



Langstone Harbour Habitat Restoration, Hampshire

Archaeological Desk-Based Assessment



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Front cover Eastern shoreline of Long Island



Summary

Wessex Archaeology was commissioned by Exo Environmental Ltd to prepare an Archaeological Desk-Based Assessment of land around Langstone Harbour, Hampshire, centred on NGR 471344 103406. This study will support an application for a marine license from the Marine Management Organisation, for works required to enrich and expand habitats for endangered birds.

The aims of this study were to assess the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. This study has identified no overriding heritage constraints which are likely to prohibit development.

This assessment has established that there is an archaeological interest within both parts of the Site, which is defined as the potential for the presence of buried and standing archaeological remains. In particular, this relates to the known prehistoric domestic and funerary activities on the islands, documented Iron Age and Medieval salt production, the 19th century oyster farming industry, and most recently, the Second World War bomb decoy sites established on Long Island and off Creek Point.

While potential impacts upon possible archaeological deposits are deemed to be limited, there are simple means to mitigate this further. This could include the rerouting of plant machinery, or possibly extend to a watching brief. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

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Langstone Harbour

Archaeological Desk-Based Assessment

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Exo Environmental Ltd (the client) on behalf of the RSPB, to prepare an Archaeological Desk-Based Assessment of land around Langstone Harbour, Hampshire (hereafter 'the Site', **Fig. 1**), centred on NGR 471344 103406.

1.1.2 This study will support an application for a marine license from the Marine Management Organisation, for works required to enrich and expand habitats for endangered birds.

1.2 The Site

1.2.1 The Site comprises two irregular parcels. The eastern parcel equates to 5.1 ha of land, and consists of a lagoon within the old oyster beds on the north western shore of Hayling Island, referred to as 'West Hayling'. The western parcel of 12.2 ha fully encompasses Long Island, an uninhabited shingle bar that sits within the north of Langstone Harbour, although the proposed works will only take place on a relatively small portion of the Island.

1.2.2 The Site is currently under ownership and management by the RSPB as part of the West Hayling Nature Reserve. The eastern parcel of Site and the rest of the nature reserve is bounded on its eastern side by Havant Road, beyond which is an unnamed residential estate. To the west of this parcel are the waters of Langstone Harbour. Long Island meanwhile is surrounded by shallow tidal marshes called The Grounds, with North Binness Island located approximately 200 m to the northwest.

1.2.3 The underlying bedrock geology throughout both parts of Site is mapped as the 'White Chalk Subgroup', which contains undifferentiated deposits of the Lewes Nodular Chalk Formation, the Seaford Chalk Formation, the Newhaven Chalk Formation, the Culver Chalk Formation, and the Portsdown Chalk Formation. The eastern section of Site is overlain by Beach and Tidal Flat Deposits, which consists of clay, silt, sand and gravel deposited within the Quaternary Period. The western section of Site is overlain by Raised Marine deposits of sand and gravel, which also formed during the Quaternary Period (British Geological Survey, Geology of Britain Viewer).

1.3 Development proposals

1.3.1 The proposal seeks a 'single recharge' within both Sites, which adds elevation to existing shingle features to enhance habitat potential, and the installation of brushwood fencing to protect the shingle from migrating. This is hoped to encourage the nesting of Little Terns, which nest on open shingle and are only found in three RSPB reserves (including Langstone Harbour). Anti-predation fencing will also be installed at the part of the Site on Long Island, as foxes are known to swim across the harbour to raid the nests.

1.4 Scope of document

1.4.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the historic environment resource within the Site and its environs, and to provide an initial assessment of the potential impact of development on the heritage assets that embody that significance.

1.4.2 The Historic Environment, as defined in the *National Planning Policy Framework* (NPPF 2021): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

1.4.3 NPPF Annex 2 defines a Heritage Asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance 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).'

1.5 Aims

1.5.1 The specific aims of this assessment are to:

- outline the known and potential heritage assets within the Site based on a review of existing information within a defined study area;
- assess the significance of known and potential heritage assets through weighted consideration of their valued components;
- make recommendations for strategies to mitigate potential adverse impacts arising from the proposed development.

2 PLANNING BACKGROUND

2.1 Introduction

2.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.1.2 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process. Further detail is presented in **Appendix 2**.

2.2 Designated heritage assets

2.2.1 A designated heritage assets is defined in NPPF Annex 2 as:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

2.2.2 Designation can be defined as:

'The recognition of particular heritage value(s) of a significant place by giving it formal status under law or policy intended to sustain those values' (English Heritage 2008, 71).

2.2.1 Statutory protection is provided to certain classes of designated heritage asset under the following legislation:

- *Planning (Listed Buildings and Conservation Areas) Act 1990;*
- *Ancient Monuments and Archaeological Areas Act 1979; and*
- *Protection of Wrecks Act 1973*

2.2.2 The *Historic Buildings and Ancient Monuments Act 1953* makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

2.2.3 The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV); 'cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity'. The United Kingdom is a signatory of the *UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972*. England protects its World Heritage Sites and their settings, through the statutory designation process and through the planning system.

2.2.4 Further information regarding heritage designations is provided in **Appendix 2**.

2.3 National Planning Policy Framework

2.3.1 The *National Planning Policy Framework* (NPPF) was published in July 2021 and sets out the government's planning policies for England and how these are expected to be applied.

2.3.2 Section 16 of the NPPF, entitled *Conserving and enhancing the historic environment*, sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

2.3.3 The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.4 To summarise, government guidance provides a framework which:

- recognises that heritage assets are an irreplaceable resource;
- requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;
- takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;
- places weight on the conservation of designated heritage assets, in line with their significance; and

- requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and impact, and to make this evidence (and any archive generated) publicly accessible.

2.3.5 A selection of excerpts from NPPF Section 16: Conserving and enhancing the historic environment is presented in **Appendix 2**.

2.3.6 Further additional guidance intended to accompany the NPPF is provided in the Planning Practice Guidance (PPG) web-based resource¹.

2.4 Local planning policy and guidance

2.4.1 The Site is situated within the administrative boundaries of Havant Borough Council, which adopted the *Havant Borough Core Strategy* in March 2011.

2.4.2 The Core Strategy forms the basis of the development plan for the district and sets targets for the provision of new housing and employment for a period up to 2026, as well as setting out general policies in relation to provision of facilities, transport, and protection of natural and historic features.

2.4.3 Local planning policies that relate to the historic environment and may be relevant to the proposed development are presented in **Appendix 2**.

3 METHODOLOGY

3.1 Introduction

3.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (ClfA 2014, revised 2020).

3.2 Study Area

3.2.1 A Study Area was established within a 500 m radius of the Site boundary. The recorded historic environment resource within the Study Area was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site.

3.3 Sources

3.3.1 Several publicly accessible sources of primary and synthesised information were consulted. These comprised:

- the National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets;
- the Hampshire Historic Environment Record (HHER), comprising a database of recorded archaeological sites, find spots, and archaeological events within the county;

¹ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

- relevant national, regional and thematic Research Frameworks (e.g. The Solent-Thames Research Framework for the Historic Environment Resource Assessments and Research Agendas);
- national heritage datasets including the Archaeological Data Service (ADS), Heritage Gateway, OASIS, PastScape and the National Record of the Historic Environment (NRHE) Excavation Index;
- historic manuscripts, surveyed maps, and Ordnance Survey maps held at the Hampshire Records Office and;
- relevant primary and secondary sources held at the Hampshire Records Office and in Wessex Archaeology's own library. Both published and unpublished archaeological reports relating to excavations and observations in the vicinity of the Site were studied.

3.3.2 Sources consulted during the preparation of this assessment are listed in the references section of the report.

3.4 Site visit

3.4.1 The Site was visited on 7 July 2022. Weather conditions were dry and clear. A fieldwork record comprising digital photography is held in the project archive.

3.4.2 The aim of the Site visit was to assess the general aspect, character, condition of the Site and to identify any prior impacts not evident from secondary sources. The Site visit also sought to ascertain if the Site contained any previously unidentified features of archaeological, architectural or historic interest.

3.1 Significance

3.1.1 Significance (for heritage policy) is defined in NPPF Annex 2 as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

3.1.2 The interests as listed in the NPPF are further defined in Historic England's (2019) *Statements of Heritage Significance: analysing significance in heritage assets*. These are:

- Archaeological Interest: there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;
- Architectural and Artistic Interest: these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture; and

- Historic Interest: An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.1.3 This assessment was also informed by the advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: historic environment good practice advice in planning note 2* (2015).

3.2 Assumptions and limitations

3.2.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

3.2.2 The records held by the HHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

3.3 Copyright

3.3.1 This report may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the *Copyright, Designs and Patents Act 1988* with regard to multiple copying and electronic dissemination of the report.

4 BASELINE RESOURCE

4.1 Introduction

4.1.1 The following section provides a summary of the recorded historic environment within the Study Area, compiled from the sources summarised above and detailed in the references section of this report. The aim is to identify the known and potential components of the historic environment (heritage assets) that could be affected by the proposed development.

4.2 Designated heritage assets

4.2.1 There are no designated heritage assets within the Site or Study Area. This includes World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens or Registered Battlefields.

4.3 Previous studies

4.3.1 The HHER did not provide any records of previous archaeological investigations within the Study Area, though it seems unlikely no investigations have ever taken place. With that said, many of the finds and features discussed within **Section 4.5** were chance finds, made during local works without supervision or due to erosion.

