

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land at Fathoms Reach, Hayling Island

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Land at Fathoms Reach,
Hayling Island
Version 2 Updated for
Planning Application
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Quality Management

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EXECUTIVE SUMMARY

- Land at Fathoms Reach, Hayling Island has been assessed for its below ground archaeological potential.
- The proposed development will not impact on any designated archaeological assets.
- The site is not located within a locally defined Area of Archaeological Potential and this assessment has identified a low to moderate archaeological potential at the site for the Later Prehistoric periods, with a generally low archaeological potential identified for all other past periods of human activity. If present at the site, archaeological remains would most likely be of a local significance only.
- However, Modern development impacts will have had a widespread negative archaeological impact, in particular across southern and central areas of the site.
- Overall, given the site's modest archaeological potential and the scope of past ground disturbance, the proposed development is considered unlikely to impact upon any significant archaeological assets that might preclude development at the site.
- In this particular instance, it is considered that this assessment is sufficient to support a planning application for development of the site.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This updated below ground archaeological desk-based assessment has been researched by Alex Slater, prepared by James Archer, and approved by Matthew Smith of RPS Heritage on behalf of Taylor Wimpey Southern Counties. The assessment was first completed in November 2020 and is now being updated to support a planning application.
- 1.2 The subject of this assessment, also known as the study site, is land at Fathoms Reach, Hayling Island. The site is approximately 1.74ha in extent and is centred at SZ 71668 99692 (Fig. 1) within the administrative area of the Borough of Havant.
- 1.3 Taylor Wimpey Southern Counties has commissioned RPS Heritage to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified.
- 1.4 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists October 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.5 This desk-based assessment comprises an updated examination of evidence on the Hampshire Historic Environment Record (HER), and other sources, and includes the results of a comprehensive map regression exercise.
- 1.6 This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently revised in July 2021. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled 'Conserving and Enhancing the Historic Environment' 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 that heritage makes a contribution towards our knowledge and understanding of the past.
- 2.5 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. Paragraph 194 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 review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF 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).
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises 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.
- 2.9 *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.

- 2.10 *Setting of a heritage asset* 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.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

Havant Borough

- 2.14 The current planning system in place in the Havant Borough is the Local Plan, adopted March 2011. A draft Havant Borough Local Plan 2036 is currently being developed and reviewed, with the aim of surpassing the Local Plan 2011.
- 2.15 The Local Plan 2011 Havant Borough Core Strategy lays out the considerations for the management of heritage assets in the following policies:

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough Council

Planning permission will be granted for development that:

...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, archaeological sites, buildings of local historic or architectural interest...

- 2.16 The Local Plan (Allocations) document was adopted by the Borough in July 2014, which contains the following relevant policy:

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.**

- 2.17 The "Submission version of the Havant Borough Local Plan" version, which will eventually replace existing planning policy, has been approved by the council and was submitted for examination in February 2021. The plan contains the following draft policy relevant to archaeology within the Borough:

E13 Historic Environment and Heritage Assets

Proposals affecting heritage assets

Heritage assets are an irreplaceable resource and consequently great weight will be given to their conservation. Development proposals should, in the first instance, avoid any harm to or loss of the significance of assets and any harm or loss considered unavoidable will require clear and convincing justification, irrespective of the level of that harm.

Accordingly, development proposals will be permitted which:

- a. Protect, conserve and, where possible, enhance the significance, and ability to appreciate that significance, of designated and non-designated heritage assets and the contribution they make to local distinctiveness and sense of place; and**
- b. Make sensitive use of heritage assets, especially those at risk, through regeneration and re-use, particularly where redundant or underused buildings are brought into an appropriate use.**

Proposals likely to cause 'substantial harm' to the significance of a designated heritage asset
Development proposals that are likely to cause 'substantial harm' to the significance of designated heritage assets (either directly or indirectly, by being within their setting) will only be permitted where either:

- c. Harm is shown to be unavoidable and is minimised and it is clearly and convincingly demonstrated that the proposal is necessary to achieve substantial public benefits that cannot be achieved otherwise, and which would outweigh the harm or loss; or**
- d. All of the following circumstances apply:**
 - i. The nature of the heritage asset prevents all reasonable uses of the site; and**
 - ii. No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and**

iii. Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

iv. Harm or loss is outweighed by the benefit of bringing the site back into use.

Proposals affecting the significance of a non-designated heritage asset

Development proposals that would have an effect on the significance of a non-designated asset will be determined having regard to the scale of any harm or loss and the significance of the heritage asset.

