the Historic Rural Settlement Survey. Approximately 200m in length and on the eastern boundary of Manor House, likely to have comprised a moated site.	Medieval? Modern	472330 100760	54957
16	Timber structure: comprising 78 timbers in height ranging from 0.233 to 1.099m OD. Suggested to possibly represent a fish trap.	Modern	471020 100510	56190
17	Geophysical Survey Saltmarsh Lane (2015): recorded former usage of fields and possible structures.	Undated	471195 100208	68827
18	Hayling School, Church Road evaluation (2003): recorded flints and pottery sherds. No features were recorded.	Prehistoric Medieval Post-medieval	472300 100200	1469276
19	Hayling Island Station: site of railway station on the Hayling Island, opened in 1867 and closed in 1963.	Modern	470900 99800	507376 65150

No.	Description	Designation / Period	NGR	HE ref. AMIE ref. HHER ref.
20	site of Gas Works: recorded as part of the South East Rapid Coastal Zone Assessment Survey.	Modern	471099 99691	65170
21	Stocks and whipping posts to the south of the lynchgate within the churchyard of the Church of St Mary the Virgin.	Modern	472237 100031	23506
22	Anglo-Saxon inscribed stone, St Mary the Virgin: piece of Saxon sculpture carved in sandstone and rectangular in shape. Thought to present a font, lavabo or reused cross base.	Early medieval	472200 100040	23584
23	Unlisted buildings at Tournerbury Farm: built between 1879 and 1898 buildings comprise stables, animal shed, barn and semi-detached farm cottages (no. 1-2).	Modern	472912 99996 472922 100007 472936 99997 472904 99948	42583 42584 42585 42586
24	Tournerbury Farm auger survey (1992): recorded absence of waterlogged or peat deposits. No alluvial deposits recorded.	-	473060 99970	37048
25	Gothic Lodge: private dwelling divided into 2/3 flats. Part of the garden has been subject to construction work. The water garden was created by Greys Inn Place WC1 in 1930's.	Modern	471118 99217	52062
26	West Town, Hayling: documented as part of the RCHME Medieval Settlement project. First documented in AD 1327 as Westeter.	Medieval	471400 99300	41284
27	Barley Mow PH: unlisted former barn at Ham Farm, now converted into a restaurant and bar as part of the Barley Mow PH. Late 19th century, the building is recorded on 1879 Ordnance Survey mapping.	Modern	471398 99495	42593
28	Mengham House, South Hayling watching brief and excavation (1982): recorded pits, a gully, brick and pottery. Suggested a large Roman structure beneath the house.	Romano-British	472500 99300	637412 462208 23343

No.	Description	Designation / Period	NGR	HE ref. AMIE ref. HHER ref.
	A brick, three pits and flint-lined gully were recorded during the 1980's during the construction of foundation trenches for a new dwelling.			
29	Watching Brief at Coachmans Cottage (2005): undertaken during the construction of the house. Recorded fill cuts interpreted as land drains.	Post-medieval? Undated	472509 99283	57120
30	Excavation and evaluation at Goldring Close (2014): during the elevation features recorded comprised two postholes, a field boundary, the remains of a possible unurned cremation burials and a number of linear gullies and ditches. The later excavation recorded several pits, ditches and postholes.	Prehistoric Romano-British Medieval Post-medieval Modern Undated	472503 99444	66995 67972 67973 67975
31	Unlisted buildings at Mengham House: A barn, 20m to west/south-west, which has been subject to alteration and conversion into the use of a theatre. A cowshed, 50m to the west, with stables at one end. Stables, 70m to the west/south-west. A milking parlour, 60m to the west/south-west, now utilised as a gardener's store. A tack room, 40m to the south-west. Built in 1871 the building is now utilised as a workshop.	Modern	472672 99330 472641 99329 472636 99302 472642 99313 472666 99317	41644 41645 41646 41647 41648

