

Land south of Saltmarsh Lane, Hayling Island
Archaeological Desk-Based Assessment
April 2021

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Report

Archaeological Desk-Based Assessment

Site

Land south of Saltmarsh Lane, Hayling Island

Client

Hayling Island Builders Limited

Date

April 2021

Planning Authority

Havant District Council

Grid Reference

SU 71252 00212

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 – 410 AD
Saxon/Early Medieval	410 – 1066 AD
Medieval	1066 – 1485 AD
Post Medieval	1486 – 1901 AD
Modern	1901 - Present Day

Executive Summary

This archaeological desk-based assessment considers land south of Saltmarsh Lane, Hayling Island, Hampshire (hereinafter referred to as the “study site”). In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the study site.

A review of the available evidence has confirmed that the study site has a high potential to contain remnants of Post-Medieval activity, moderate potential to contain Romano-British archaeological finds or features and a low potential for archaeological features from all other periods. This is based on the current available evidence and proximity to known sites.

There are no designated assets in the vicinity of the study site. As the site is not within the setting of any designated assets the proposed development will not impact on any such assets.

A possible structure, and pits of unknown date have been faintly detected by resistivity survey within the north and centre of the study site. Therefore, there may be below-ground remains of interest in these areas, although the features are yet to be fully investigated.

The presence of previously unrecorded occupation in the study site would be of local to regional significance. Given the modest scale of the evidence collected nearby it is unlikely that any remains would be of national significance requiring preservation *in-situ*.

Previous impacts within the study site are restricted to general historic ploughing which may have impacted sub-surface remains across the study site. The construction of a small structure in the south east of the study site from 1996 may have truncated any archaeological remains that may be present in this area.

Archaeology is therefore not considered to preclude or to represent a design constraint, although should any archaeological remains be present within the site, they would be impacted. A programme of archaeological recording, focussing on the potential features detected by the previous geophysical survey would allow appropriate steps to be taken to record and protect any archaeological assets that may be present in the advance of development.

On this basis it is clear that the impact of the proposed development on the archaeological potential of the study site could be adequately mitigated, and the development made acceptable in terms of archaeological impacts. It therefore accords with the requirements in paragraph 197 of the NPPF and policies CS11 and DM20 of the local plan.

1.0 Introduction

- 1.1** This archaeological desk-based assessment considers land south of Saltmarsh Lane, Hayling Island, Havant, Hampshire (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Hayling Island Builders Limited. The site (hereinafter referred to as the “study site”) is located at grid reference SU71252 00212. It has been prepared in support of a planning application.
- 1.2** In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets, and provides an assessment of how their settings contribute to their significance. There are no designated assets in the area
- 1.3** The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4** The study area used in this assessment is a 1.5km radius from grid reference (SU 71203 00043) just to the south of the study site (Figures 2 and 3).
- 1.5** A site visit was not appropriate due to the COVID-19 travel restrictions in place at the time of writing.

Location, Topography and Geology

- 1.6** The study site is located to the south of Saltmarsh Lane and to the west of West Lane in West Town, South Hayling. The estuary of the River Solent lies to the west of the study site and the former railway line, now the Hayling Billy Coastal Path also lies to the west. The study site occupies a relatively level area with an average height above ordnance datum (aOD) of approximately 4m.
- 1.7** The solid geology of the study site comprises clay, silt and sand of the London Clay Formation. Superficial raised beach deposits of sand and gravel can be found in the north and centre of the study site (BGS Geology of Britain Viewer 2021).

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the desk-based assessment is to:

- Gain an understanding of the archaeological potential of the study site;
- Identify any archaeological constraints to the development of the study site; and to
- Assess the likely impact of the proposed development.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including National Planning Policy Framework 2019) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [ClfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (ClfA January 2017).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do

so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

Methodology

2.6 The archaeological desk-based assessment will include:

- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments held at Hampshire Record Office (online);
- Examination of material currently held in the Hampshire Historic Environment Record, including Historic Landscape Characterisation, for the study site and for a 1.5km search area;
- Consultation of the National Heritage List for England;
- The site was investigated with resistivity survey by Chichester and District Archaeology Society in September 2015 (CDAS 2015). A very faint rectilinear response indicated the presence of a potential former structure in the north of the study site, although its purpose and function are currently unknown. A distinct linear response running east/west across the site was believed to be the remnants of a pony paddock. Two darker sub-circular features were thought to represent possible pits.

2.7 The report will also include a consideration of LiDAR and aerial photography for the study site.

2.8 Lidar provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. The Environment Agency (EA) regularly collects Lidar data for England and makes these data available for public use through their online portal. Digital Terrain Models (DTM) are routinely used for heritage purposes as this model shows the grounds surface with buildings and trees filtered out to create a ‘bare earth’ effect. The Environment Agency collected Lidar data that covers the study site at 1m resolution in 2007, 2014 and 2018 and at 2m resolution in 2005 and 2007. The National Lidar Programme collected data at 1m resolution in 2020. The 1m 2020 NLP data covers the study site and 1km study area. EA Lidar DTM data at 2m resolution was not consulted as a higher resolution was available. These data were processed using the Relief Visualisation Toolkit (RVT) version 1.2 and were reviewed using QGIS.

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1** The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.2** Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 3.3** Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 3.4** Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 3.5** Paragraph 197 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.
- 3.6** *Heritage Assets* are defined in Annex 2 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.7** *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are

the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

- 3.8** *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.9** *Significance* is defined as the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.10** *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 make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 3.11** The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:

"Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'."

Local Planning Policy

- 3.12** Local planning policy is provided the Havant Borough Council Local Plan Core Strategy (adopted March 2011) and the Havant Borough Council Local Plan Allocations (adopted July 2014). The Havant Borough Council Local Plan Core Strategy contains the following policy relevant to this assessment:

Policy 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.*

- 3.13** The Havant Borough Council Local Plan Allocations contains the following policy of relevance to this assessment;

Policy DM20 Historic Assets

Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough.

Applications that affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. *Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.*
2. *Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.*

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

3.14 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

4.0 Archaeological and Historic Baseline

Archaeological Heritage Assets

- 4.1** The heritage assets under consideration have been identified by means of a review of the following resources:
- Hampshire Historic Environment Record (HER) Data;
 - The National Heritage List for England (NHLE) held by Historic England;
 - Historic England Archive;
 - Pastscape;
 - Local studies and record office research; and
 - Review of historic mapping.
- 4.2** This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.

Previous archaeological investigations

- 4.3** The study site lies within an Historic Landscape Characterisation of “Regular form with wavy boundaries (late medieval to 17th/18th century enclosure)” (3821).
- 4.4** Concentrations of Bronze Age burials have been recorded in and around Langstone Harbour and Hayling Island was an important location for salt production in the later prehistoric period. The site of an Iron Age shrine and subsequent Romano-Celtic temple was excavated between 1976 and 1981 in the north of the island, approximately 3km to the north of the study site. The lack of settlement evidence found nearby suggested the island itself was seen as a sacred place in prehistory. Around AD60 the late Iron Age shrine was replaced and rebuilt with a circular Roman temple set within a colonnaded temenos which indicated significant Gaulish influences in style and likely trade with the continent. A middle-Saxon settlement was also evident over the site (Rural Settlement of Roman Britain ADS).
- 4.5** Two archaeological investigations have been conducted within the study area that have relevance to its archaeological potential;
- (HHER 68827) - Resistivity survey was conducted on part of the study site in September 2015. In the north of the site a very faint rectilinear response indicated the presence of a potential former structure, although its purpose and function are unknown. A distinct linear response running east/west across the site was believed to be the remnants of a pony paddock. Two darker sub-circular features here were thought to represent possible pits. Darker areas in the northwest and south quadrants of the surveyed area indicated wetter soil, possibly the location of underground springs which are common in the locality, emerging after heavy rain. In the east a series of rectangular responses were possibly some sort of feeder that had been progressively moved.

- (HHER 70012) - An evaluation c.340m to the south of the study site. One undated ditch and one undated gully were the only features identified, although limited amounts of Prehistoric flint were also recovered from the topsoil.

4.6 These investigations will be discussed as appropriate in the sections below.

Undated

- 4.7** Possible structural remains, two pits and a field boundary have been faintly detected within the study site through resistivity survey, although current evidence is slight and fragmentary.
- 4.8** An undated ditch and gully were excavated on land to the north of Station Road in 2016, c.340m to the south of the study site (HHER 70012).
- 4.9** Potential ridge and furrow fields systems that may have originated in the Medieval period have been seen in aerial photographs c.780m to the north east of the study site (HHER65096).
- 4.10** Timber structures that were probably fish traps, consisting of two lines of round wooden stakes, have been found driven into the mud off the coast c.240m to the north west (HHER 56190) and c.520m and c.980m north of the study site (HHER 56187, 56188, 56193). Their date is currently unknown.