Proposals for the removal of part or all of a heritage asset

The removal of part or all of a heritage asset will only be permitted where it can be demonstrated that the approved replacement development will take place.

- 2.18 The study site is allocated for residential development in the “Pre-Submission Havant Borough Local Plan 2036 with changes” under Policy H28. The policy is drafted as follows:

H28 | Fathoms Reach

Residential development of about 55 dwellings will be permitted where:

- a. **Sufficient information is submitted to address the site-specific planning considerations. This is to be agreed at the pre-application stage and is expected to include the following:**
 - i. **Transport Assessment and Travel Plan;**
 - ii. **Arboricultural Assessment;**
 - iii. **Heritage Statement;**
 - iv. **Ecological Assessment;**
 - v. **Flood Risk Assessment;**
 - vi. **Drainage Strategy;**
 - vii. **Contaminated Land Investigation Report;**
 - viii. **Noise Assessment;**
- b. **A project-level Habitat Regulations Assessment will need to be carried out to inform any package of avoidance and mitigation measures for Solent Waders and Brent Geese that will be necessary in line with Policy E17;**
- c. **The development enhances the relevant Local Ecological Network opportunity areas;**
- d. **Off-site water mains reinforcements are installed to Portsmouth Water’s design and approval; and**
- e. **The design and layout:**
 - i. **Secures an appropriate relationship between the new development and the rear of residential properties on Fathoms Reach, Southleigh Grove and Rook Farm;**
 - ii. **Retains and integrates the protected trees and hedgerows;**
 - iii. **Protects and enhances the existing rights of way;**
 - iv. **Provides for a high degree of permeability for cyclists and pedestrians access to and from the site, the Rook Farm allocation (H27) and public footpaths adjacent to the site;**

v. Incorporates on-site public open space, including community food growing provisions (e.g. allotments), in line with Policies E2 and E9; and

vi. Respects the setting of the Newton House Hotel listed building.

Relevant National and Local Designations

- 2.19 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2a, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 2.20 In terms of relevant local designations, the study site is not located within an Area of Archaeological Potential as defined by the Hampshire Historic Environment Record.
- 2.21 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The solid geology of the study site is shown by the British Geological Survey (BGS Online 2021) as deposits of London Clay formation. The interface between the London Clay and deposits of undifferentiated Portsmouth Sands and Whitecliff Sands is recorded to the immediate south of the site. It is possible that these deposits may comprise raised beach deposits although they are not recorded within the site itself. This bedrock geology is overlain by superficial river terrace deposits.
- 3.2 No site specific or British Geological Survey borehole data is currently available for the study site.

Topography

- 3.3 The study site is generally level at c.6m Above Ordnance Datum (AOD).
- 3.4 The site is located at a fairly central location at the far southern part of Hayling Island, and is located within circa 1km of The Solent to the south and the Langstone Channel to the north west, whilst the Emsworth Channel is located circa 1.7km to the east.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age (including Chalcolithic)	2,500 -	800 BC
Iron Age	800 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the study site and surrounding area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site prior to any assessment of any later development or below ground impacts.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Figs. 2-b), also referred to as the study area, held on the Hampshire Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 16th century onwards until the present day.
- 4.3 In general, the majority of HER records within the study area comprise evidence for archaeological findspots, historic place names, and Modern buildings and records, in particular associated with World War Two defensive structures.
- 4.4 The map regression exercise demonstrates that the study site comprised open land during the Post Medieval periods and through to the 20th century. Minor development is shown within the central and southern parts of the study site on 20th century mapping with further phases of site clearance, demolition and redevelopment shown in the late 20th century.
- 4.5 Chapter 5 subsequently considers the site conditions, later development and below ground impacts, and whether the proposed development is likely to impact archaeological assets and potential archaeological assets identified below.

Early Prehistoric – Palaeolithic & Mesolithic

- 4.6 No artefactual remains or features dating to the Palaeolithic or the Mesolithic periods are recorded on the HER within the 1km study area. The presence of Early Prehistoric material can be notoriously

difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water. The underlying river terrace gravels comprise superficial deposits of a fluvial origin and whilst it is possible that they may contain Early Prehistoric artefacts, any such remains would most likely be isolated, residual and in a highly rolled condition due to the nature of the formation of these deposits.

- 4.7 Overall, based on the paucity of evidence from the nearby area, the archaeological potential at the study site for the Palaeolithic and Mesolithic periods can be considered to be generally low, although isolated artefacts within underlying river terrace gravels cannot entirely be ruled out.