No.	Description	Designation / Period	NGR	HE ref. AMIE ref. HHER ref.
32	Evaluation on land at Tournurbury Farm (2006): prior to the erection of a telecommunications mast. Recorded plough marks.	Modern Undated	472860 99670	1508347 57317
33	Royal Baths and Wells: recorded on 1st to 4th edition Ordnance Survey mapping. Suggested to be associated with the Royal Hotel, constructed in 1825.	Modern	471380 98826	57289
34	Emergency Water Supply: recorded as part of the South East Rapid Coastal Zone Assessment Survey.	Modern	471228 98919	64944
35	Archaeological Observations at Orchard Close (2001): during the excavation of six geo-technical test-pits. Recorded earthworks associated with landscaping.	Modern	471620 98979	1403029 50078
36	Westfield House (site of): Westfield House is recorded on Ordnance Survey maps from 1870 onwards and last used as Choir School of Our Lady and St. John, founded in 1981. Demolished and subject to construction of a new estate.	Modern	471484 98999	54164
37	Orchard Close, previously Westfield House: originally park of an earlier landscape park, with a grotto recorded within on Beach Commons. The park also comprised an Italian Garden, a pumping engine, summer houses, and foundation. In the 20th century it became a walled garden (1920), and holiday home for the disabled (1960).	Modern	471630 99040 471574 98941	35971 65171
38	Wrecks stranded on Hayling Island: Francis in 1754 George IV in 1834 Mary Ann in 1851 Surprise in 1853 Commerce in 1877 Bert in 1912	Post-medieval Modern	471663 98751	28021 28022 28023 28024 28025 28026 28027 28028

No.	Description	Designation / Period	NGR	HE ref. AMIE ref. HHER ref.
	Longest Day in 1890 Fairy King in 1903 L4475 in 1940 Marqjaquin in 1977 German Motor Torpedo Boat in 1942 Ocean in 1865 Rock Mk I L3143 Anson MK I L7047			1327705 1521828 1247101 1240538 1327402 1328022
39	Mengham: documented as part of the RCHME Medieval Settlement Project. First recorded in AD 1272 as Mongeham.	Medieval	472300 99100	41282
40	Barn to the ear of the Rose: threshing barn dating to 1739. De-listed in 2009.	Post-medieval	472435 99155	6977
41	World War II beach defence battery: recorded as part of the South East Rapid Coastal Zone Assessment Survey.	Modern	472253 98680	64997
42	World War II concrete hardstanding.	Modern	471253 98897	64958
43	World War II searchlight battery: surrounded by small ring-ditch with trenches for shelter. Sometimes confused with prehistoric features.	Modern	472100 99500	41675
44	site of Wind Pump, Sea View: recorded as part of the South East Rapid Coastal Zone Assessment Survey.	Modern	472325 98791	65174
45	Temporary military camp, Southleigh: recorded as part of the South East Rapid Coastal Zone Assessment Survey.	Modern	471571 99581	64988
46	World War II air raid shelters: recorded as part of the South East Rapid Coastal Zone Assessment Survey.	Modern	472565 100639 471094 98987	64993 64943 64953

No.	Description	Designation / Period	NGR	HE ref. <i>AMIE ref.</i> HHER ref.
			471216 98915 471212 98883 471311 98918 471312 98900 471354 98912 471735 98864	64954 64955 64956 64957 64960
47	World War II bomb craters: recorded as part of the South East Rapid Coastal Zone Assessment Survey.	Modern	471094 100608 471974 100558 472621 100764 472820 100708 470830 99823 472673 99613	65011 65013 65016 65117 65064 65010
48	World War II pill box: recorded as part of the South East Rapid Coastal Zone Assessment Survey.	Modern	470940 99735	64989 64990