4.3.2 The Archaeology Data Service records one investigation has taken place on Havant Road to the east of the Site, where a watching brief was undertaken during the installation of a pipeline. Furthermore, a large-scale survey undertaken by Allen and Gardiner (2000) involved walk-over surveys, swim-over surveys, test-pitting and auger surveys across Langstone Harbour, including on Long Island.

4.3.3 Where relevant, the results of these investigations are discussed in further detail in **Section 4.5**.

4.4 Archaeological and historical context

4.4.1 The following section summarises the archaeological and historical development of the Site and the Study Area, compiled from the sources listed above. The potential for the likelihood of as yet unrecorded archaeological remains within the Site is informed by the consideration of the known heritage assets within the Study Area, in conjunction with the geology and topography of the area.

4.4.2 Records obtained from the NHLE, HHER and other sources are listed in **Appendix 3** and illustrated in **Figures 1–6**.

Palaeolithic (970,000–9000 BC)

4.4.3 Hayling Island and Long Island have recorded human activity dating back to the Palaeolithic period, and Palaeolithic flints have been recovered from within the Site on Long Island. This includes an undescribed collection recovered in 1969, and a single microlith found in 1973 (**23588**). Various other scatters of flint have been recovered from the West Hayling and Long Island sites which are categorised by the HHER as being more broadly 'Prehistoric', as their origin is less clear (**23557**, **23556**, **26272**, **55590**).

4.4.4 It is not clear if any of the above flints are those discussed in a paper by Draper (1998). He describes an Upper Palaeolithic scraper-knife, a shouldered-point, a blade scraper and a graver. The graver is an uncommon type and can therefore be more confidently dated, placing its production in the late Magdalenian period (15,000-10,000 BC).

Mesolithic (9000–4000 BC)

4.4.5 Previous work indicates that from the Mesolithic through to the middle Bronze-Age, the landscape surrounding the Langstone coast would have been a low-lying inland area. The remains of submerged peat beds and woodland can be found at Baker's Rithe and Russell's Lake (Allen and Gardiner, 2000, pp.88-90), and ravine-like, infilled river channels are found along the bottom of Langstone Harbour, at around -13 m aOD. It is thought these rivers would have formed prominent landscape features. Long Island was also potentially a more substantial feature, with the headland on the southern side of the island showing evidence of erosion (Allen and Gardiner, 2000, p.97).

4.4.6 Mesolithic material has been recovered from both parts of the Site, on Long Island and West Hayling, though all evidence is restricted to the 6th and 5th millenniums BC (Hosfield, Wenban-Smith and Grant, 2009). The high local biodiversity and range of habitats would have made this area attractive to Mesolithic populations both for hunting and flint collecting. With that said, the full extent of activity cannot be judged, with most potential material buried under many metres of alluvium (Hosfield, Wenban-Smith and Grant, 2009).

4.4.7 The most compelling evidence is that of a 'Mesolithic Hearth', which was exposed on the beach 40 m south of the West Hayling Site in 1964 (**23534**). With that said, it is not

explained within the HHER why this area of burning was believed to be Mesolithic, and it appears no formal investigation took place.

- 4.4.8 Five different Mesolithic flint find spots are also recorded within the Study Area, one of which was within the Site on Long Island. This included a 'large number' of scrapers, blades, flakes and cores which were retained by the finder (**23589**). Other flints recorded around Long Island were recorded 40 m to the east of the Site as part of a multi-period Prehistoric site, and is described as a 'significant Mesolithic flint assemblage' with no further details given (**56055**). A large flint assemblage was also recovered from Round Nap Island, 475 m from the south of the Site on Long Island (**56184**).
- 4.4.9 Mesolithic flint scatters were also found 280 m south of the West Hayling Site, though again this entry has a limited description with the HHER (**23559**).

Neolithic (4000–2400 BC)

- 4.4.10 Mean sea level at 3500 BC was around 6 m lower than it is today. The local landscape would have been an open grass and sedge environment with areas of light woodland. Surveyed stumps consist of oak, yew, alder, and willow, and two specimens of oak radio-carbon dated to between 3350-2910 and 2310-1950 cal BC (Allen and Gardener, 2000, pp. 99 and 200-201).
- 4.4.11 There is a considerable amount of Neolithic archaeology within the Study Area, and within the Site on Long Island, this includes finds of flint-knapped knives, arrowheads and scrapers (**23590**, **56126**, **56055**). Two vessels have been found on Long Island that can likely be attributed to the Neolithic; one is the base of a flat-bottomed jar (**41020**), and the other is a straight-sided pot decorated with impressed and smeared finger marks (**41018**). These were recovered just 20 m from one another, and 20 m and 40 m from the west of Site respectively. A tranche axe, also believed to be Neolithic, was recovered 60 m from the west of the Site (**55592**).
- 4.4.12 The West Hayling Site is also surrounded by Neolithic findspots. A dense scatter of burnt flint 'pot boilers' was found within mud overlying the oyster beds, 60 m to the north of Site (**23555**). It is thought that pot boilers were flint pieces placed within a fire before being transferred into water, so to heat the water. As the flints were found above the oyster beds they were probably not in situ and deposited by tidal forces. A polished flint axe was also found 280 m to the northeast of this part of Site, but it is not well described and was retained by the finder (**23509**).

Bronze Age (2400–700 BC)

- 4.4.13 Long Island, Hayling Island and the wider Langstone Harbour area have a rich and well documented record of Bronze Age activity. This is perhaps unsurprising given our wider understanding of Bronze Age society, who viewed marshes and 'watery places' as places of greater ritual significance (Bradley, 2015, p.23-27). It has been inferred from the presence of a hearth, flints and vessels found on Long Island that there was an occupation site on or around the island (**55490**, **23691**, **23591**, **55710**). The flints include axe fragments, arrowheads and knives (**23593**, **56276**).
- 4.4.14 Four burials of cremated remains have been found on the island. One was a female in her early 20s who had been placed within an urn (**23580**), while another urn contained the remains of a 35 – 40 year old woman who had suffered a broken clavicle, tooth loss and the early stages of joint disease (**41023**). Another vessel predominantly contained infant bones, though two adult bone fragments were also found within. The other burial is not described (**55480**). The density of burials on the island suggests Long Island was a preferred place for

the deposition of the dead within the Bronze Age, and the collection could tentatively be called a cemetery.

- 4.4.15 Whilst no recorded archaeology of this period is located within the West Hayling Site, there are several findspots located a short distance away, to the east and south. This area of marshland also appears to have been a place of occupation; a circle of postholes measuring 18 m in diameter has been interpreted as a possible hut circle, which is located 130 m to the east of the Site (**23558**). Within the centre of the circle was an area of flints arranged around a large central stone, the purpose of which was not explained. 'Several' hearths were found 125 m from the postholes, and 250 m to the northeast of the Site (**23553**, **23530**). A further two hearths were found 270 m to the northeast of the Site, one of which was circular and other in the form of a ditch. Charcoal, burnt clay, burnt flint, pottery sherd and a flint bladelet was recovered from in and around the features, which have been interpreted as an early salt working site (**54312**).
- 4.4.16 In addition to the burials on Long Island, a further three cinerary urns were discovered 325 m to the north east of the West Hayling Site (**23527**). No associated cremated remains are mentioned within the record, but the HER suggests these could be interpreted as a larger group with those on Long Island.
- 4.4.17 A 50 cm tall vessel made of coarse red fabric and decorated with pierced lugs was found 380 m to the north east of the eastern part of Site (**23504**). Dating to the Middle Bronze Age, the vessel is of interest because it is very similar to vessels found in France of this period despite being locally produced, and therefore demonstrative of continental influence and trade along the south coast of Britain.
- 4.4.18 By 1000 BC, the more marginal, dry-land peats at -1.5m aOD were fully sub-merged, after which, saltmarsh sedimentation persisted (Allen and Gardiner, 2000, p.200).

Iron Age (700 BC–AD 43)

- 4.4.19 The Iron Age people around Langstone Harbour fell into a group that the Romans referred to as the Atrebates. An Iron Age ritual site and later Romano-British temple was excavated on Hayling Island between 1976 and 1981, approximately 750 m to the southeast of the Site (The Rural Settlement of Roman Britain, 2016). Situated on a local peak, it is thought the site would have been visible from the Chichester-Winchester Road on the mainland. The earliest phasing dates to the 1st century BC, and consisted of two concentric enclosures with a central pit 8 m in diameter. Large quantities of metalwork, coins and faunal remains were placed within the pit, and disarticulated human remains were recovered from around the internal enclosure. This is noted within the Solent-Thames Research Framework as a regionally important site (2014, p.140). It has been suggested by the apparent lack of any contemporary settlement on the island, that 'the island itself a sacred place' (The Rural Settlement of Roman Britain, 2016). However, no evidence of ritual activity has been found near to the West Hayling site.
- 4.4.20 The eastern part of the Site saw considerable activity, where the northwest shore of Hayling Island continued to be a centre of salt production. A large quantity of briquetage pieces, which is a form of coarse pottery that was used to heat saltwater, have been recovered, distributed between 10 and 300 m to the east and southeast of Site (**23511**, **23535**, **23624**, **23546**, **23531**). Part of the saltworks were formed by two 'U'-shaped trenches, each 20 m long and set at right angles to each other (**23546**). The trenches contained large quantities of briquetage, sherds and burnt flint pot boilers. A further linear gully 11 m long was located nearby, which terminated in a 1.7 m wide, 0.5 m deep pit that was almost entirely filled with burnt flint. The complex of features was located 290 m to the northeast of the

Site. A series of Iron Age hearths have also been found around in and around the Site, though it is not clear if the hearths were for domestic purposes or further saltwater processing (**23517**, **23577**).