Later Prehistoric – Neolithic, Bronze Age & Iron Age

- 4.8 Part of a Neolithic axe head was found in a field in 1970 c.600m to the north east of the study site (HER Ref: 23602, SU 72000 00200). Neolithic/Bronze Age flints (HER Ref: 54746, S 72300 00200) and a collection of Bronze Age arrowheads were also found separately within the same area (HER Ref: 23603, SU 72015 00159).
- 4.9 Traces of Bronze Age hearths were found during soil stripping in an area c.500m to the south east of the study site. Three possible roundhouses were also recorded in association with the hearths (HER Ref: 23338, SZ 72030 99330). Various Bronze Age finds including pottery, an urn, palstaves and other finds have been found in the same area (HER Refs: 23335, SZ 72020 99360; 23341, SZ 71960 99390; 41017, SZ 72091 99237).
- 4.10 A further Bronze Age hoard find is recorded in an area at the south western limit of the 1km study area (HER Ref: 41046, NGR protected), whilst a flint barbed and tanged arrowhead is recorded circa 380m to the north west of the site (HER Ref: 23337, SZ 71310 99900).
- 4.11 No archaeological remains dating to the Iron Age are recorded within 1km of the study site on the Hampshire HER. An univallate hillfort is designated a Scheduled Monument (HE Desig. No. 1001945) circa 1.4km to the east which is likely to have provided a focus for settlement during the Iron Age.
- 4.12 Evidence for Later Prehistoric activity within the area is fairly limited, with a focus of Bronze Age occupation recorded to the south east of the site and an Iron Age hillfort further to the east. It is thought that the island was heavily wooded prior to the Medieval period and any Later Prehistoric settlement would have likely been concentrated within woodland clearings. Any occupation sites are therefore likely to be fairly concentrated with a surrounding hinterland utilised for resources.
- 4.13 Overall, a generally low to moderate archaeological potential can be identified at the study site for archaeological remains dating to the Neolithic, Bronze Age or Iron Age.

Roman

- 4.14 The only evidence for possible direct Roman occupation in the study area comprises a post hole found at Goldring Close circa 900m to the south east of the study site (HER Ref: 66995, SZ 72503 99444), and also three pits and a gully found at Mengham House in the same area (HER Ref: 23343, SZ 72500 99300). Findspot evidence comprising pottery sherds can also infer occupation within the general area, and these have been found at the St Margaret's Road Estate circa 850m to the south east of the site (HER Ref: 23342, SZ 72370 99360) as well as a large collection of pottery sherds and briquetage found in an area circa 1km to the north west of the site (HER Ref: 58140, SU 70997 00404).
- 4.15 There are no major Roman roads recorded on Hayling Island, with the nearest recorded being the southern coast road at Havant circa 6.5km to the north (Margary 1955).

- 4.16 It is suggested that the study site was located away from areas of occupation during the Roman period and that the general area likely remained woodland. Overall, a low archaeological potential can be identified at the study site for the Roman period.

Saxon/Early Medieval & Medieval

- 4.17 The sole find of Saxon date within the study area comprises an inscribed stone, thought to be a possible font, a lavabo, or a reused cross base. It was thought to date to the later 9th century (HER Ref: 23584, SU 72200 00040).
- 4.18 The estate lands at Hayling Island were owned by King William, the Bishop of Winchester, and the Abbey of Jumieges by the Domesday Survey of 1086, and comprised of 83 households. This was a fairly large settlement for that time. The land associated with the estate is recorded as plough lands, meadows, woodland, two fisheries and a salthouse (Open Domesday Online 2021).
- 4.19 The island is divided into two parishes, North Hayling and South Hayling; formerly these parishes were known as Northwood and Southwood respectively (VCH 1908), which suggests the island had previously been heavily wooded. Settlement at Southwood (or South Hayling) was likely concentrated c.600m to the north east of the study site.
- 4.20 Settlement at Mengham (or Mongeham) in the area circa 1km to the south east of the study site is first documented in AD1272 (HER Ref: 41282, SZ 72300 99100). In AD1324-5 there was serious inundation by the sea at East Stoke (Eastoke) at the south eastern part of the island which deprived it of its Saxon parish church and much of its principal settlement (VCH 1908). Settlement at West Town (or Westeter) was first documented in AD1327 in the area c.250m to the south west of the study site (HER Ref: 41284, SZ 71400 99300). It is possible that this new settlement at West Town replaced the earlier settlements to the east that had been affected or washed away by flooding.
- 4.21 Monument records on the HER that date to the Medieval period are generally comprised of post holes and pits found in the area of Mengham circa 900m to the south east of the study site (HER Ref: 67972, SZ 72451 99414; 66995, SZ 72503 99444) and an area of earthworks associated with the hamlet of Higworth circa 800m to the north (HER Ref: 54959, SU 71820 00330).
- 4.22 The study site was likely located within an area of woodland during the Saxon period which was then subject to increased deforestation during the Medieval period, resulting in dispersed small-scale agricultural settlement. It is possible that the study site was cleared for use as arable land during this time. The nearest focus of settlement during the Medieval period was located at West Town to the south west, although the site is not anticipated to have been located within the historic core of settlement and would have likely been set back from the associated roadways leading out of the settlement.
- 4.23 Overall, the study site is therefore considered to retain a low archaeological potential for settlement and occupation remains dating to either the Saxon period or the Medieval period.