No.	Description	Designation / Period	NGR	HE ref. AMIE ref. HHER ref.
			470818 99772 472192 99862 471024 98969 471566 98917 471777 98787 472072 99148 472079 98789	65021 64942 64959 64937 64987 64961
49	Prehistoric findspots associated with occupation sites: Bronze Age hoard include 27 bronze palstaves, two bracelets and a quoit-headed pin fragment founding during trench digging in 1962. Two Bronze Age hearths found during soil stripping for building in 1960. Associated with burnt stone and pottery. Late Bronze Age pottery sherds during construction of a house in 1961.	Prehistoric	472020 99360 472030 99330 471960 99390 472091 99237	23335 462196 23338 462202 23341 462205 41017
50	Roman findspots associated with occupation sites:	Romano-British	470997 100404	58140

No.	Description	Designation / Period	NGR	HE ref. AMIE ref. HHER ref.
	A large collection of Roman pottery was recorded in 1971. The quantity and nature of the pottery suggests a Roman villa may have been located within the vicinity. Roman coarseware dating from the 1-3rd century, and four sherds of Samian pottery were recorded during the construction of St Margaret's Road Estate.		472370 99360	23342
51	Earthworks possibly associated with the Hamlet of Higworth and recorded on the Tithe Map of c. 1844.	Medieval? Undated	471820 100330	54959
-	Isolated Prehistoric findspots: Half a Neolithic polished axe of grey flint was found in 1970. Subject to reworking and utilised as a scraper. Bronze Age arrowheads were also found in the same field as the polished axe. Bronze Age hoard comprising two palstaves, socketed chisels, ferrules, broken pieces of spearheads and 50 conical casting jets, alongside several pieces of pottery. Bronze Age vessel from Elm Close, comprising a fragmentary bucket urn. Middle Bronze Age hoard comprising 2 armrings, 1 quoit-headed pin and 27 palstaves.	Prehistoric	472000 100200 471750 100950 471000 99000 471310 99900	23602 23603 23337 33668 41046

No.	Description	Designation / Period	NGR	HE ref. <i>AMIE ref.</i> <i>HHER ref.</i>
	Bronze Age flint barbed and tanged arrowhead.			
-	Isolated Medieval findspots: Two sherds of medieval pottery recorded during small scale investigations in the 1960s in the outer extent of the rampart earthwork at Tourner Bury.	Medieval	473150 99860	23331
-	Ridge and Furrow: recorded as part of the South East Rapid Coastal Zone Assessment Survey.	Undated	472123 100797 473141 100215	65096 65097

Appendix 3: Cartographic and Aerial Photographic Sources

Cartographic sources

1610	Speed's map of Hampshire
1759	Taylor's map of Hampshire
1791	Milne's map of Hampshire
1826	Greenwood's map of Hampshire
1844	South Hayling Tithe Map
1875	First Edition Ordnance Survey map, 1:2,500 scale
1879-81	Ordnance Survey map, 1:10,560 scale (Online)
1898	Second Edition Ordnance Survey map, 1:2,500 scale
1908	Third Edition Ordnance Survey map, 1:2,500 scale
1909	Ordnance Survey map, 1:2,500 scale (Online)
1910-11	Ordnance Survey map, 1:10,560 scale (Online)
1932	Ordnance Survey map, 1:2,500 scale (Online)
1938-42	Ordnance Survey map, 1:10,560 scale (Online)
1962-63	Ordnance Survey map, 1:10,560 scale (Online)
1969-70	Ordnance Survey map, 1:2,500 scale (Online)
1971-73	Ordnance Survey map, 1:10,000 scale (Online)

1972-91	Ordnance Survey map, 1:10,000 scale (Online)
1982-90	Ordnance survey map (partial), 1:2,500 scale (Online)