- 4.4.21 Long Island seemed to fall out of use during the Iron Age, or rather there are no recorded finds from this period in or around this part of the Site.

Romano-British (AD 43–410)

- 4.4.22 The closest known Romano-British occupation site is located just 1km north on the coast of the mainland, where present day Langstone is situated (The Rural Settlement of Roman Britain, 2016). A Roman villa with an attached bath house was excavated here in the 1920s, and it is believed the earliest phase of construction took place in the mid-late 1st century AD. It was then largely rebuilt in the 3rd century AD. Finds at the villa included two brooches, 14 coins (spanning in date from the late Iron Age to the 4th century), hair pins, a stylus, comb, bronze spoon and bowl. The villa would have been well connected, situated close to the road between *Noviomagus Reginorum* (Chichester) and *Clausentum* (Southampton) (The Rural Settlement of Roman Britain, 2016).
- 4.4.23 The Iron Age ritual complex to the southwest of the Site appears to have continued in use through to the start of the Romano-British period. It was replaced in 60 AD by a circular Roman temple set behind a wall of columns, and was stylistically similar to examples found in Gaul. A cremated burial was found to the north of the temple, cut into an amorphous Roman layer. The temple later fell into disuse around 200 AD (The Rural Settlement of Roman Britain, 2016).
- 4.4.24 Long Island appears to have had limited use during the Romano-British period. Within the Site itself, undescribed pottery sherds were found (**23592**), while two further singular sherds were found 150 m and 200 m to the northwest on the west coast of North Binness Island (**55597**, **55596**). Burnt flint, briquetage kiln bars and an early Roman flagon neck was found 470 m to the northwest of the Site, also on North Binness Island (**56144**).
- 4.4.25 Fired fragments of Roman brick and tile wasters found less than 10 m from the West Hayling Site have been interpreted as waste from a nearby Roman kiln. It is suggested the kiln could now be below the water (and thus may be within the eastern part of Site). A single room of a building was excavated 260 m to the northeast of the Site in 1900 (**23599**). The room measured 6 m by 3 m and had a paved stone floor, and tile and detached wall plaster was found within.

Saxon and Medieval (AD 410–1500)

- 4.4.26 A settlement is known to have existed on Hayling Island since the middle Saxon period, and the name 'Hayling Island' is thought to have an Old English origin, translating to 'Haegel's people' (KEPN, 2016).
- 4.4.27 Hayling Island is listed in the Domesday Book of 1086 as having a population of 83 households, putting it in the largest 20% of settlements recorded within Domesday (OpenDomesday). It is recorded to have been under three owners- King William, the Bishop of Winchester and the Abbey of Jumièges; and the combined resources on the island amounted to 17.5 ploughlands, 21 acres of woodland, 3.5 acres of meadow, two fisheries and a salthouse. The Abbey of Jumièges continued to hold much of the island until 1414, when Henry V granted Hayling to the priory of Sheen in Surrey (VCH, 1908). The Church of St. Peter, the parish church for North Hayling which is located 1.5 km to the east of the site, originates in the 12th century (VCH, 1908).

- 4.4.28 Hayling Island is known to have been vulnerable to flooding during the 13th and 14th centuries due to a rise in sea levels (Satchell, 2014). With the island seeming more inaccessible, a raised trackway called the Wadeway was constructed during the early 14th century, which allowed for passage from Havant during low tide. The Wadeway also offered some protection from flooding, and was maintained through to the 18th century (Satchell, 2014).
- 4.4.29 Possible medieval ridge and furrow has been documented on both North Binness Island and within the Study Area for the West Hayling site. The ridge and furrow on North Binness Island is located 355 m to the northwest of the part of Site on Long Island, and was first observed on aerial photographs in 2009 (**66882**). The ridge and furrow within the West Hayling site study area was observed by a local resident at Stoke Common, 170 m to the east of the Site, though it has since been suggested that the earthworks may be the remnants of salterns instead (**53712**).

Post-medieval (AD 1500–1800)

- 4.4.30 There are no archaeological features or finds within the Study Areas that can be attributed to the post-medieval period. In 1541 the manor of Hayling was transferred to Holy Trinity College, Arundel, by Henry VIII in exchange for the manor of Bury (VCH, 1908). It then remained with the Earls of Arundel and the successive Dukes of Norfolk until 1825.
- 4.4.31 Hayling Island continued to be inaccessible in poor weather during this period, as the raised bridge from Havant was not constructed until 1825. A transcript of a letter written by Edmund Dummer and Thomas Wiltshaw in 1698 said of the coastline between Chichester and Portsmouth, that 'breaking into the low lands by the flux of the sea (...) in and about the Islands of Selsea and Hailing, all passages into the same from the seaward being covered by the East Burroughs, the dangerous Rocks called the Oares, and the Sands of the Horse. There is no room among them for any improvement for the Navy nor did there appear to be any place fitting to build a ship' (Old Hampshire Mapped, 2002).

19th century (AD 1800–1900)

- 4.4.32 An observation of Hayling Island from the 19th century describes that 'the country is flat and for the most part barren, though some profits are yielded by the oyster beds off Creek Point to the west' (VCH, 1908).
- 4.4.33 The oyster beds were not yet established in 1843, at the point of publication of the North Hayling tithe map. The area that became the beds, and where the Site is located, was not yet reclaimed from the waters, and the headland behind was an undeveloped swathe of land called Creek Common. Long Island meanwhile fell under the parish of Bedhampton and was known as 'Long Ground Island'. It was owned by Woodthorpe Clarke, though the island held no use.
- 4.4.34 The oyster farm at the West Hayling site had been built by the 1860s, when it was owned by a Mr. Crouch. It was later managed by Harry Lobb, an entrepreneur who had studied oyster farming in France and aimed to produce a scientific method of breeding the shellfish. Oyster breeding ponds and oyster beds covered the eastern part of the Site and the area to the north, which were separated by bund walls to contain oysters of varying stages of growth (**54715**). The cove to the immediate south is thought to have been filled with oyster pens (as demonstrated by the remains of 307 timbers and two brick built drains; **56154**).
- 4.4.35 The oyster farm complex is clearly visible on the 1st edn Ordnance Survey map dating to 1868, which shows a series of bund walls radiating out from an inner track. The farm was contained by a semi-circular outer wall, within which sluices were cut. There were two

buildings within the centre of the farm, approximately 10 m to the north of site. A map of Long Island from the same time depicts the shape of the landmass in some detail, but shows that it was devoid of man-made features, apart from a thin wadeway that connected the north side of the island to North Binness.

- 4.4.36 Hayling Island benefitted from a railway station, the connecting line of which was opened in 1867 by the Hayling Railways Co. (**33665**). In 1872 it fell under the management of the London, Brighton and South Coast Railway, before undergoing closure in 1963. The station was located off Havant Road, 330 m to the southeast of the Site, and is now the site of a theatre.

Modern (AD 1900–present day)

- 4.4.37 The 1932-1939 Ordnance Survey Map shows that the oyster farm was no longer in use by its publication, and the buildings to the north of the Site had been demolished. There is anecdotal evidence that in 1902 the Dean of Winchester and several others contracted food poisoning as a result of eating local oysters, which directly attributed to his death. It is possible that this event contributed to the decline of the farm.
- 4.4.38 The bund walls are shown to be in a state of disrepair, though it is not clear from the mapping if they had partially collapsed or rather been covered over by mud. Generally, Creek Point seems dryer than before, depicted as being filled with mud instead of water, with a water channel cutting through the old oyster beds and draining into South Lake to the north. This is largely how the area appears to today, and it is used as an important nature reserve for Little Terns and other endangered bird species. Long Island meanwhile showed no marked difference between the 1860s and 1930s, bar some small changes to the shape of the landmass that can be attributed to tidal forces. Today, access is restricted to the public to a small, designated area at the south eastern end of the island, which is only accessible by boat (RSPB, 2022).
- 4.4.39 Air raid decoys were constructed across Langstone Harbour to protect Portsmouth from German bombers during the Second World War. It is known that a 'QL' site existed on Long Island (**38274**), which simulated urban lightning to appear as if leaking blackouts, car headlights, railway stations or poorly lit streets were below (Blighty at War, 2022). A 'QF' site, which simulated fires or explosions, was located 430 m to the southeast (**38278**). These types of decoy sites were often used in conjunction with one another; the QL site would lure approaching bombers, and when their payload was dropped, the QF site would make it appear it was a successful hit and encourage other bombers to do the same (Blighty at War, 2022). The ruse was apparently successful on at least one occasion, as demonstrated by the bomb crater nearby on the east coast of North Binness Island (**65083**). It should therefore be noted therefore that there is some UXO risk, that could have been easily concealed and buried by alluvial deposits.
- 4.4.40 A further 'Q' site was located 40 m to the north of the West Hayling Site, on the mudflat of the former oyster beds (**69142**). Q sites were also a form of night-time decoy, which mimicked the appearance of an active aerodrome with faux landing lights and flare paths (Blighty at War, 2022).
- 4.4.41 The old oyster beds on North Hayling, and by extension the West Hayling Site, was used as a domestic refuse tip between 1963 and 1974, known as the 'tip field' (The Hayling Billy Heritage Project, 2015). In 1981, a private company attempted to reinstate the oyster farm, and placed new material (derived from building rubble) atop any eroded embankments. The new development fell through, and the oyster beds were left in poor condition. It is said that 'the new material, which had only been end tipped from lorries, consisted of an apparently

firm crust that could overlie voids between large masonry blocks and was thus inherently unstable', and that 'reinforcing rods and other metal waste contained in the rubble represented a hazard' (ibid). Furthermore, the sluices that passes through the embankments were stolen and presumably sold for scrap, causing large whirlpools within the lagoon complex. The oyster beds were restored in 1996-1997 with the removal of any 'alien' material, to return the site to how it appears prior to the waste dumping (The Hayling Billy Heritage Project, 2015).