Post Medieval & Modern (including map regression exercise)

- 4.24 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site. These generally relate to World War Two defences and bomb craters within the wider study area.
- 4.25 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.

- 4.26 The earliest such cartographic source is a 1575 Saxton Map of Hampshire (Fig. 4), which shows Hayling Island at a very large scale with no detail included within the island. A general position for “Hayling” settlement is given. The 1611 Speed Map of Hampshire (Fig. 5) also does not show the site itself, although it does show the settlement at Southwood which was located to the north east of the study site.
- 4.27 A 1716 Edwards Plan of Portsmouth (Fig. 6) is the first plan to show the site in more detail and a general location for the site can be given, located within open fields to the south west of Southwood Church. The 1797 Ordnance Survey Drawing (Fig. 7) gives more detail to the site, suggesting a location within open fields to the north east of settlement at “West Town” and along what is now St Mary’s Road to the south of the site. The church at South Hayling (formerly Southwood) is shown to the north east of the site, and a farm is shown to the immediate north west.
- 4.28 The 1844 South Hayling Parish Tithe Map (Fig. 8) is the first detailed survey of the site and shows the site within open arable land. The associated Tithe Award describes those land parcels within the study site as follows:

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
164	Joseph Crasler	Joseph Crasler	East Crofts	Arable
212	Joseph Crasler	Joseph Crasler	Blewit (?)	Arable
213	Phoebe Rogers	John Warren	Bakers Field	Arable

- 4.29 The 1867 Ordnance Survey plan (Fig. 9) generally shows no change within the study site. The farm to the north west is labelled as “Newtown” and a path is shown running north-south through the study site from this farm to St Mary’s Road to the south. A further footpath is shown along the site’s northern boundary.
- 4.30 A 1932 Ordnance Survey plan (Fig. 10) shows a number of small unknown structures in the field to the immediate west of the study site. One of these structures is located within the western part of the site. Extensive residential development is shown to the south and north west of the study site, including a holiday camp to the south west. It is possible that these structures were associated with the holiday camp to the south.
- 4.31 A temporary military camp is recorded from World War Two (1939-45) aerial photography within the immediate area of the study site to the west, with various structures shown that have been interpreted as Nissen huts (HER Ref: 64988, SZ 71571 99581). It is unclear whether any of these structures would have been located within the study site itself.
- 4.32 The holiday camp to the south west had been expanded to the north and east by 1968 (Fig. 11) when it was labelled as the Southleigh Holiday Camp. It is likely that the former possible Nissen huts had been demolished to allow for the expansion of the camp. Buildings and trackways associated with the camp are shown in the western and southern parts of the study site, whilst playground facilities including a roller-skating rink are shown at the southern part of the site. A tennis court is shown in the centre of the site.
- 4.33 By 1990 (Fig. 12) the camp had been demolished and replaced with residential housing. Five residential properties were constructed within the western site boundary and the northern part of the site comprised open ground. This is confirmed on a 1999 Google Earth Image (Fig. 13) which shows the site as open land with isolated trees. Much of the site has turned to scrubland by the present day. A small access road off the roundabout at the southern site boundary is shown on recent mapping (Figs. 14-15).
- 4.34 Historic mapping demonstrates that the study site comprised open land during the Post Medieval periods and through to the 20th century. Central and southern parts of the site were later developed

with sports and playground facilities associated with the holiday camp to the west. The holiday camp was later demolished and replaced with residential housing including within the western site boundary.