Aerial Photographs

Sortie number	Frame number	Date
RAF/3G/TUD/UK/162	5109	20 APR 1946
RAF/3G/TUD/UK/162	5110	20 APR 1946
RAF/3G/TUD/UK/162	5290	20 APR 1946
RAF/3G/TUD/UK/162	5291	20 APR 1946
RAF/CPE/UK/1749	4042	21 SEP 1946
RAF/CPE/UK/1749	4043	21 SEP 1946
RAF/CPE/UK/1992	3361	13 APR 1947
RAF/CPE/UK/1992	3362	13 APR 1947
RAF/CPE/UK/1992	3363	13 APR 1947
RAF/541/446	3169	01 MAR 1950
RAF/541/446	3170	01 MAR 1950
RAF/58/624	5237	17 APR 1951
RAF/58/624	5238	17 APR 1951
RAF/58/624	5239	17 APR 1951
RAF/58/624	5240	17 APR 1951
RAF/58/624	5241	17 APR 1951
RAF/58/624	5265	17 APR 1951
RAF/58/624	5266	17 APR 1951
RAF/58/624	5267	17 APR 1951
RAF/58/624	5268	17 APR 1951
RAF/58/624	5269	17 APR 1951
RAF/58/624	5270	17 APR 1951

RAF/58/624	5271	17 APR 1951
RAF/58/624	5322	17 APR 1951
RAF/58/624	5323	17 APR 1951
RAF/58/624	5324	17 APR 1951
RAF/58/624	5325	17 APR 1951
RAF/58/624	5326	17 APR 1951
RAF/58/624	5327	17 APR 1951
RAF/82/1006	350	31 AUG 1954
RAF/82/1006	351	31 AUG 1954
MAL/78024	19	25 JUL 1978
MAL/78024	20	25 JUL 1978
MAL/78024	21	25 JUL 1978
MAL/78024	22	25 JUL 1978
RAF/58/2480	121	16 JUN 1958
RAF/58/2480	122	16 JUN 1958
RAF/58/2480	122	16 JUN 1958
RAF/58/2480	123	16 JUN 1958
RAF/543/328	135	09 JUL 1958
RAF/543/328	136	09 JUL 1958
RAF/543/1105	102	04 NOV 1960
RAF/543/1105	103	04 NOV 1960
RAF/543/1105	104	04 NOV 1960
RAF/540/453	3258	05 APR 1951
RAF/540/453	3259	05 APR 1951

RAF/540/453	3260	05 APR 1951
RAF/540/453	3261	05 APR 1951
RAF/540/453	3262	05 APR 1951
RAF/540/453	3263	05 APR 1951
RAF/540/453	3380	05 APR 1951
RAF/540/453	3381	05 APR 1951
RAF/540/453	3382	05 APR 1951
RAF/540/453	3383	05 APR 1951
RAF/540/453	3384	05 APR 1951
RAF/540/453	4379	05 APR 1951
RAF/540/453	4380	05 APR 1951
RAF/540/453	4382	05 APR 1951
RAF/540/453	4383	05 APR 1951
MAL/65007	138	12 MAR 1965
MAL/65007	139	12 MAR 1965
MAL/65007	140	12 MAR 1965
MAL/66049	126	23 AUG 1966
MAL/66049	127	23 AUG 1966
MAL/66041	76	23 JUL 1966
MAL/67082	10	26 AUG 1967
MAL/67082	11	26 AUG 1967
MAL/68014	76	27 MAR 1968
MAL/68014	77	27 MAR 1968
MAL/73012	165	03 APR 1973
MAL/73012	166	03 APR 1973

MAL/73012	183	03 APR 1973
MAL/73012	184	03 APR 1973
MAL/73012	185	03 APR 1973
MAL/75055	54	06 SEP 1975
MAL/75055	55	06 SEP 1975
MAL/75055	56	06 SEP 1975
MAL/75055	57	06 SEP 1975
MAL/75055	58	06 SEP 1975
MAL/77026	223	19 AUG 1977
MAL/77026	224	19 AUG 1977
MAL/77026	225	19 AUG 1977
MAL/77026	226	19 AUG 1977
MAL/77026	241	19 AUG 1977
MAL/77026	242	19 AUG 1977
MAL/77026	243	19 AUG 1977
MAL/77026	244	19 AUG 1977
MAL/77027	39	21 AUG 1977
MAL/77027	40	21 AUG 1977
MAL/77027	41	21 AUG 1977
MAL/77027	42	21 AUG 1977
MAL/77027	56	21 AUG 1977
MAL/77027	57	21 AUG 1977
MAL/77027	58	21 AUG 1977
MAL/77027	59	21 AUG 1977
MAL/77027	141	28 AUG 1977