Site Visit Observations and LiDAR Investigation

- 4.4.42 Two features were documented during the Site visit. One was a brick structure situated a short distance to the west of the West Hayling Site, which is likely a drainage feature or sluice original to the 19th century oyster farm – indeed, sluices are depicted on historic mapping in this area. The second feature was a long and considerable bank on Long Island, which does not seem previously documented. This was confirmed with an examination of LiDAR of the Site, which shows an 810 m long bank that crosses almost the entire length of the island, and wraps around the headland to the south (see **Figure 6**). This may be an earthwork left over from the WWII QL site on Long Island, though in what capacity is unclear.
- 4.4.43 Other features on Long Island noted on the LiDAR survey include two parallel ditches, each around 30 m long and set 8 m apart, orientated southeast to northwest. This is located on the south coast of the island. Off the south west of the island, within the intertidal zone, is a 30 m linear bank orientated southeast to northwest.
- 4.4.44 The wadeway between Long Island and North Binness Island denoted on the 1870 Ordnance survey map is evident as a faint linear feature on the mudflats off the northwest of the island, and on North Binness Island, the bomb crater recorded within the HHER is clearly visible (**65083**).
- 4.4.45 There is a collection of pits on the southernmost tip of the headland, within the loop of the south end of the embankment. These are substantial enough that they appear as small ponds on satellite imagery, but are not comparable to the bomb crater on North Binness Island.

4.5 Historic Landscape Character

- 4.5.1 The historic landscape character of the part of the Site on Long Island is 'Salt Marsh' surrounded by 'Mud Flats'. The West Hayling Site is characterised as 'Salterns'.

4.6 Assessment of archaeological survival and previous impacts

- 4.6.1 It is anticipated that any disturbance to archaeological remains in either part of the Site would be minimal, as neither part of the Site has seen substantial development. The West Hayling Site was reclaimed from the sea with the creation of the oyster farm in the 19th century, but any damage from this period would be restricted to around the footprint of the former bund walls. It is likely that the use of this part of Site as a dump in the 1960s and 70s, and its later restoration, would likely have buried and then truncated in situ remains to varying degrees. Military activity during WW2 may have also had the potential to cause damage, but the extent of this is not clear as the works were secretive, and it is not possible to confirm what features noted on the LiDAR are associated with these activities. The greatest cause of disturbance is not likely to be anthropogenic, but natural, as both parts of Site are subject to erosion by the weather and tides. On the other hand, the deposition of alluvium in other areas may have aided the survival of archaeological features, sealing former surfaces below.

5 POTENTIAL DEVELOPMENT EFFECTS

5.1 Introduction

- 5.1.1 This section provides an initial assessment of the potential effects of the proposed development in relation the historic environment resource.

5.2 Summary of known and potential historic environment resource

Long Island

- 5.2.1 Long island has had a considerable amount of recorded activity through from the Palaeolithic through to the Bronze Age. Most notably, Long Island appears to have been the site of a Bronze Age cemetery, with evidence for occupation nearby. It then appears to have undergone a lull of activity through the Iron Age, and the entire body of evidence for Romano-British activity within the Site is limited to a couple of sherds. Activity continues to be sparse through to the 20th century; there is some purported medieval ridge and furrow on the island (though this was not observed on the LiDAR survey), and a wadeway was built between Long Island and North Binness Island sometime before 1868.
- 5.2.2 Through WW2, Long Island formed part of a considerable bomb decoy complex, forming a QL site to complement a neighbouring QF site. The decoys apparently fooled the German air-force on at least one occasion, as evidenced by a bomb crater on nearby North Binness Island. Various features, seemingly man-made, are visible on a LiDAR survey of Long Island (which has supposedly never had any form of development or occupation), so it seems possible that these features are related to the decoy complex. Without investigation however, the nature of the features cannot be confirmed.

West Hayling

- 5.2.3 There is evidence of activity in and around the West Hayling site dating to the Mesolithic. While there is some evidence of activity during the Neolithic and Bronze Age, there is a considerable increase during the Iron Age. It has been theorised that Hayling Island was considered to be a sacred site in itself, with the construction of a regionally significant, Iron Age ritual complex. This complex then had continued use through the early-to-mid Romano-British period, when it was replaced by a temple with stylistic links to Gaul. However, it should be stated that no direct evidence of ritual activity has been found at or near to the Site.
- 5.2.4 Salt production was an important early industry, with the first evidence of salt production around the Site dating to the Bronze Age. This industry intensified in the Iron Age, with the headland behind the Site becoming a dedicated centre. Salt continued to be an asset to local people right through to the medieval period, when it is noted within the Domesday Book that a salthouse was kept within the north of Hayling Island.
- 5.2.5 Hayling Island was well populated during the medieval period and was within the largest 20% of settlements within the country by the publication of Domesday, and island became connected to the mainland with the construction of the Wadeway in the 14th century. Despite this, there is little evidence of medieval or post-medieval activity around the Site, aside from some dubious claims of ridge and furrow (which again, were not observed on the LiDAR survey).
- 5.2.6 A large oyster farm was constructed off Creek Point during the 19th century, and the eastern part of Site is contained within some of the surviving bund walls. The oyster farm is a particularly elaborate example of its time, the owners of which sought to produce their own oysters rather than expending time and effort harvesting immature oysters for growth. The

raised bank within the Site is part of one of these bund walls, as is visible on historic mapping.

- 5.2.7 The oyster farm became a Q bomb decoy site during WW2, mimicking the appearance of a military aerodrome, though it is not clear how this was achieved. The Site became a domestic dump through the 1960s and 70s, before undergoing restoration in the 1990s.

5.3 Statement of potential impact

Long Island

- 5.3.1 The proposed works on Site on Long Island is expected to involve the following:

- The use of a barge with crane to offload the shingle on to the east side of the island;
- Plant machinery will be used to move the shingle across the island;
- The shingle will be deposited along 'a ridge' (this is the unrecorded of bank of potential archaeological origin, seen on the LiDAR survey);
- Brushwood fencing will be installed along the western edge of the bank to prevent the migration of shingle;
- Anti-predator fencing will be installed around the perimeter of the Site.

- 5.3.2 There is some potential for impact to occur to buried archaeological features to occur, but this could be easily mitigated. The path of the vehicles crossing the island should be considered, as heavy machinery has the potential to compact buried archaeological features, though it is understood that matting will be temporarily placed along the route to minimise harm to the ground surface. Care should also be taken around the bank on which the shingle is to be deposited, as the nature of this is not fully understood and it has yet to undergo any type of recording or formal investigation. The deposition of shingle on the bank will be beneficial to its preservation however and will minimise any future erosion.

- 5.3.3 The other element of works that is potentially harmful to buried deposits is the installation of two types of fencing, which will require the excavation of postholes. This will be locally destructive to deposits within the footprint of each posthole.

West Hayling

- 5.3.4 The proposed works to the West Hayling site are expected to involve the following:

- Shingle will be transported to site via the adjacent Hayling Billy Trail;
- A temporary Bailey or pontoon bridge will be installed in the lagoon;
- Plant machinery stationed on the Bailey or pontoon bridge will deposit the shingle on the lagoon's 'islands' (the remains of bund walls dating to the 1860s).

- 5.3.5 The works at the West Hayling site will have negligible impact upon any archaeological features or deposits, primarily as said remains are likely to have been either buried under modern material from the landfill tipping or truncated as a result of the later restoration works. It should be noted that the 'islands' are in fact archaeological features, as in they reflect elements of the original oyster farm, but that the current representation is modern following the restoration project of the 1990s. They are not at risk of damage through the

works so long as they are not driven on. This should not be the case however, as machinery will instead be floated alongside the deposition zone on a Bailey or pontoon bridge. Like the embankment on Long Island, the bund walls will likely benefit from the deposition of shingle on their surfaces, which will aid their survival below.

6 CONCLUSIONS

6.1 General

- 6.1.1 The effect of the development proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. This study has identified no overriding cultural heritage constraints which are likely to prohibit development.
- 6.1.2 This assessment has established that there is an archaeological interest within both sites, albeit greatly reduced at the West Hayling site, which is defined as the potential for the presence of buried and standing archaeological remains. In particular, this relates to the known prehistoric domestic and funerary activities on Long Island, documented Iron Age and Medieval salt production adjacent to West Hayling, the 19th century oyster farming industry, and most recently, the Second World War bomb decoy sites established on Long Island and off Creek Point. It should be noted due to the bomb decoy sites, that there is a potential UXO risk in the locality.
- 6.1.3 Any adverse impact to buried archaeological features as a result of the implementation of the development proposals would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation, in accordance with national and local planning policy.
- 6.1.4 With that said, any impact to buried archaeological features has the potential to be mitigated. The routes of plant machinery on Long Island should be considered, and the unrecorded bank that stretches the length of the island should not be driven over where possible. The installation of fencing may benefit from a watching brief, but then again, archaeological deposits may not be discernible if the postholes are small and this type of investigation would therefore not be useful. Conversely, deposition of shingle on the embankment on Long Island and the bund walls off the West Hayling site will be beneficial to their future survival, and will protect them from erosion.