Prehistoric

- 4.11** A Bronze Age flint arrowhead was found during road cutting c.270m to the south of the study site (HHER 23337).
- 4.12** Limited amounts of Prehistoric flint were recovered from the topsoil during excavations on land near Station Road in 2016 c.340m to the south of the study site (HHER 70012).
- 4.13** Half of a Neolithic polished axe of grey flint was recovered from a field c.640m to the east of the study site (HHER 23602). A quantity of Bronze Age arrowheads were also found in the same field (HHER 23603). An archaeological evaluation conducted immediately to the east of these findspots at Hayling School on Church Road, did not observe any archaeological features but finds from the Neolithic to the Post-Medieval period were recovered (HHER 54746).
- 4.14** Two palstaves, socketed chisels, ferrules, broken pieces of spearheads and 50 conical casting jets were found along with several pieces of Bronze Age pottery c.780m to the north east of the study site by metal detectorists (HHER 33668). A Mesolithic tranche axe was found nearby (HHER 33666).
- 4.15** Possible Bronze Age settlement was indicated by the remains of three potential roundhouses, identified from traces of their hearths found during soil stripping for a building c.1km to the south east of the study site (HHER 23338). Nearby the digging for the south pavement of Oakwood Road uncovered a Bronze Age hoard which included 27 bronze palstaves, two bracelets and a quoit-headed pin fragment (HHER 23335). The finds are now in Portsmouth

Museum. Bronze Age pottery sherds were also recovered from foundation trenches dug at Briarwood Gardens in 1961 (HHER 23341) and a fragment of a Bronze Age bucket urn at Elm Close (HHER 41017).

- 4.16** Evidence for *in-situ* occupation during the Prehistoric period lies at some distance from the study site, although a small amount of unstratified Prehistoric flint has been recovered from the topsoil in excavations nearby. Consequently, the study site is considered to have low potential for prehistoric remains but the presence of remains cannot be entirely ruled out.

Roman

- 4.17** A large collection of Roman 2nd & 3rd century pottery sherds were found in 1971 in an area c.180m to the north west of the study site. The quantity and nature of the findspot was thought to suggest the presence of a Roman Villa in the area (HHER 58140).
- 4.18** In 1982 three pits and a gully were excavated prior to construction of the Mengham Lane housing estate c.1.4km to the south east of the study site. Finds recovered from the fills were of Roman date and suggested a Roman occupation site in the vicinity, perhaps extending beneath what is now Mengham House (HHER 23343). Sherds of Roman courseware and Samian pottery were also found in the area during development of St Margaret's Road estate (HHER 23342).
- 4.19** Just to the north of this archaeological evaluation of 40 trenches at Goldring Close in 2014 revealed a Romano-British post-hole and the remains of a possible unurned cremation burial (HHER 66995). A number of undated gullies and ditches suggested a relatively low level of activity.
- 4.20** A large collection of Roman pottery sherds were found in 1971 not far to the north west of the study site and the quantity and nature of the findspot was thought to suggest the presence of a Roman Villa in the area. There is therefore a moderate chance of archaeological features of Roman date to be present within the study site based on the current available evidence.

Saxon and early Medieval

- 4.21** St Marys Church lies, c.840m to the east of the study site. Havant was probably the minster church for Hayling, although a parish church was probably established on the island in the late Saxon period.
- 4.22** A Saxon stone sculpture, likely to have been either a Saxon font, a lavabo or a reused cross base, of later 9th century date was found during excavations made near the present vicarage of St Marys in 1850. It is now in the church. It is rectangular in shape and hollowed out to form a rounded bowl decorated with interlace patterns (HHER 23584).
- 4.23** A circle of 27 timber post which were probably an oyster parc had been driven in to the seabed of the Langstone Channel c.1.1km to the west of the study site. The timbers were radiocarbon dated to between 960 and 1180 AD (HHER 56146).

- 4.24** An early Medieval post-hole was excavated at Goldring Close c.1.4km to the south east of the study site. A number of undated gullies and ditches suggested a relatively low level of activity in the period (HHER 66995).
- 4.25** Fragmentary evidence of early Medieval and Saxon occupation has been detected some distance to the south east of the study site, although the current evidence suggests a relatively low level of activity in the period. There is therefore considered to be a low potential for Saxon and early Medieval archaeological finds or features to be present within the study site based on proximity to known sites but a moderate potential for the presence of below-ground remains of interest.

Medieval

- 4.26** North and South Hayling Island was a settlement in Domesday in the hundred of Bromsbarrow. It had a recorded population of 83 households in 1086 putting it in the largest 20% of settlements recorded in Domesday. It is listed under three owners; the land of King William consisting of one villager and eight smallholders, the land of the bishop of Winchester (St Peter and St Swithin) of eleven villagers and the land belonging to the abbey of Jumieges (Saint Piere).
- 4.27** The fertile and populous land on Hayling was divided into four manors: the smallest was held by King William; the second was five hides held by the Abbey of Troarn of Roger, Earl of Shrewsbury; the next consisted of scattered fields in North Hayling, belonging to the monks of Winchester Cathedral; the largest was the Manor of Hayling, which had been gifted to the Abbey of Jumièges in Normandy by the King himself (Reger, 2000, p.9). Early in the 12th century the monks of Winchester renounced their lands and gave them to Jumièges (Page, 1908, p.130). The abbey and Manor were functionally the same, controlling the majority of Hayling Island for centuries.
- 4.28** West Town, the approximate centre of which lay c.870m to the south of the study site is first documented in 1327 as Westester, or place west of the village (HHER 41284). The first reference to Mengham c.1.4km to the south east of the study site comes from a document of 1272 which refers to Mongeham. They were both recorded as part of the Royal Commission on the Historical Monuments of England (RCHME) project (HHER 41282).
- 4.29** The Domesday Book records that South Hayling Manor was by far the largest of the four Hayling manors in 1086. It consisted of several thousand acres, including 666 acres of Manor Farm, 190 acres of Sinah Farm, and various tithes, royalties, ferry rights and mud rights.
- 4.30** The land controlled by Hayling Manor housed sixty peasant families, two thirds the population of the island. It included ploughland, meadows, woodland, fisheries (possibly oyster fisheries) and a salthouse. The extraction of salt from seawater has probably been part of the island's industry since prehistory (Shore, 'Hayling Island', p.300).
- 4.31** Hayling Priory was founded in the 11th century on land bestowed on Jumieges Abbey by William the Conqueror and was established on the island to look

after the abbey's interests on the island (Shore, p.306). A 14th century survey found that the manor was wealthy and much of the produce from manorial lands was exported to Jumièges (Longcroft, 1857, p.208). Flooding in the 13th or 14th century destroyed the priory, and there has been academic debate over its original position with at least four unconfirmed sites being suggested approximately 920m to the north east of the study site (HHER 23598). The antiquarian T. J. Shore claims that it was probably in the south-eastern part of the island near Tournier Bury and that farm buildings relating to the manor were rebuilt near the site of the present Manor House after the suppression of the priories (Shore, p.306). The historian A. J. C. Reger suggested that the Norman priory consisted only of a small cell of a few monks, casting doubt on the existence of a priory building soon after the conquest (Reger, 2000, p.11). It was dissolved in 1413 and the land granted to Sheen Abbey.

- 4.32** Nearby a monastic grange which belonged to Hayling Priory was reputedly in place from the 14th century before the construction of the 18th century Manor House on the site. It was rebuilt in the 16th century after flooding. A quantity of reused Caen and Binstead stone and piscina found at Manor Farm may have originated from this building, although they may have derived from the priory itself (HHER 23597). The grounds of the manor house contain a dovecote of probably 11th century date, which was likely to be located near to the prior's house (Reger, 2000, pp.13-14). It is also constructed from salvaged stone which includes a Norman arch and piscina from a church altar. As the stone has been reused it cannot be taken as conclusive proof that this was the site of the original Hayling Priory, but it is arguably the most likely site. A stone lined well in the grounds is the oldest on the island (HHER 52070) and a pond is thought to be the remnants of the moat associated with the grange (HHER 54957).
- 4.33** St Marys church was built of imported stone in the early 13th century and it became the central church on the island after flooding claimed the priory church. Stocks and a whipping post formerly stood outside on Church Road c.870m to the east of the study site (HHER 23506).
- 4.34** A flint floor was found at a depth of about 0.5m in 1982 during excavation of foundation trenches for houses at Mengham Road, c.1.4km to the south east of the study site. Pottery found in association suggested a pre-1200AD date (HHER 23343). Post-holes and pits excavated in the area were dated to between the 11th and 14th centuries (HHER 67972).
- 4.35** Settlement in the Medieval period seems to have been confined to an area some distance to the east of the study site. There is therefore a low potential for the presence of Medieval archaeological features within the study site based on proximity to known sites but a moderate potential for the presence of below-ground remains of interest.

Post Medieval

- 4.36** Occupation expanded considerably on Hayling Island in the Post-medieval period but it remained largely agricultural land until the growth of Portsmouth to its west in the 19th century. Hayling was long a centre of salt manufacture,

as reflected in many of its place names. Salterns can be found along the coast, including the western coast close to the development site. This is likely the reason for the name 'Saltmarsh Lane' (Coates, 1991, p.70).

- 4.37** The island is now divided into two parishes, North Hayling (or Northwood) and South Hayling (or Southwood).

Research note:

Hampshire Record Office is in the process of digitizing tithe maps and apportionments for the county. A tithe survey was carried out in South Hayling in 1844 (tithe map IR 30/31/126; apportionment IR 29/31/126). A small portion of the South Hayling Tithe map has been digitized, but the area of the development site is not included. The Record Office remains closed due to Covid-19 lockdown restrictions, so the relevant tithe map and apportionments could not be consulted.

An 1835 Map by C. Lewis is listed by Hampshire Record Office (HRO 17M56/65). The archive record states that the map shows roads, fields, woodland, buildings (some named), sands, rocks, sandbanks and ferry routes around the island, also parts of Hayling Bay, Langstone Harbour, Chichester Harbour, Mengeham Rythe, Dip Rythe, Mill Rythe and Wholsiners.