MAL/77027	142	28 AUG 1977
MAL/77027	143	28 AUG 1977
MAL/77027	144	28 AUG 1977
MAL/77027	145	28 AUG 1977
MAL/77027	151	28 AUG 1977
MAL/77027	152	28 AUG 1977
MAL/77027	153	28 AUG 1977
MAL/77027	154	28 AUG 1977
MAL/77027	172	28 AUG 1977
MAL/77027	173	28 AUG 1977
MAL/77027	174	28 AUG 1977
MAL/77027	175	28 AUG 1977
MAL/78026	48	17 AUG 1978
MAL/78026	50	17 AUG 1978
MAL/81016	82	03 JUN 1981
MAL/76062	20	11 JUL 1976
MAL/76062	21	11 JUL 1976
MAL/76062	22	11 JUL 1976
MAL/76062	23	11 JUL 1976
MAL/76062	43	11 JUL 1976
MAL/76062	44	11 JUL 1976
MAL/81015	204	03 JUN 1981
OS/63016	140	12 APR 1963
OS/63016	141	12 APR 1963
OS/63016	144	12 APR 1963

OS/63016	145	12 APR 1963
OS/92331	15	09 JUN 1992
OS/92331	16	09 JUN 1992
OS/92331	17	09 JUN 1992
OS/92331	22	09 JUN 1992
OS/92331	23	09 JUN 1992
OS/92331	24	09 JUN 1992
OS/96536	148	20 APR 1996
OS/96536	149	20 APR 1996
OS/96536	150	20 APR 1996
MAL/63567	107709	26 FEB 1963

Photo reference (NGR and Index number)	Film and frame number		Date	
SU 7100 / 1	NMR 27128	/ 01	04 2011	JUL
SU 7100 / 2	NMR 27128	/ 02	04 2011	JUL
SU 7100 / 3	NMR 27128	/ 03	04 2011	JUL
SU 7100 / 4	NMR 27128	/ 04	04 2011	JUL
SU 7100 / 5	NMR 27128	/ 05	04 2011	JUL
SU 7100 / 6	NMR 27128	/ 06	04 2011	JUL

SU 7100 / 7	NMR 27128	/ 07	04 JUL 2011
SU 7200 / 1	NMR 27128	/ 08	04 JUL 2011
SU 7200 / 2	NMR 27128	/ 09	04 JUL 2011
SU 7200 / 4	NMR 27128	/ 11	04 JUL 2011
SU 7200 / 5	NMR 27128	/ 12	04 JUL 2011
SU 7200 / 6	NMR 27128	/ 13	04 JUL 2011
SU 7200 / 8	NMR 27128	/ 15	04 JUL 2011
SU 7200 / 9	NMR 27128	/ 16	04 JUL 2011
SU 7200 / 10	NMR 27128	/ 17	04 JUL 2011
SZ 7198 / 4	NMR 21807	/ 07	24 SEP 2002
SZ 7198 / 5	NMR 21813	/ 01	24 SEP 2002
SZ 7198 / 6	NMR 21813	/ 02	24 SEP 2002
SZ 7198 / 7	NMR 21813	/ 03	24 SEP 2002
SZ 7198 / 8	NMR 21813	/ 04	24 SEP 2002
SZ 7198 / 9	NMR 21813	/ 05	24 SEP 2002

SZ 7198 / 10	NMR 21813	/ 06	24 SEP 2002
SZ 7198 / 11	NMR 21813	/ 07	24 SEP 2002
SZ 7198 / 12	NMR 21813	/ 08	24 SEP 2002
SZ 7198 / 13	AFL 62030	/ EAW030880	13 JUL 1950
SZ 7198 / 15	AFL 62211	/ EAW038551	10 AUG 1951
SZ 7199 / 4	NMR 21807	/ 08	24 SEP 2002
SZ 7199 / 5	NMR 21807	/ 11	24 SEP 2002

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