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<http://www.british-history.ac.uk> - documentary resources

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APPENDICES

Appendix 1: Terminology

Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	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 make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
Palaeolithic	970,000–9500 BC	Romano-British	AD 43–410
Early Post-glacial	9500–8500 BC	Saxon	AD 410–1066
Mesolithic	8500–4000 BC	Medieval	AD 1066–1500
Neolithic	4000–2400 BC	Post-medieval	AD 1500–1800
Bronze Age	2400–700 BC	19th century	AD 1800–1899
Iron Age	700 BC–AD 43	Modern	1900–present day



Appendix 2: Legislative and planning framework

Designated Heritage Assets

Designation	Associated Legislation	Overview
World Heritage Sites	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
Scheduled Monuments and Areas of Archaeological Importance	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas of Importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
Listed Buildings	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. Historic England is a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.
Conservation Areas	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to Historic England.
Registered Parks and Gardens and Registered Battlefields	<i>Historic Buildings and Ancient Monuments Act 1953</i> <i>National Heritage Act 1983</i>	The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Battlefields Register was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. Historic England and The Garden's Trust (formerly known as The Garden History Society) are statutory consultees in works affecting Registered Parks and Gardens.
Protected Wreck Sites	<i>Protection of Wrecks Act 1973</i>	The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.



National Planning Policy Framework (NPPF)

NPPF Section 16: Conserving and enhancing the historic environment	
Para. 194	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
Para. 195	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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
Para. 197	In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
Para. 199	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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
Para. 200	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional ⁶⁸ . ⁶⁸ Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
Para. 201	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
Para. 202	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, where appropriate, securing its optimum viable use.



NPPF Section 16: Conserving and enhancing the historic environment	
Para. 203	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 directly or indirectly affect 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.
Para. 205	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁹. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. ⁶⁹Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
Para. 206	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 the asset (or which better reveal its significance) should be treated favourably.
Para. 207	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. 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 either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, 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.
Para. 208	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.



Local Planning Policy

Havant Borough Council Core Strategy (March 2011)		
Policy ref.	Title	Scope
CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough	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.



Appendix 3: Gazetteer

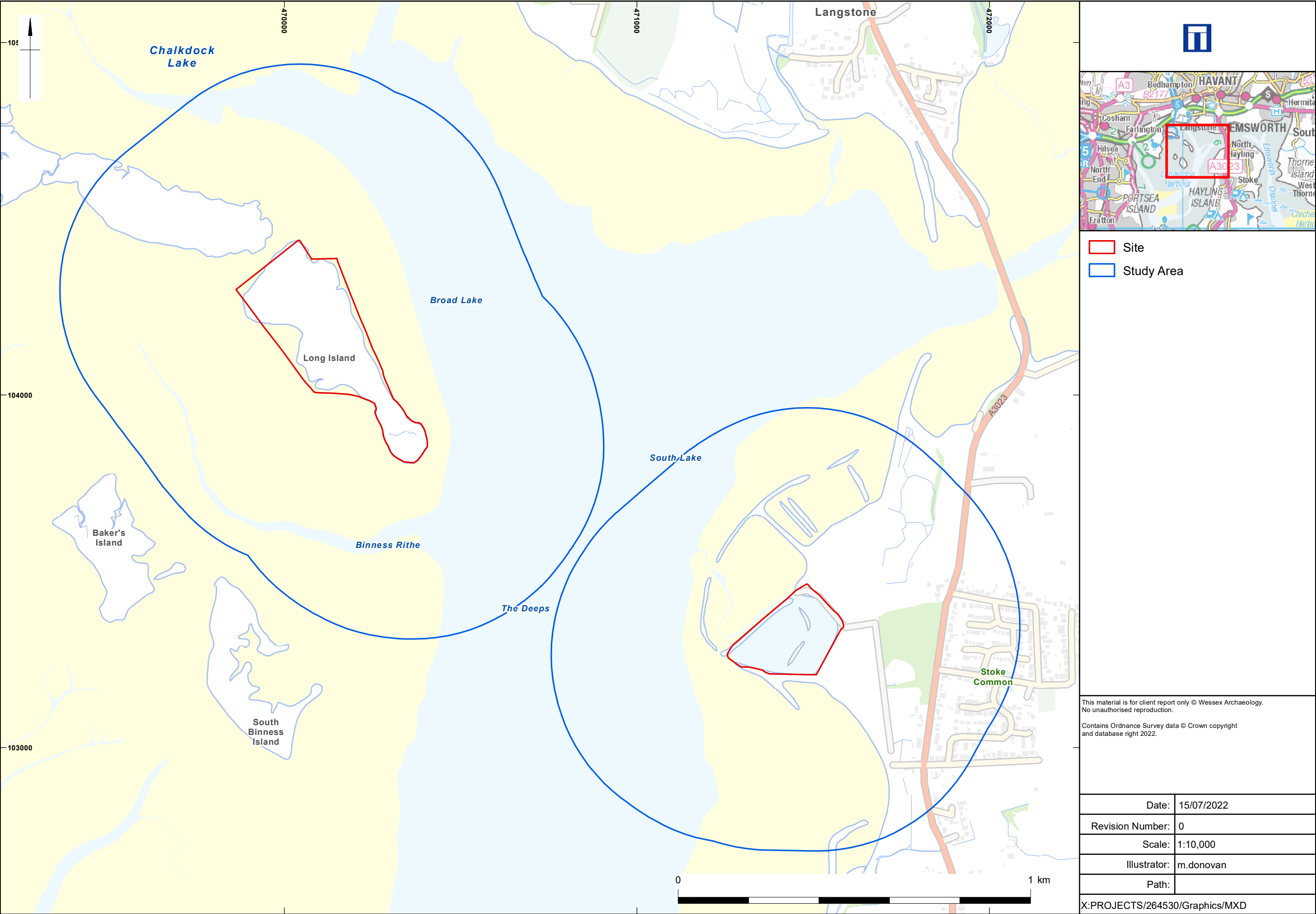
HER Number	Name	Period	Easting	Northing
23556	Dense Scatter Of Burnt Flint, Hayling Island	Prehistoric	471500	103600
23557	A Dense Scatter Of Burnt Flint, Hayling Island	Prehistoric	471500	103900
55590	Findspot, Long Island	Prehistoric	469665	104163
56272	Findspot, North Binness Island	Prehistoric	469678	104423
23588	Palaeolithic Flints From Long Island	Palaeolithic	470100	104100
23534	Undated Hearth, Hayling Island	Mesolithic	471530	103170
23559	Mesolithic Lithics Findspot	Mesolithic	471700	103000
23589	Mesolithic Flints From Long Island	Mesolithic	470100	104100
56184	Flint Finds, Wadeway To Round Nap Island	Mesolithic	470100	103400
23509	Neolithic Axe From Hayling Island	Neolithic	471790	103550
23555	Dense Scatter Of Burnt Flint, Hayling Island	Neolithic	471480	103520
23590	Neolithic Flints From Long Island	Neolithic	470100	104100
41018	Long Island	Neolithic	469890	104200
41020	Vessel From Long Island	Neolithic	469910	104200
55592	Findspot, Long Island	Neolithic	469803	104287
56126	Neolithic Flint Finds From Long Island	Neolithic	470200	104050
67993	Auger Transect, North Binness Island	Neolithic	469536	104464
23580	Bronze Age Vessel And Cremation From Long Island	Bronze Age	470200	104100
23591	Late Bronze Age Or Iron Age Pottery, Long Island	Bronze Age	470100	104100
23593	Bronze Age Flints, Long Island	Bronze Age	470100	104100
41023	Bronze Age Vessel From Long Island	Bronze Age	470180	103980



55488	Burial Or Cremation, Long Island	Bronze Age	469985	104160
55490	Hearth, Long Island	Bronze Age	470038	104119
55710	Findspot, Long Island	Bronze Age	469892	104209
56260	Bronze Age Hearth, Long Island	Bronze Age	469957	104179
56276	Findspot, Long Island	Bronze Age	470025	104150
23504	Large Prehistoric Vessel From Creek Field	Bronze Age	471880	103590
23510	Bronze Age Flints, Hayling Island	Bronze Age	471390	103140
23527	Bronze Age Cinerary Urns	Bronze Age	471850	103540
23530	Nucleus Of Burnt Flint, W Of Hayling Island	Bronze Age	471600	103200
23553	Bronze Age (?) Hearths, Hayling Island	Bronze Age	471790	103510
23558	Possible Hut Circle, Hayling Island	Bronze Age	471700	103410
54312	Undated Hearths And Bronze Age Pottery, Hayling Island	Bronze Age	471776	103552
56055	Various Prehistoric Finds From Long Island	Bronze Age	469890	104200
23511	Probable Iron Age Briquetage, Hayling Island	Iron Age	471390	103140
23517	Iron Age Hearths, Hayling Island	Iron Age	471580	103480
23531	Iron Age And Romano-British Finds, Hayling Island	Iron Age	471520	103210
23535	Briquetage From Hayling Island	Iron Age	471600	103100
23546	Iron Age Saltworks, Creek Field	Iron Age	471800	103550
23577	Prehistoric Hearth	Iron Age	471470	103440
23624	Iron Age And Romano-British Pottery Sherds Findspot	Iron Age	471660	103260