Portsmouth History Centre holds the Records of the Wiltshire Family of Hayling Manor (PHC 780A). These include information about the Manor, the economy and the built development of the island. These have not been digitized and could not be accessed.

Hampshire Record Office holds a collection of photographs of Hayling Island from the Victorian period and 20th century. These include images of the trainline and the oyster fisheries near the development sites. Many are digitized at 'Hantsphere: Heritage in Place' (see bibliography).

- 4.38** Foreign priories in England were generally dissolved in 1414. Henry V granted Hayling Priory to the priory of Sheen in Surrey. In 1539, Sheen Priory and its lands were granted to Holy Trinity College, Arundel, who later gave them to the Earl of Arundel. Through inheritance the priory and its lands were passed to the Dukes of Norfolk, with whom they remained until the 19th century (Page, 1908, p.130).
- 4.39** In 1825, the property was purchased by the lawyer William Padwick. Padwick intended to promote Hayling Island as a tourist resort and was responsible for development in the south of the island and the construction of the trainline. After his death most of the manor was enfranchised, and the remainder purchased by Mr J. C. Park in 1871.
- 4.40** The west side of the island is made up of tidal mudflats and marsh. OS maps show that there has never been significant building on the study site and it is not specifically labelled or named on any identified map. As no tithe maps have been consulted, the ownership of the site cannot be determined. It is most likely that it was owned by Hayling Manor, as William Padwick,

intervened in the oyster trade off the west coast, and was instrumental in the construction of the neighbouring trainline and station.

- 4.41** An early map covering the south coast of Hampshire and the Isle of Wight represents a church, likely to be St Marys to the east of the site, along with other buildings (Fig.3). Settlement is also indicated at Stoke to the north of the study site. The scale makes the exact location of any buildings impossible to determine.
- 4.42** South Hayling Manor is Grade II Listed (NHLE ref 1340208). The existing Manor House was built in 1777 by the Duke of Norfolk c.920m to the north east of the study site and the timbered tithe barn to its rear is thought to be part of the old grange. It was sold to William Padwick the Younger in 1825 and the library in the house retains his original mahogany shelving (HHER 52070). Four other buildings associated with the manor survive close by:
- Granary at Manor Farm – Grade II Listed, NHLE ref 1092102
 - Stable Block at Manor Farm – Grade II Listed, NHLE ref 1092101
 - Barn 30 yards west of South Hayling Manor – Grade II Listed, NHLE ref 1155071
 - Granary, north of South Hayling Manor – Grade II Listed, NHLE ref 1091609
- 4.43** All of these buildings date to the 18th century, probably around the same date as the new manor house. Ordnance Survey maps from 1871-1963 placed Hayling Priory on the site of the Manor House (or Manor Farm) but ceased to do so in subsequent maps due to lack of evidence.
- 4.44** Despite this the NHLE listing for the Manor states that it was built on the site of a much older building, probably a 14th century convent building which was rebuilt in the 16th century after severe flooding. It is known that Hayling Priory was destroyed by flooding in 1325, as an inquisition was undertaken in that year, finding that a great deal of the priory's most fertile land on the western coast had been destroyed (Doubleday & Page, 1903, p.216-217).
- 4.45** Reger argues that the Manor is the most likely site for the original priory, which was probably a simple house for the prior with a barn for the collection of tithes. The prior also functioned as a rector and would need to reside close to the church of St Mary, which is near to the Manorial complex. The old manorial mill was probably on the site of Mill Cottage and Mill Pond (Page, 1908, 'South Hayling'). There was clearly a manorial mill on Hayling as early as 1275 (Coates, 1991, p.21). In the early 20th century the Manor House was occupied by the Rector of St Mary's church (Page, 1908, p.130).
- 4.46** By 1781 and the map of Hayling island produced by Milne, West Lane appears to be represented along with Manor Road and Church Road. Settlement is indicated at West Town, South Hayling and Mengham (Fig.4).
- 4.47** A map of Hayling Island dated to 1826 by Wyld shows the main roads of the island laid out approximately in their present positions (Fig 5). Buildings are shown around Station Lane and a structure is present on the east side of West Lane just north of Newtown Lane. Saltmarsh Lane is shown but no structures are represented to its south.

- 4.48** Low earthworks, c.430m to the east of the study site were probably associated with the Hamlet of Highworth evident on the tithe map of c.1844 (HHER 54959).
- 4.49** A map surveyed by C. Lewis and produced in 1864 shows a similar settlement pattern to the Wyld Map of forty years earlier. West Lane and Saltmarsh Lane are both shown (Fig.6). The structure present in the Wyld Map north of Newtown Lane is labelled as "West Lane Cottage".
- 4.50** The railway was opened to the south west of the site in 1865 on Station Road, with a goods shed nearby. The London, Brighton and South Coast Railway was given a grant to complete an embankment over the mudlands by William Padwick, Lord of the Manor of South Hayling (Hayling Billy Heritage, 'Railway History'). The initial intention was to reclaim mudlands to the west of the island, to avoid the expense of buying land (Hayling Billy Heritage, 'South of England Oyster Company'). In 1867 this difficult plan was abandoned, and the necessary property was bought inland by the Land Surveyor Francis Fuller to complete the line, apparently at his own personal cost (Hayling Billy Heritage, 'A Change of Direction under Francis Fuller'). This land probably included the development site. Padwick was responsible for much of the development of Newtown on the southern and eastern sides of the development site. The station has been out of use since 1963, and the old trainline is now the Hayling Billy Heritage Trail and cycle path.
- 4.51** Oyster beds are visible from the former trainline near study site. When the planned trainline was moved from a reclaimed land embankment to an inland site, the intended embankment was leased to the South of England Oyster Company. They built oyster beds, primarily in the north of Hayling Island (Barton, 2016). The oyster trade between Hayling and Whitstable made use of the new trainline (Drury, 2016). The Lord of the Manor, William Padwick, was noted for his strict control of the oyster beds. Padwick emphasised his right to the soil around the coast, preventing fishermen from storing their oysters inland (Page, 1908, p.130).
- 4.52** Westfield house stood 1.1km to the south east of the study site and appears on OS mapping of 1870. It was last used as a Catholic school, The Choir School of Our lady and St John, but was demolished in 1990's (HHER 54164). It was surrounded by an ornamental park with fountains and an Italian garden with summer houses (HHER 35971). Orchard House was built within the walled garden, now a respite home.
- 4.53** The OS map of 1871 at 1:10,560 scale depicts the study site as an unoccupied parcel of land south of a short track running west from West Lane (Fig.7). A well is shown approximately 250m to the south and Jersey villas is labelled as one of two semi-detached buildings at the junction south again. The Manor House can be seen and St Marys Church, with Church Farm and Church House, all lying to the north east and east. Settlement is concentrated to the south and south east of the study site at West Town and Mengham.
- 4.54** By 1898 and the 1:2500 scale OS map, the study site consists of two fields divided by a land drain, making up the east and west of the site. Two semi-

detached houses have been built just to the north of the well, to the south of the study site (Fig.8). The railway line has been constructed and South Hayling Station is in place c.340m to the south west of the study site. Allotment gardens lie directly to the south of the study site. A gas works was in place to the north of Station Road from 1898 and it is represented on the 1:10,560 scale map of that date, c.450m to the south of the study site (HHER 65170).

- 4.55** The OS map of 1909 depicts five further semi-detached houses just to the south east of the study site on the opposite side of West Lane (Fig.9).
- 4.56** By 1932 housing development takes up the land to the east of the study site and lines the east side of West Lane. A building is in place outside the north west corner of the site but the study area remains undeveloped (Fig.10).
- 4.57** A number of World War Two pillboxes have been identified in the study area, the nearest lie c.480m to the south west of the study site (HHER 64989, 64990) and c.880m to the south east (HHER 65021).
- 4.58** Bomb craters resulting from damage caused during the war have been noted on aerial photographs c.310m to the north of the study site (HHER65011), c.460m to the south west (HHER 65064) and c.650m to the north east (HHER 65013). A number of these also lie in the area of Hayling Golf course 1.1km to the south west of the study site where a large military site has been identified with Nissen huts evident in aerial photographs of the period (HHER 65111) along with probable anti-aircraft batteries (HHER 37541, 37734). Pillboxes were also put in place to guard the shoreline at Beachlands to the south of the study site (HHER 28020, 64937, 64940, 64942) along with possible air raid shelters (HHER 64939, 64854, 64957, 64960, 64943).
- 4.59** The site of another temporary WWII military camp lies c.620m to the south east of the study site at Southleigh (HHER 64988).
- 4.60** The area of a former shipwreck lies off the coast c.960m to the west of the study site as identified from aerial photographs in 2009 (HHER 64841).
- 4.61** Houses have been built directly to the east of the study site by 1969 and in the north east part of Saltmarsh Lane. Charleston Close and Dances Way have been developed to the south of the study site (Fig.11).
- 4.62** By 1979 Saltmarsh Lane has been developed on its western side and houses have been constructed on the north side of the lane, directly to the north of the study site. Glebe Close and houses line the west side of West Lane to the south of the study site (Fig.12).
- 4.63** Between 1987 and 1988 residential buildings have been constructed directly to the north of the study site boundary on the south side of Saltmarsh Lane (Fig 13).
- 4.64** There are no significant changes by 1996 although the field that make up the western half of the study site has been further subdivided. A small structure appears to be in place in the south east of the study site (Fig.14).
- 4.65** Readily available satellite imagery was consulted as part of this assessment. Google Earth holds historic imagery covering the period 1999- 2019. The

subdivision of the western field of the study site is evident on the earliest images with horse training circuits seen in the eastern field. Further east/west divisions are clear in the western field by 2004 and by 2007 a small, perhaps temporary structure, is in clearly place at the south eastern corner. This is likely to be the same structure represented on OS maps of 1996 although it is obscured by vegetation in earlier images (Plate 1). By 2015 all earlier field divisions have been removed and the study site again forms two arable fields.