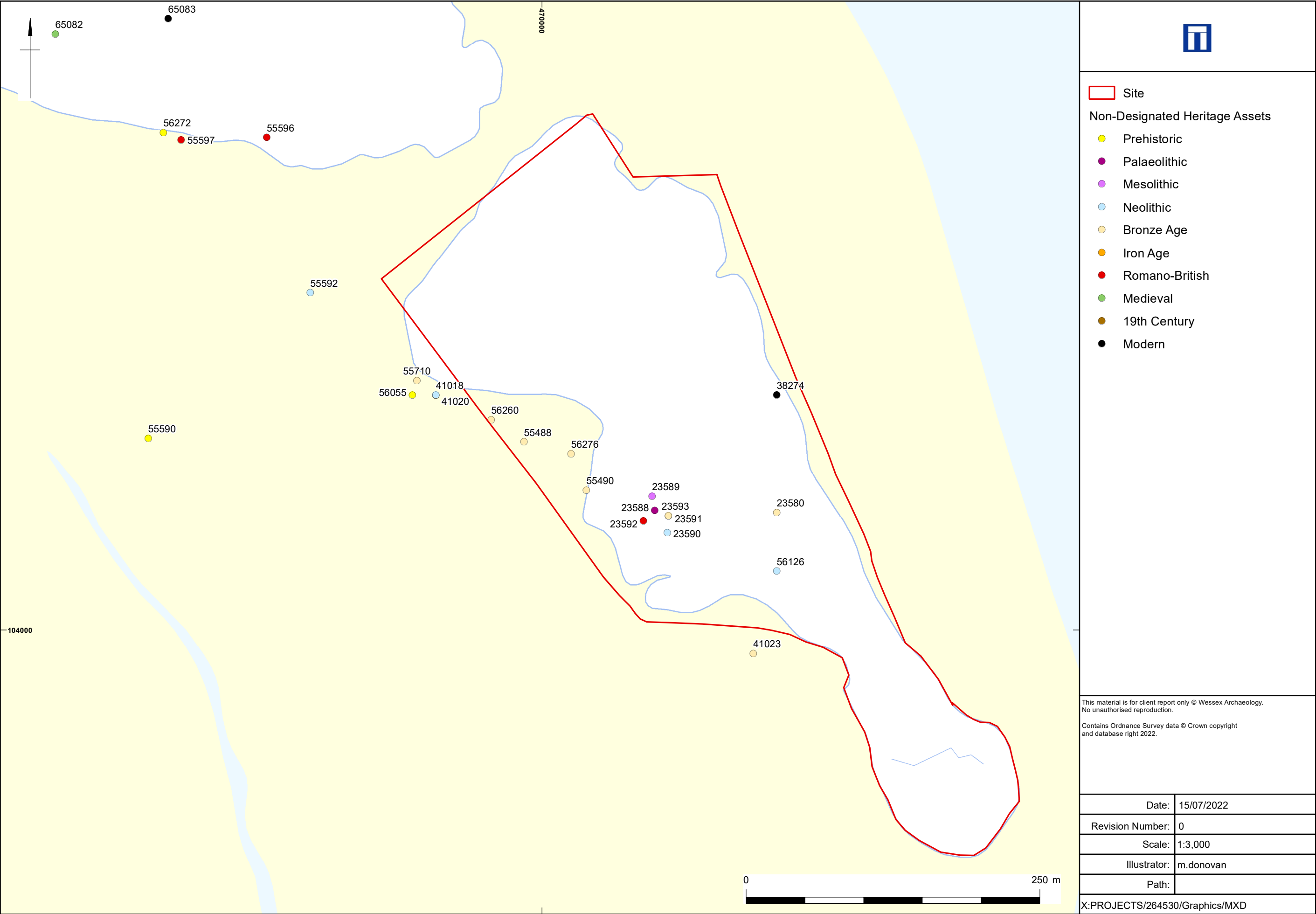


23587	Possible Roman Kiln, Hayling Island	Romano-British	471550	103260
23592	Romano-British Pottery Sherds, Long Island	Romano-British	470100	104100
23599	Roman Building, Hayling Island	Romano-British	471800	103500
55596	Findspot, North Binness Island	Romano-British	469766	104419
55597	Findspot, North Binness Island	Romano-British	469693	104417
56144	Roman Pottery, North Binness Island	Romano-British	469457	104510
54712	Possible Medieval Ridge & Furrow, Stoke Common Wood	Medieval	471747	103340
65082	Possible Ridge And Furrow	Medieval	469586	104507
33665	Hayling Island Railway & Site Of Station	19th century	471725	102966
54715	Former Oyster Beds, Nr Stoke Common	19th century	471326	103454
56154	Timber Structure W Of Hayling Island	19th century	471430	102960
65158	Site Of Possible Landing Stage	19th century	471719	102893
38274	OI Bombing Decoy	Modern	470200	104200
38278	Bomb decoy site	Modern	470500	103400
65083	Wwii Bomb Craters	Modern	469682	104520
69142	Wwii Bomb Decoy Site	Modern	471393	103445
55591	Findspot, Long Island	Undated	469715	104180
60471	Watching Brief On Hayling Island	Undated	471679	103447
67995	Auger Transect, East Of Hayling Island	Undated	471537	103030



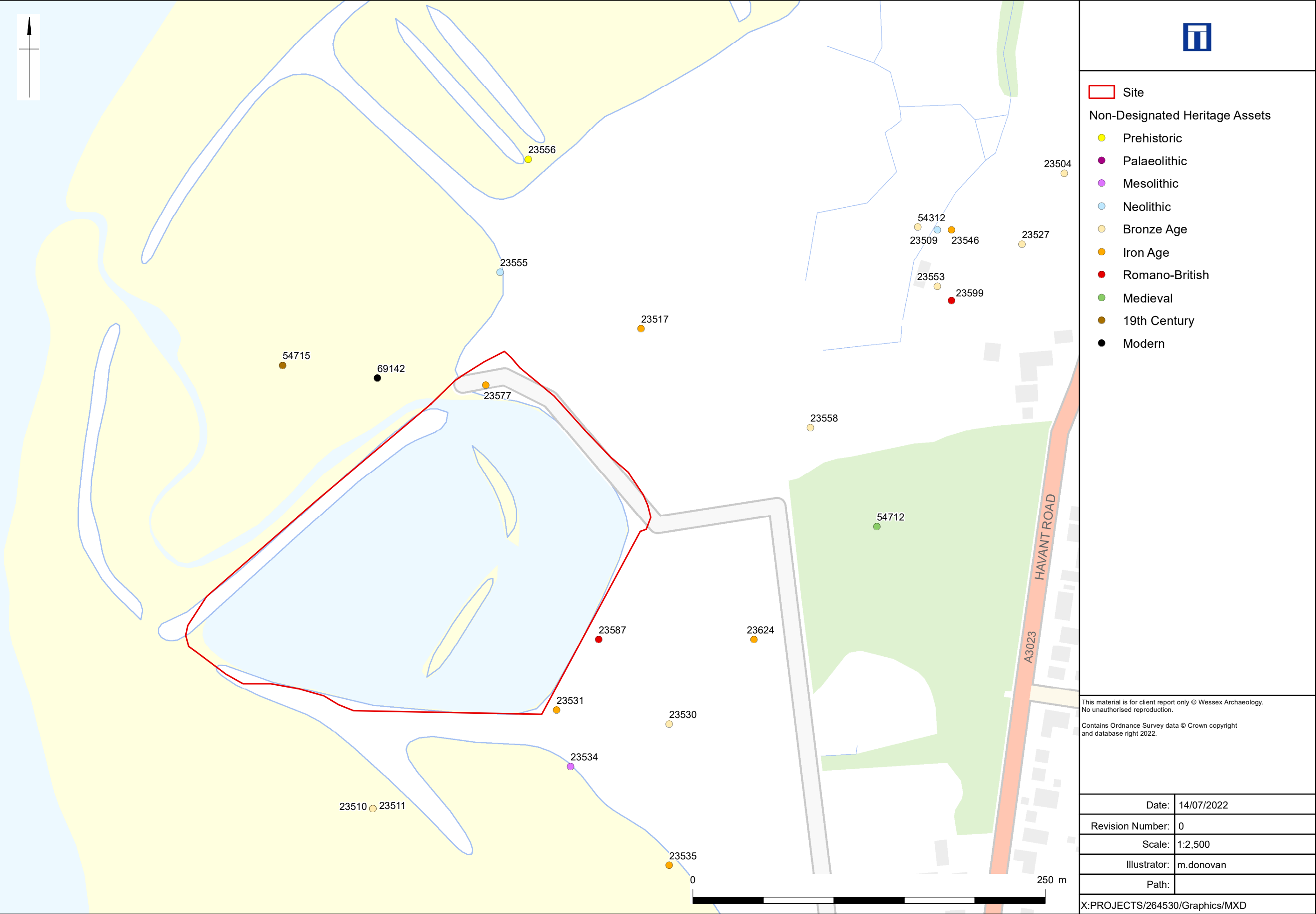
Site and Study Area Location

Figure 1



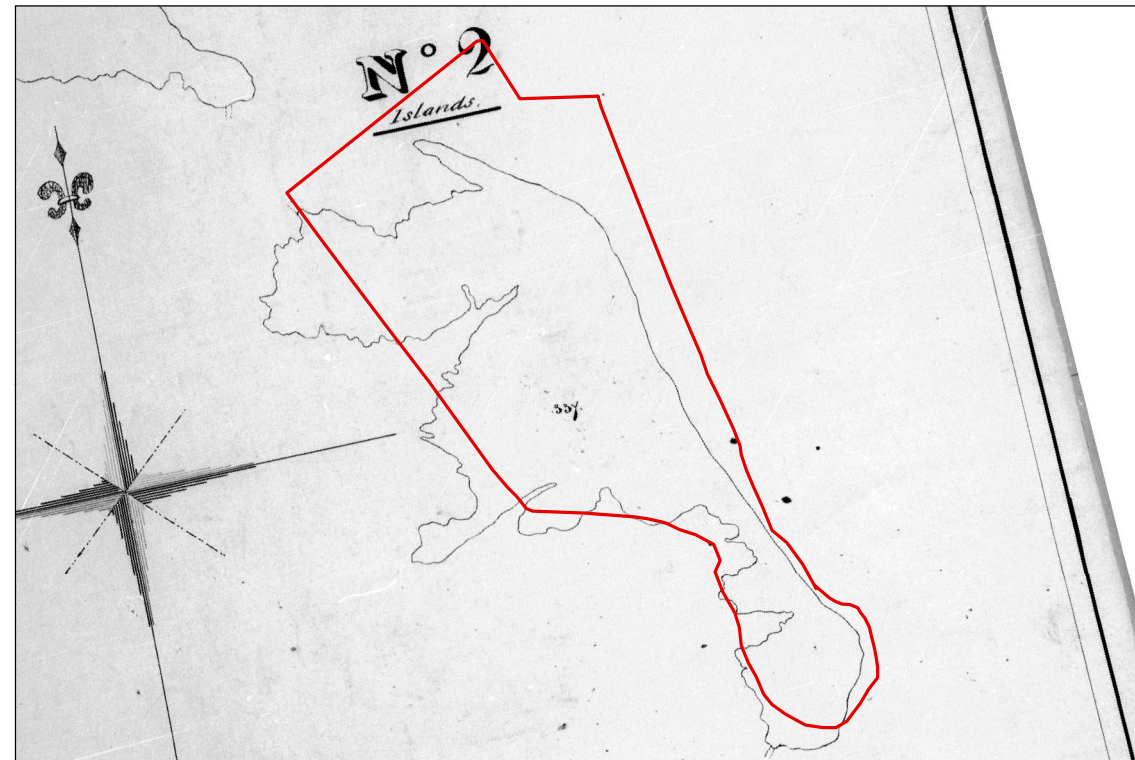
Western part of Site and Non-Designated Assets on and around Long Island