Plate 1: Google Earth April 2007

- 4.66** LIDAR data was utilised to assess the archaeological potential of the study site. Data collected as part of the National LIDAR programme in 2020 at 1m resolution was considered to provide the most up-to-date coverage. No significant features could be identified, although the east west linear marks from recent ploughing regimes were clear. The probability of significant below-ground archaeology was considered to be slight based on this evidence.
- 4.67** The study site formed part of the rural hinterland away from settlement for the majority of the Post-medieval period. Although residential development encroached to the east by 1979 and to the north by 1987, it remained undeveloped and has been used as a pony paddock and arable fields until recently. However a small structure is represented on OS mapping and satellite imagery between 1996 and 2015 in the south east of the study site and former land divisions are evident in this period. There is therefore a high potential for archaeological features of Post-medieval date to be present within the study site.

Summary of Archaeological Potential and Assessment of Significance

- 4.68** A review of the available evidence has confirmed that the study site has a high potential to contain remnants of Post-medieval activity, moderate potential to contain Romano-British archaeological finds or features and a low potential for archaeological features from all other periods. This is based on the current available evidence and proximity to known sites.

- 4.69** A possible structure, and pits of unknown date have been faintly detected by resistivity survey within the north and centre of the study site. Therefore there may be below-ground remains of interest in these areas, although the features are yet to be fully investigated.
- 4.70** The presence of previously unrecorded occupation in the study site would be of at least local significance. If well-preserved and possessing evidence that could be contribute to regional research objectives then any features could be of regional significance. However given the modest scale of the evidence collected nearby it is unlikely that any remains would be of national significance requiring preservation *in situ*.

5.0 Proposed Development and Potential Impact on Heritage Assets

Site Conditions

- 5.1 The site is currently two arable fields surrounded by hedges and trees and divided by a north/south linear land drain. The area is approximately 6 acres. It is faced by the rear gardens of houses on Saltmarsh Lane on its north side and on its east side by the gardens of houses fronting West Lane. The route of a former railway line runs along the western boundary of the study site, now a footpath.

The Proposed Development

- 5.2 Full details of the scheme were not available at the time of writing and so the following assessment of impact is based on a generalised impact typical of the sort of proposed development.

Potential Archaeological Impacts and Mitigation Measures

- 5.3 A review of the available evidence has confirmed that the study site has a high potential to contain remnants of Post-medieval activity, moderate potential to contain Romano-British archaeological finds or features and a low potential for archaeological features from all other periods. This is based on the current available evidence and proximity to known sites.
- 5.4 A possible structure, and pits of unknown date have been faintly detected by resistivity survey within the north and centre of the study site. Therefore there may be below-ground remains of interest in these areas, although the features are yet to be fully investigated.
- 5.5 The presence of previously unrecorded occupation in the study site would be of local to regional significance. Given the modest scale of the evidence collected nearby it is unlikely that any remains would be of national significance requiring preservation *in situ*.
- 5.6 Previous impacts within the study site are restricted to general historic ploughing and former land division arising from its use as a pony paddock, which may have impacted sub-surface remains across the study site. The construction of a small structure in the south east of the study site from 1996 may have truncated any archaeological remains that may be present in this area.
- 5.7 Although no depths of foundation/service trenches have been provided at this stage, if a foundation depth for a two-storey building is assumed to be 1m, any groundwork associated with the proposed development (including topsoil stripping) is likely to have a damaging impact upon any sub-surface archaeological remains that may lie within the study site. There will be more limited impacts in areas away from building foundations and in areas reserved for open space and car parking.
- 5.8 Archaeology is therefore not considered to preclude or to represent a design constraint on potential development, although should any archaeological

remains be present within the site, they would be impacted. A programme of archaeological recording focussing on the potential features detected by the previous geophysical survey would allow appropriate steps to be taken to record and protect any archaeological assets that may be present in the advance of development.

6.0 Summary and Conclusions

- 6.1 This historic environment desk-based assessment considers land south of Saltmarsh Lane, Hayling Island, Hampshire, which is proposed for a residential development (Fig. 1).
- 6.2 A review of the available evidence has confirmed that the study site has a high potential to contain remnants of Post-medieval activity, moderate potential to contain Romano-British archaeological finds or features and a low potential for archaeological features from all other periods. This is based on the current available evidence and proximity to known sites.
- 6.3 A possible structure, and pits of unknown date have been faintly detected by resistivity survey within the north and centre of the study site. Therefore there may be below-ground remains of interest in these areas, although the features are yet to be fully investigated.
- 6.4 There are no designated assets in the vicinity of the study site. As the site is not within the setting of any designated assets the proposed development will not impact any such assets.
- 6.5 The presence of previously unrecorded occupation in the study site would be of local to regional significance. Given the modest scale of the evidence collected nearby it is unlikely that any remains would be of national significance requiring preservation *in situ*.
- 6.6 Previous impacts within the study site are restricted to general historic ploughing and former land division arising from its use as a pony paddock, which may have impacted sub-surface remains across the study site. The construction of a small structure in the south east of the study site from 1996 may have truncated any archaeological remains that may be present in this area.
- 6.7 Archaeology is therefore not considered to preclude or to represent a design constraint on potential development, although should any archaeological remains be present within the site, they would be impacted. A programme of archaeological recording focussing on the potential features detected by the previous geophysical survey would allow appropriate steps to be taken to record and protect any archaeological assets that may be present in the advance of development.
- 6.8 On this basis it is clear that the impact of the proposed development on the archaeological potential of the study site could be adequately mitigated, and the development made acceptable in terms of archaeological impacts. It therefore accords with the requirements in paragraph 197 of the NPPF and policies CS11 and DM20 of the local plan.

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Cartographic

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1826 Wyld Map – Printed in Scott, 1826, A Topographical and Historical Account of Hayling Island, Havant: Printed and Published by I. Skelton.

1844 Section of South Hayling Tithe Map (map IR 30/31/126; apportionment IR 29/31/126

1864 Lewis Map - This is a detailed tracing of an original 1864 map by C. Lewis. Original map: HRO ref COPY/75/1. (Tracing published online at Hayling Billy Heritage).

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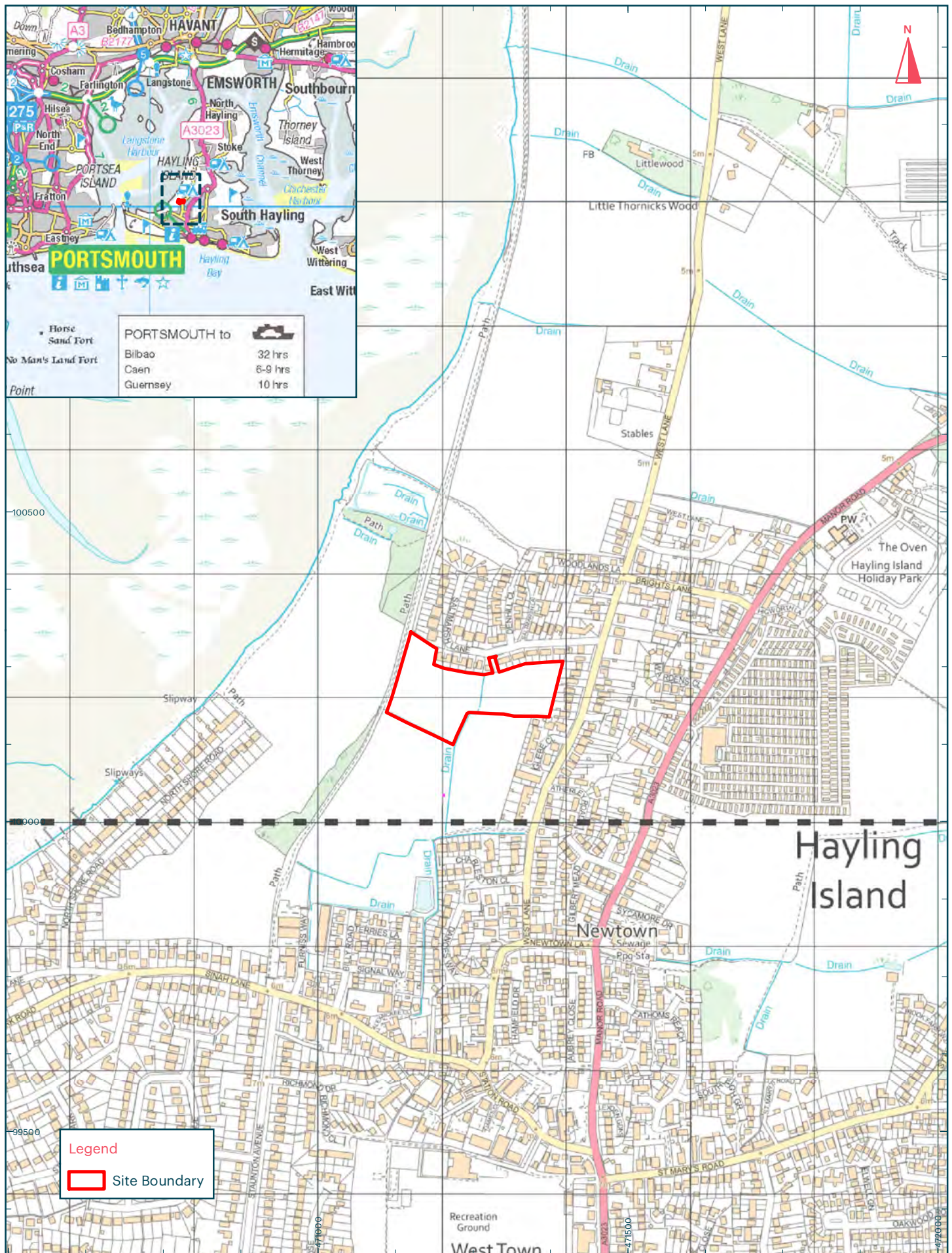
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Lidar