Figure 2

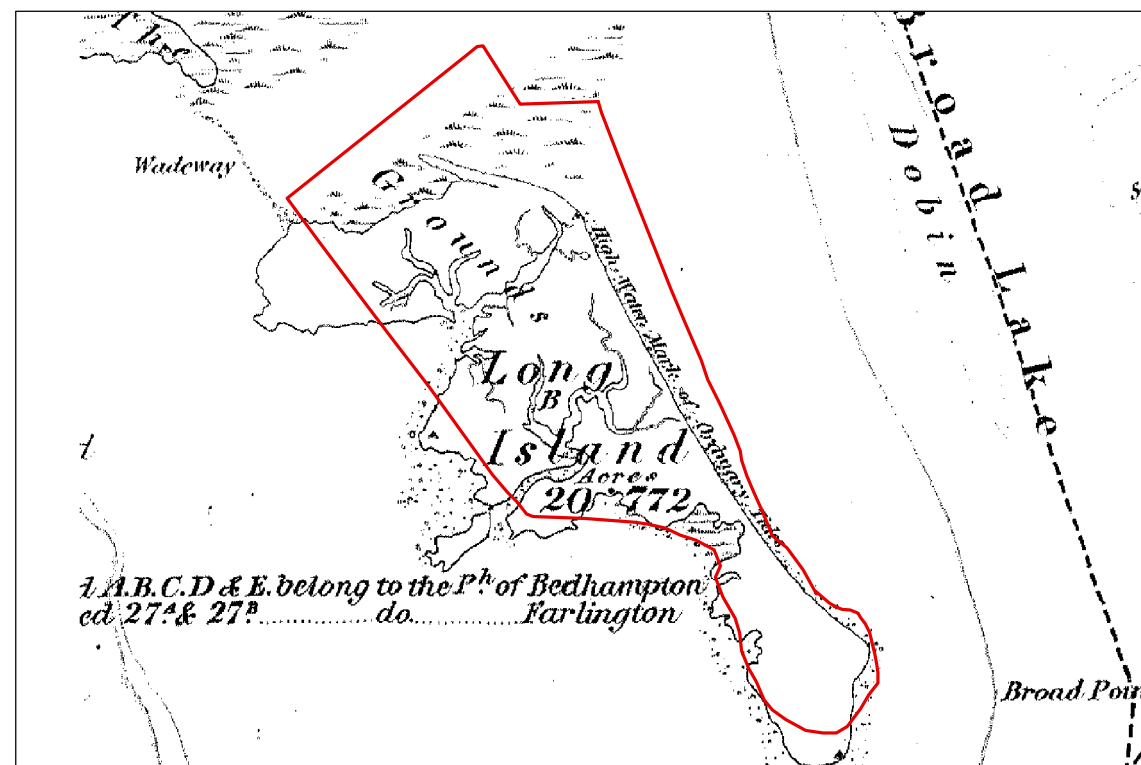


Eastern part of Site and Non-Designated Assets on and around the old oyster beds

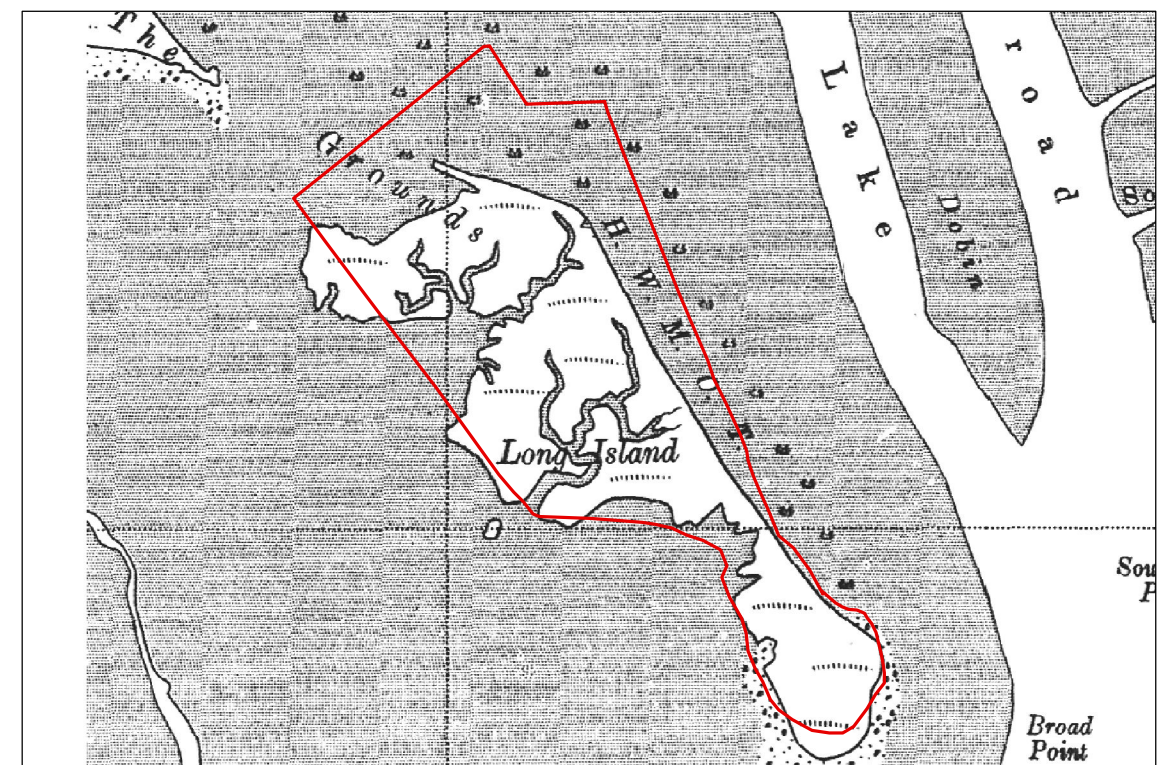
Figure 3



A) 1842 Bedhampton Tithe Map



B) 1870 Ordnance Survey Map



C) 1938 Ordnance Survey Map

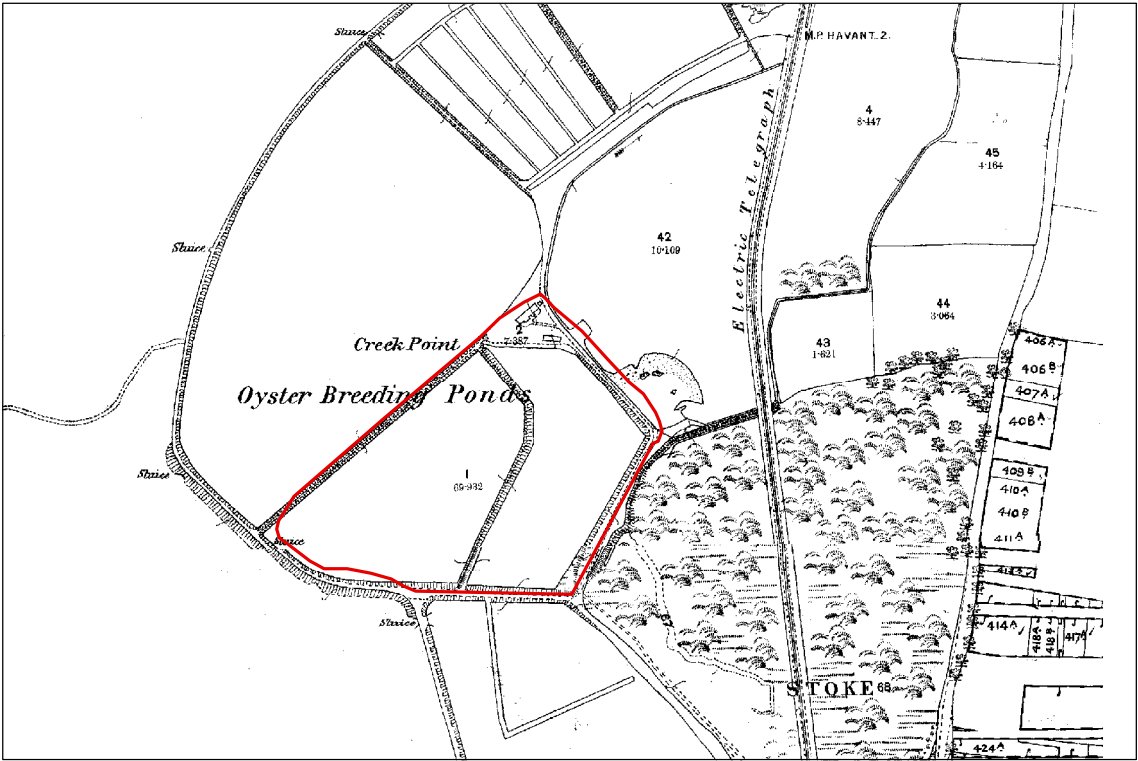


Site

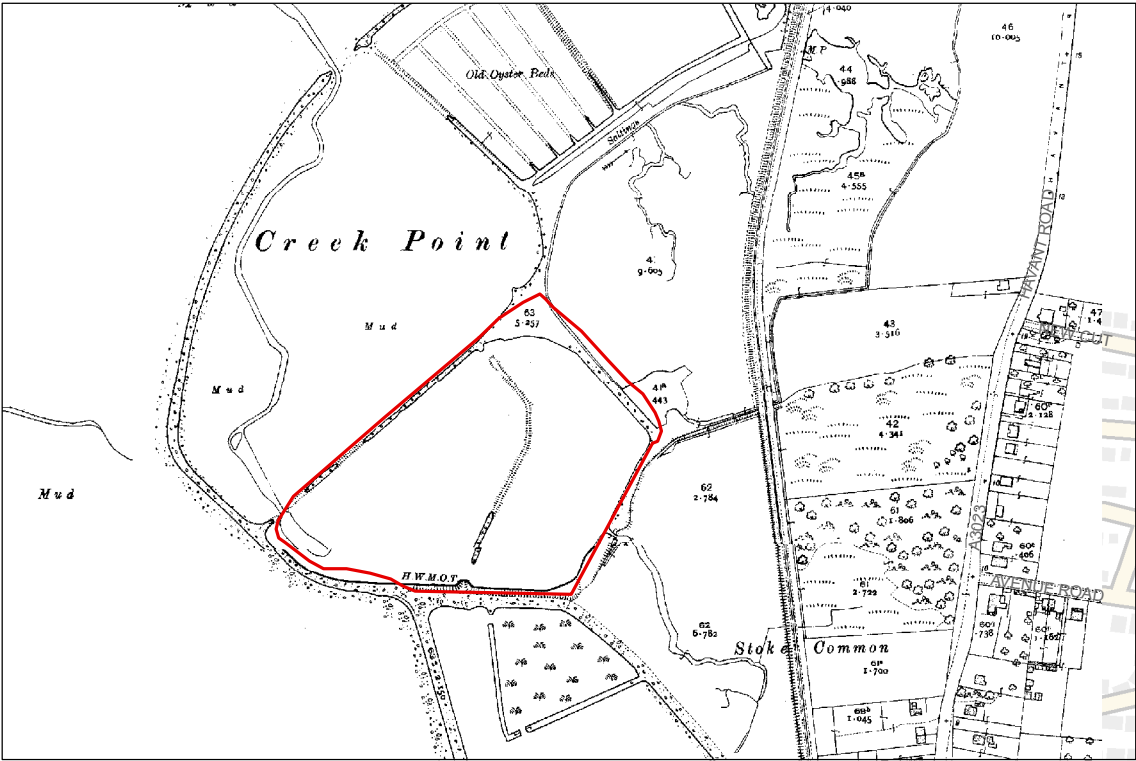
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A) 1842 North Hayling Tithe Map



B) 1868 Ordnance Survey Map

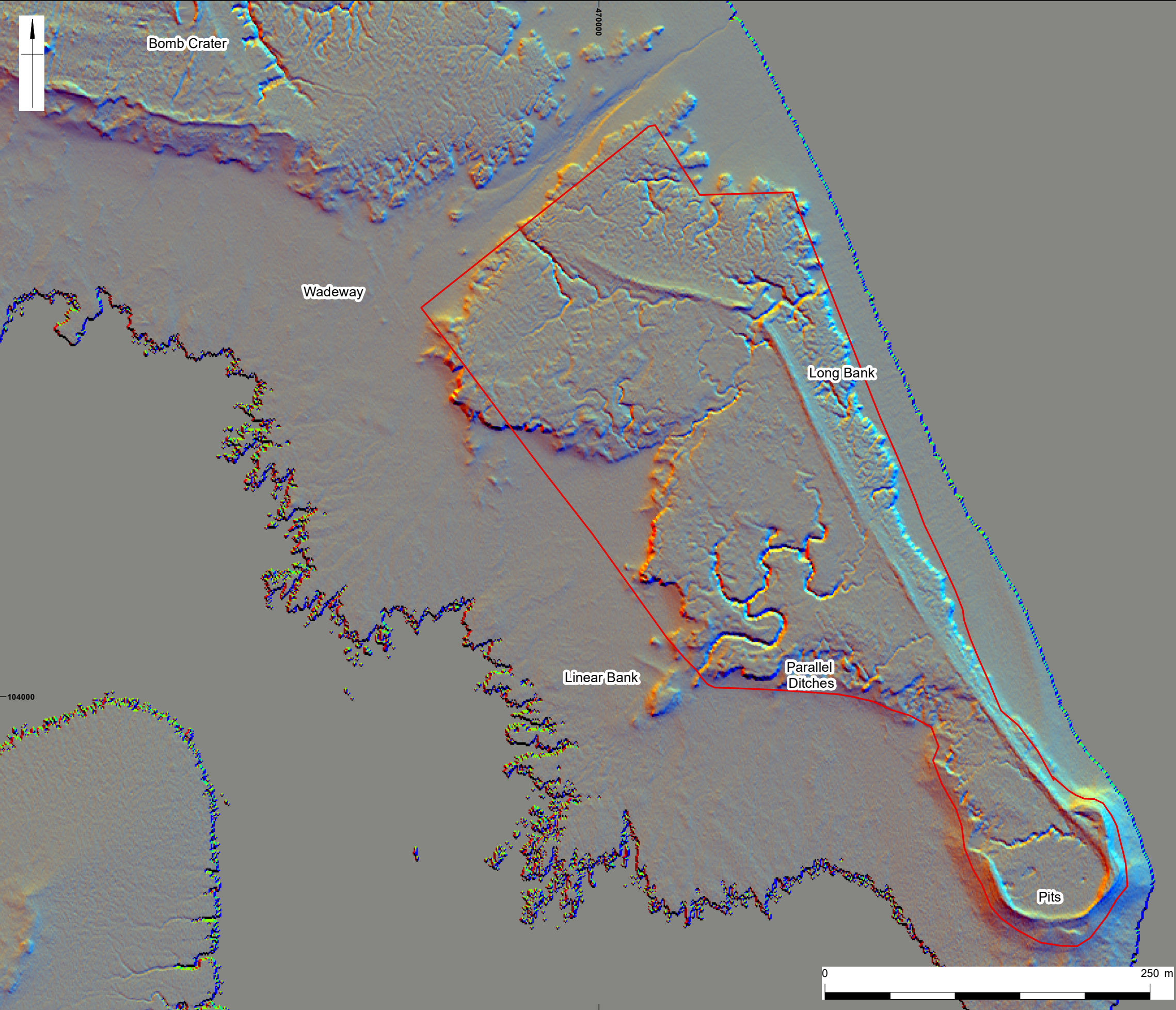


C) 1932-1939 Ordnance Survey Map



Site

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Site

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LiDAR Survey of Eastern Part of Site and Possible Features

Figure 6



Plate 1) The remains of the bund wall within the lagoon off Creek Point, where shingle will be deposited. Taken facing north.



Plate 2) Brick structure observed to the south of the Site on Hayling Island.



Plate 3) Unrecorded embankment on Long Island, distinguishable by change of vegetation. Taken facing southeast.



Plate 4) Unrecorded embankment on Long Island, the degree of the slope is more noticeable in this photograph. Taken facing northeast.

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