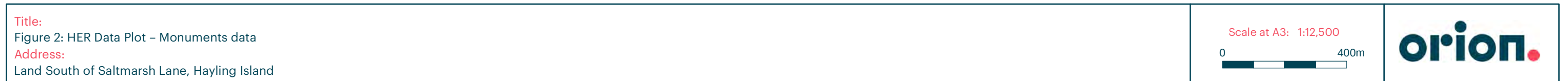
Lidar data were downloaded from the Environment Agency website in March 2021 -
<https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>

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SZ 79 NW	2005	2
SU 70 SW	2007	2
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SZ 79 NW	2007	1
SU 70 SW	2014	1
SZ 79 NW	2014	1
SU 70 SW	2018	1
SZ 79 NW	2018	1
SU 70 SW	2020 (NLP)	1
SZ 79 NW	2020 (NLP)	1



Title:
Figure 1: Site Location

Address:
Land South of Saltmarsh Lane, Hayling Island





Title:

Figure 3: 1693 Collins Map

Address:

Land South of Saltmarsh Lane, Hayling Island

Scale at A4: 1:30,000

0 800m

orion.



Title:
Figure 4: 1781 Milne Map

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Land South of Saltmarsh Lane, Hayling Island

Scale at A4: 1:20,000

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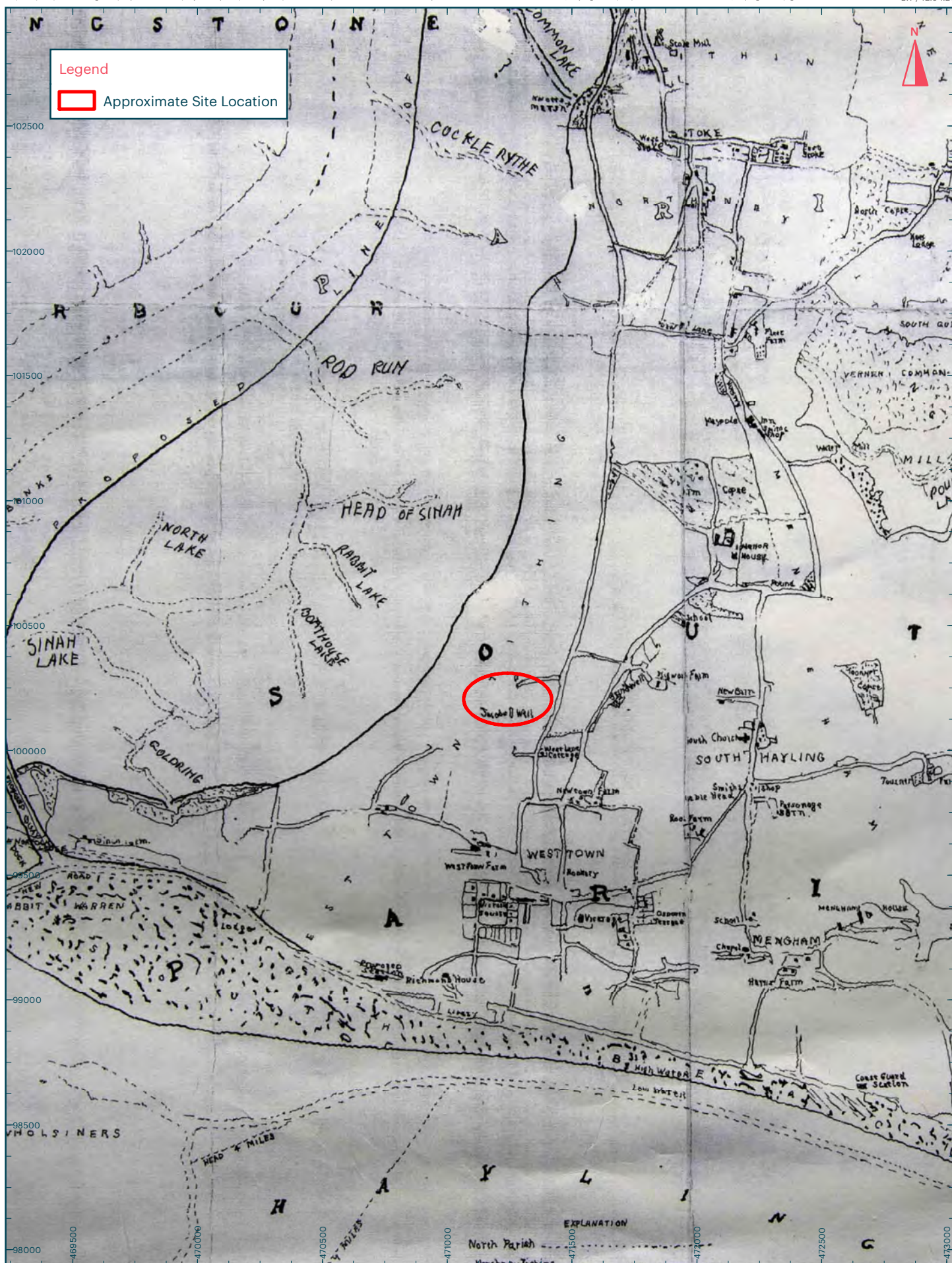


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Figure 5: 1826 Wyld Map of Hayling Island
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Land South of Saltmarsh Lane, Hayling Island

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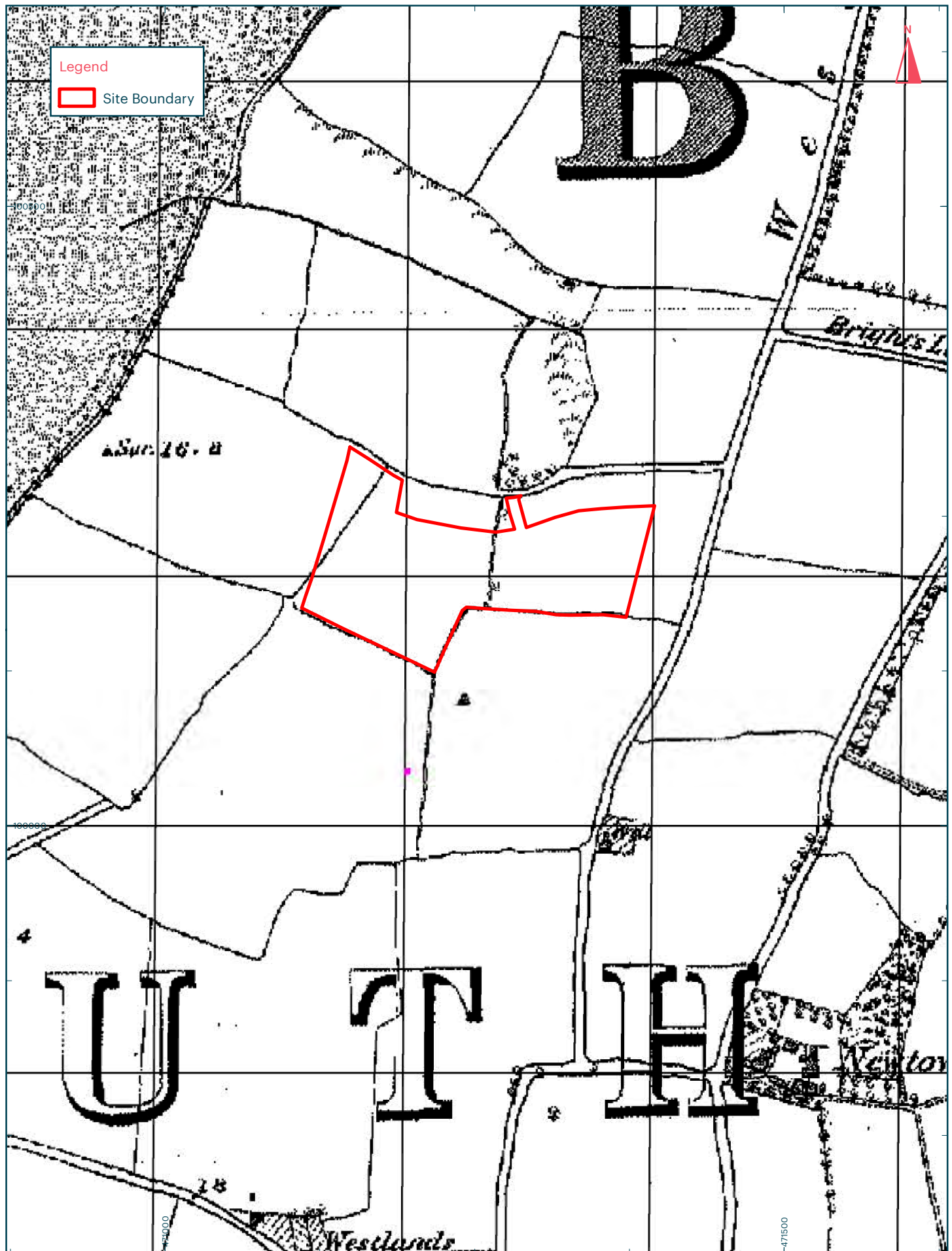


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Figure 6: 1864 C. Lewis Map of Hayling Island
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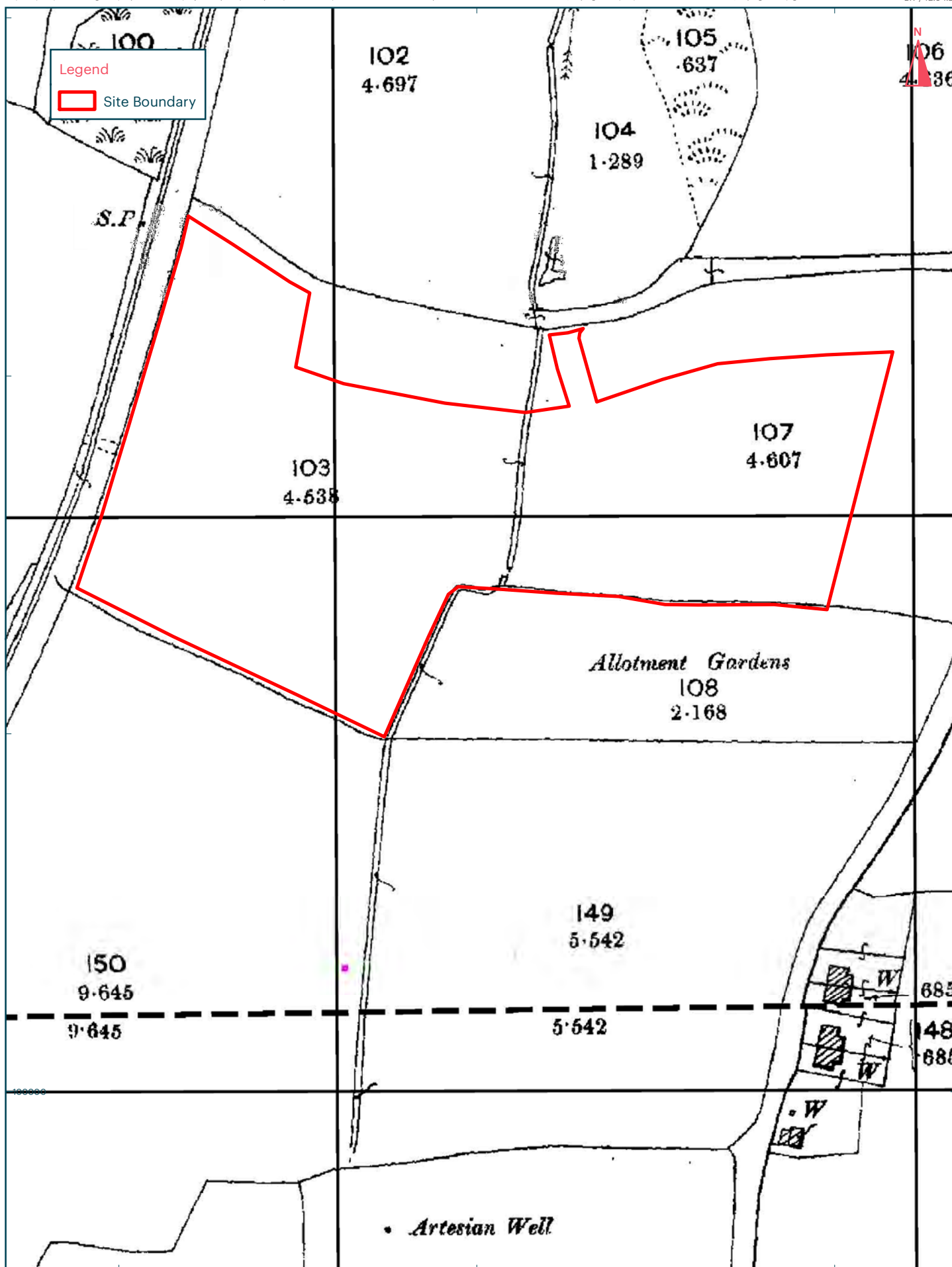
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Figure 7: 1871 OS Map 1:10,560

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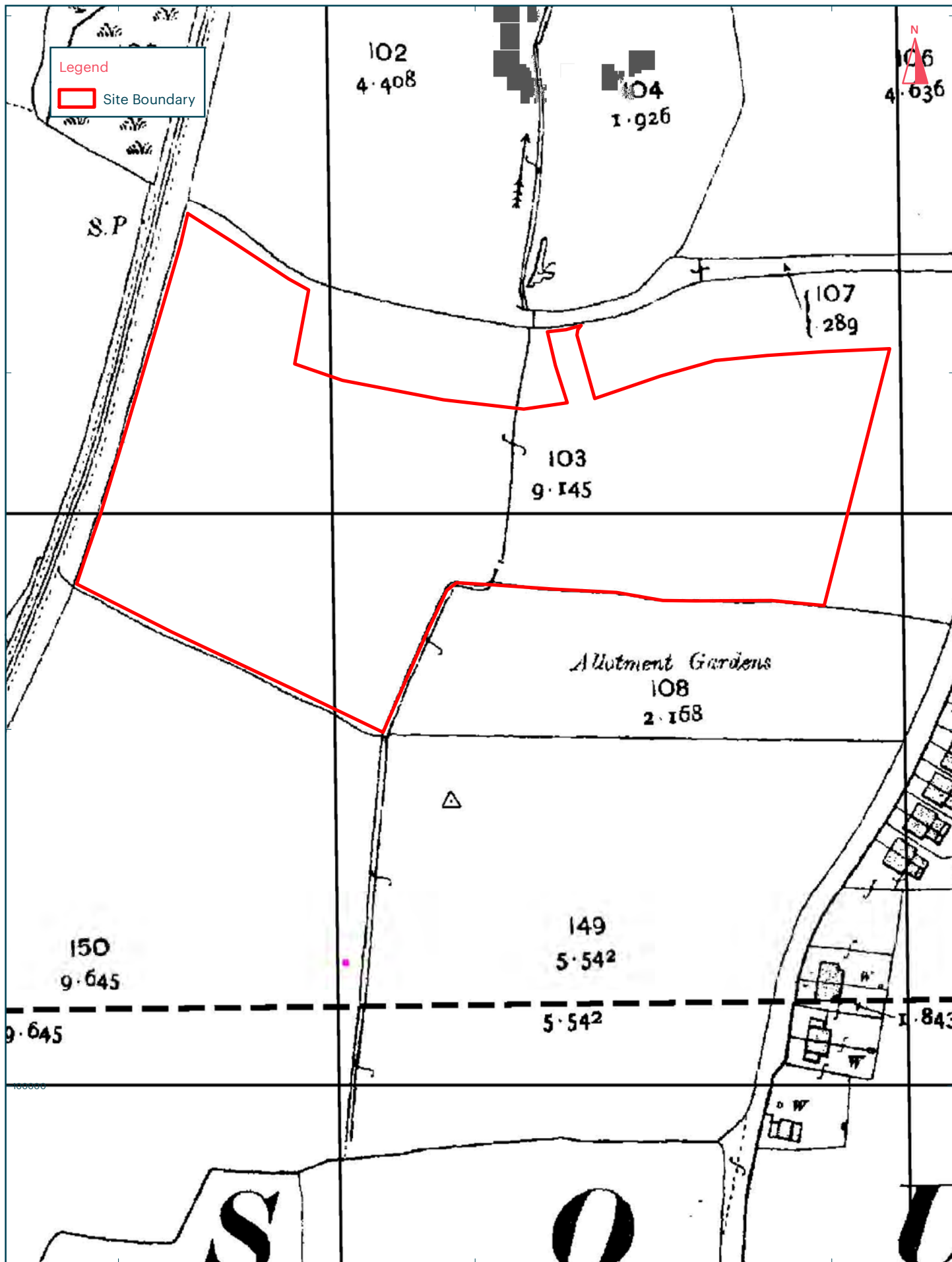
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Figure 8: 1898 OS Map 1: 2,500

Address:
Land South of Saltmarsh Lane, Hayling Island

Scale at A4: 1:1,750



orion.



Title:
Figure 9: 1909 OS Map 1:2,500

Address:
Land South of Saltmarsh Lane, Hayling Island

Scale at A4: 1:1,750



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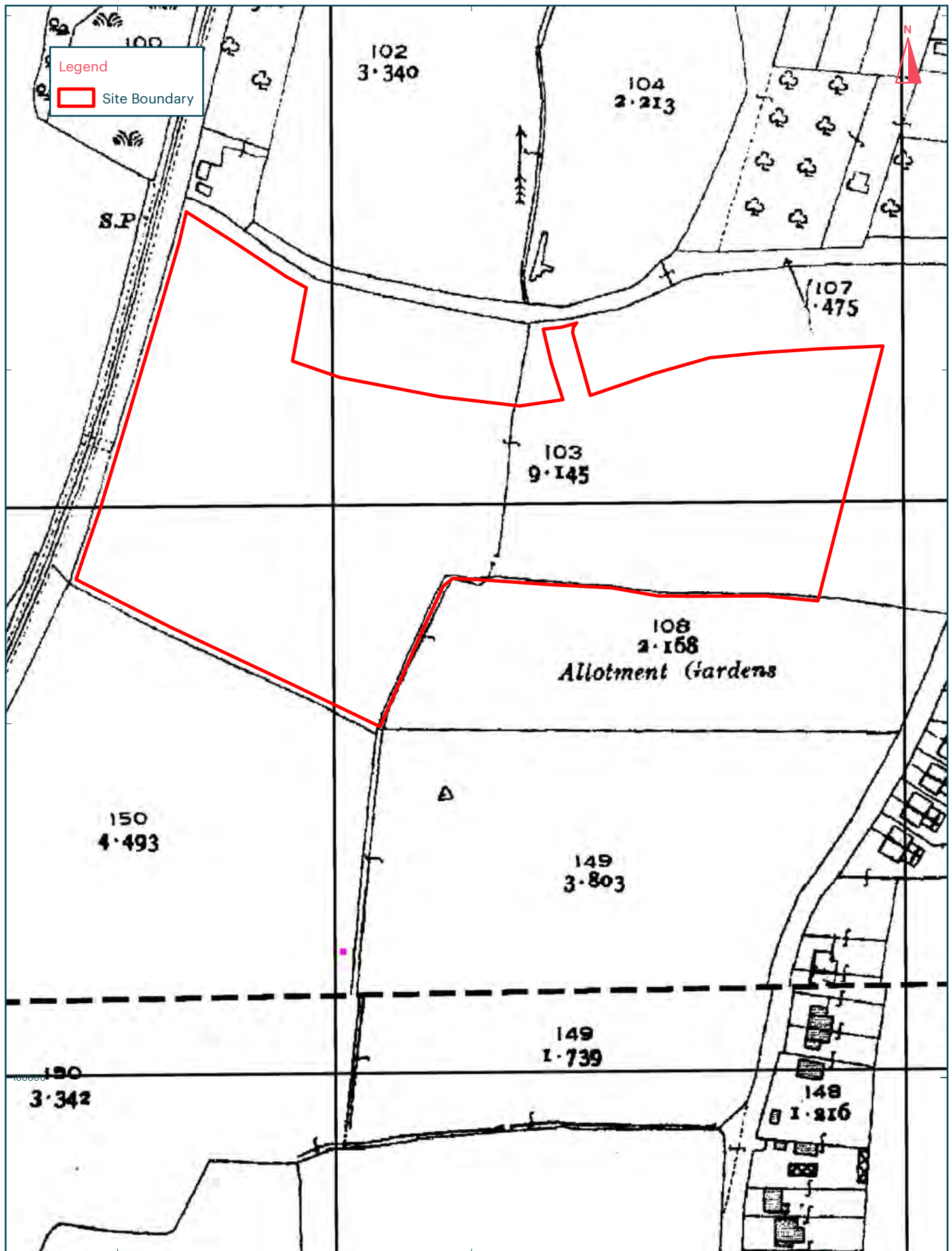
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Figure 10: 1932 OS Map 1:2,500

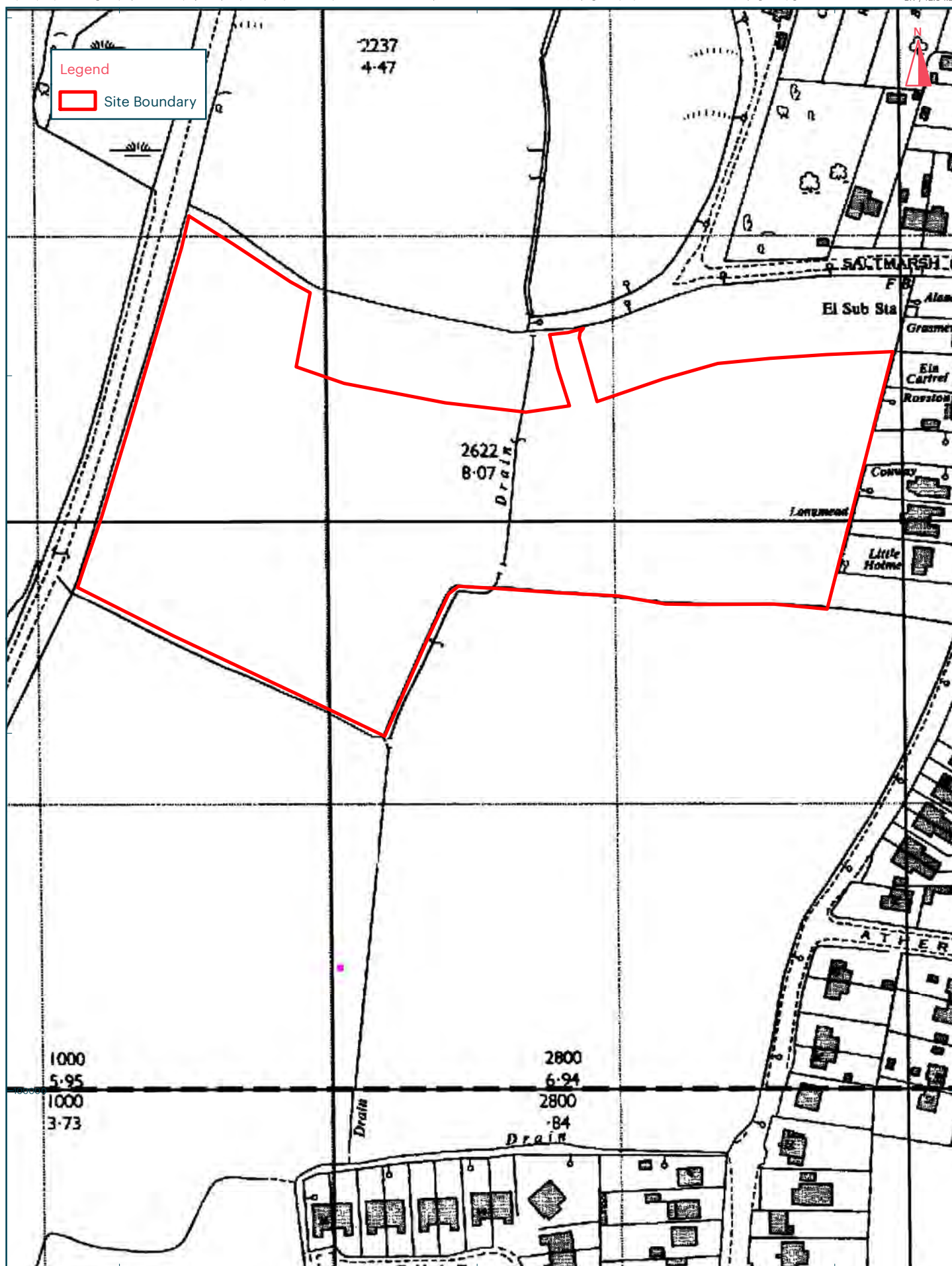
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Land South of Saltmarsh Lane, Hayling Island

Scale at A4: 1:1,750

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orion.



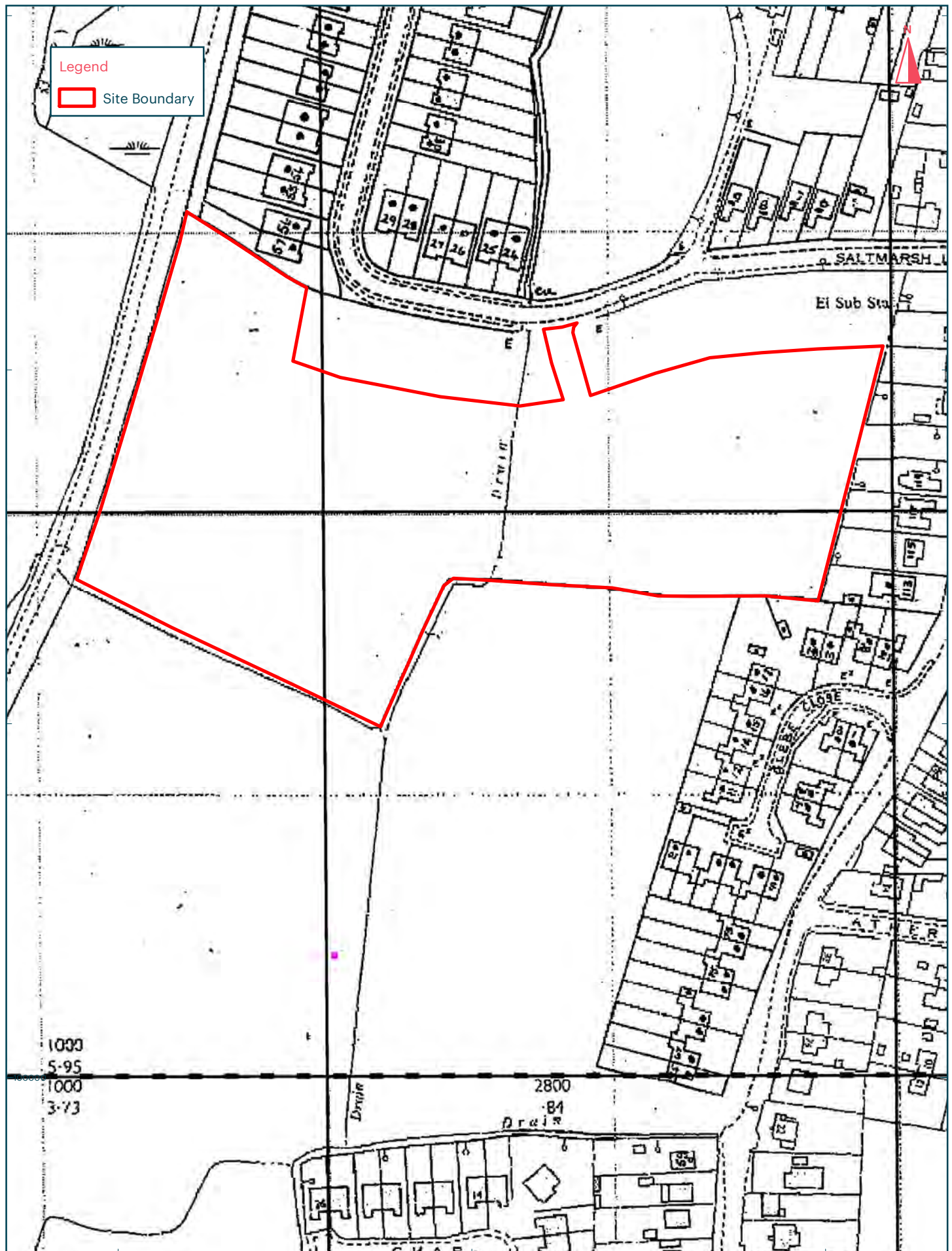
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Figure 11: 1969 OS Map 1:2,500

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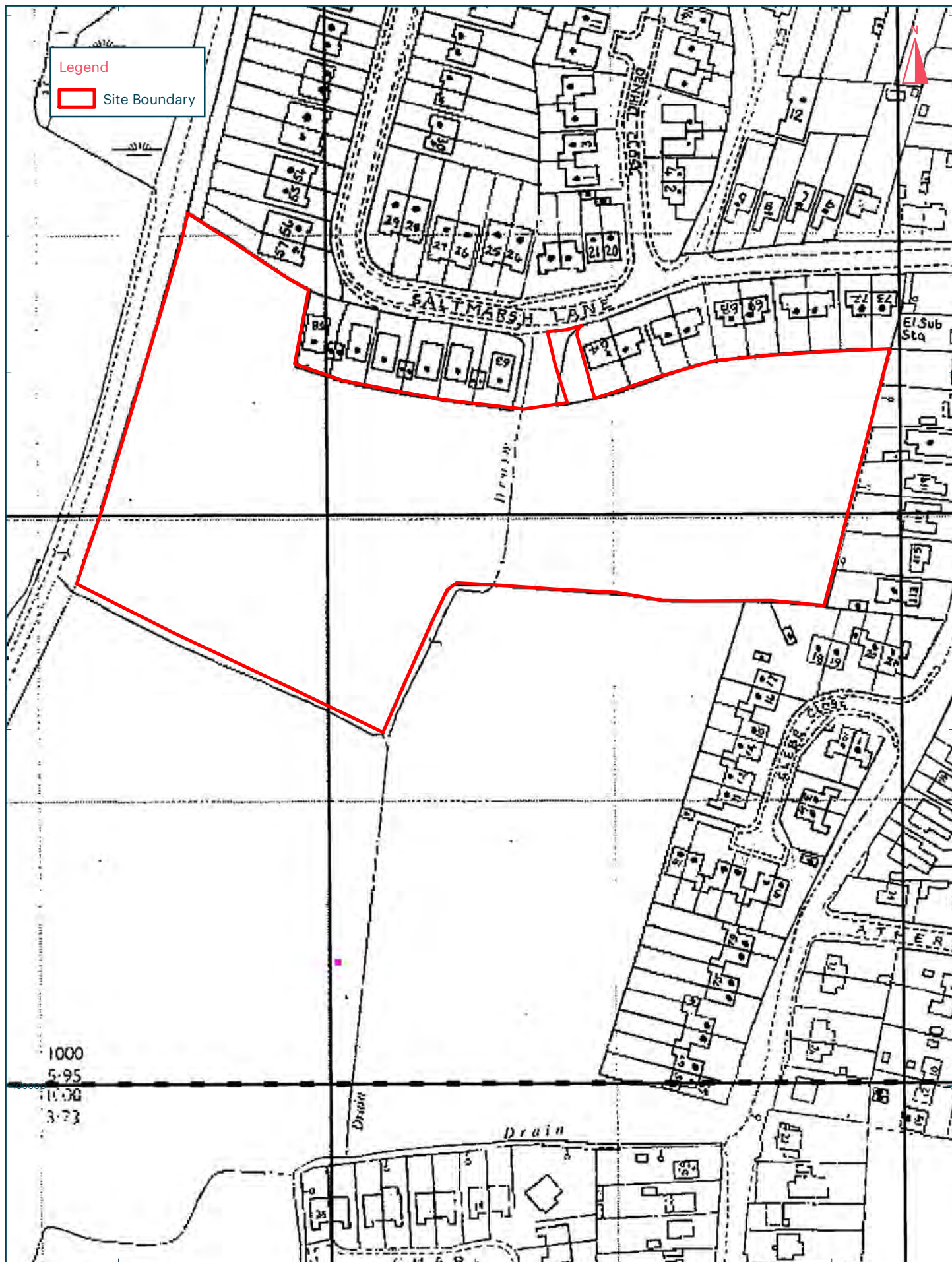


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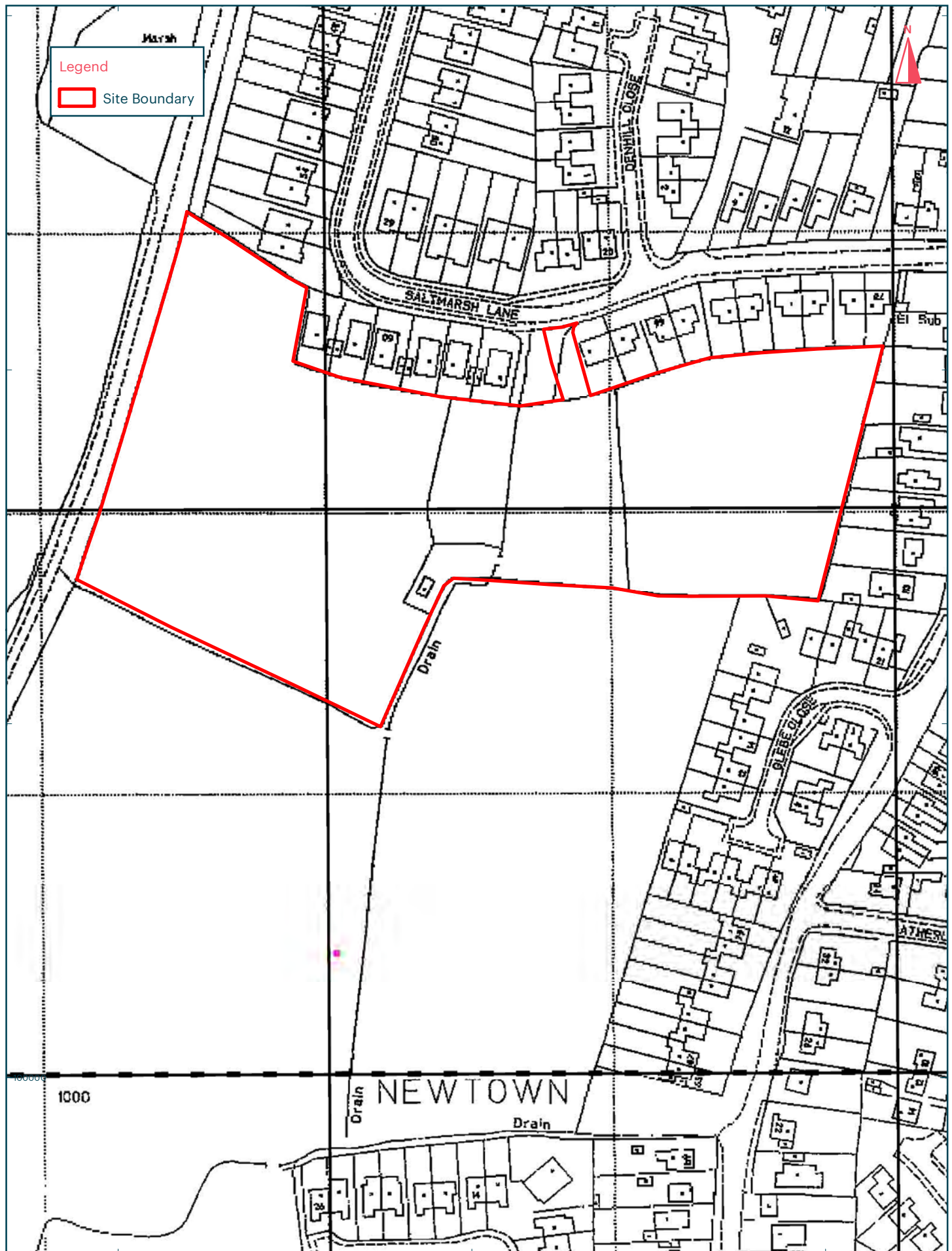


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Figure 13: 1987-1988 OS Map 1:2500
Address:
Land South of Saltmarsh Lane, Hayling Island

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orion.



Title:
Figure 14: 1996 OS Map 1:2500

Address:
Land South of Saltmarsh Lane, Hayling Island

Scale at A4: 1:1,750

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orion.