- 4.35 Therefore, aside from remains associated with known modern development, a low archaeological potential is considered at the study site for the Post Medieval and Modern periods. Modern building foundations of negligible significance are likely to be present which are not discussed further in this assessment.

Historic Landscape Characterisation

- 4.36 The available Historic Landscape Characterisation (HLC) data for Hampshire locates the study site generally within an area of “wavy fields”. Parts of the western and southern site boundaries are recorded within an area of “recent settlement” (Fig. 2b).

LiDAR Plot

- 4.37 No clear evidence for possible archaeological anomalies is shown on the available Environment Agency LiDAR data (Fig. 3).
- 4.38 Recent spoil bunds are shown at the north western part of the site, along with a number of trees. Former pathways are also shown, as well as ground disturbance at the south eastern part of the site which is likely to have been related to former playground and roller-skating facilities in that area of the site.

Undated Evidence

- 4.39 An un-urned cremation burial is recorded at Goldring Close circa 900m to the south east of the study site (HER Ref: 66995, SU 72503 99444).

Assessment of Significance

- 4.40 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the ‘significance’ of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its ‘heritage interest’ to this or future generations.
- 4.41 No relevant nationally significant designated heritage assets as defined in the NPPF are recorded within, or within the vicinity of, the study site.
- 4.42 The study site is not located within an Area of Archaeological Potential as defined by the Hampshire Historic Environment Record.
- 4.43 Based on current evidence, a low to moderate archaeological potential is identified at the study site for the Later Prehistoric periods, whilst a generally low archaeological potential has been identified for all other past periods of human activity within the study site.
- 4.44 On the balance of probability, any remains, should they occur on the study site, would in the context of the Secretary of State’s non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local significance.
- 4.45 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Period:	Identified Archaeological Potential and Likely Significance (if present):
Prehistoric (Palaeolithic & Mesolithic)	Low potential, Low (Local) Significance;
Later Prehistoric (Neolithic, Bronze Age & Iron Age)	Low to moderate potential, Low (Local) Significance;
Roman	Low potential, Low (Local) Significance;
Anglo-Saxon & Medieval	Low potential for evidence of settlement and occupation, Low (Local) Significance;
Post Medieval	Low potential (likely to be entirely invested in evidence of agricultural activity and land division), likely to be of Negligible to Low (Local) Significance;
Modern	Generally low potential, likely to be of Negligible to Low (Local) Significance.

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The study site currently comprises generally open land, scrubland and small areas of isolated trees. A residential terrace is located at the western part of the site fronting onto Fathoms Reach to the west and the southern part of the site includes a road access onto Southleigh Grove to the south (Fig. 15).
- 5.2 Modern phases of development, demolition and redevelopment on the site are likely to have had a cumulative negative archaeological impact, in particular comprising areas of residential development and construction of facilities associated with the holiday camp to the south west.
- 5.3 Past agricultural land use will have had a moderate but widespread archaeological impact as a result of past ploughing.

Proposed Development

- 5.4 The study site is proposed for residential development with associated landscaping and car parking (see Figure 16).
- 5.5 Draft policy H28 of the “Submission version of the Havant Borough Local Plan” allocates the site for residential development. The policy remains draft until the new Havant Borough Local Plan is approved and adopted.

Review of Potential Development Impacts on Archaeological Assets

- 5.6 The proposed development will not impact on any designated archaeological assets.
- 5.7 The site is not located within a locally defined Area of Archaeological Potential and this assessment has identified a low to moderate archaeological potential at the site for the Later Prehistoric periods, with a generally low archaeological potential identified for all other past periods of human activity. If present at the site, archaeological remains would most likely be of a local significance only.
- 5.8 However, Modern development impacts will have had a widespread negative archaeological impact, in particular across southern and central areas of the site.
- 5.9 Overall, given the site’s modest archaeological potential and the scope of past ground disturbance, the proposed development is considered unlikely to impact upon any significant archaeological assets that might preclude development at the site.

6 SUMMARY AND CONCLUSIONS

- 6.1 Land at Fathoms Reach, Hayling Island is under consideration for residential development with associated landscaping and car parking. Therefore, in accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the below ground archaeological potential of the study area.
- 6.2 In terms of relevant designated heritage assets, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 6.3 In terms of relevant local designations, the study site is not located within an Area of Archaeological Potential as defined by the Hampshire Historic Environment Record.
- 6.4 Based on current evidence, a low to moderate archaeological potential is identified at the study site for the Later Prehistoric periods, whilst a generally low archaeological potential has been identified for all other past periods of human activity within the study site. If present at the site, archaeological remains would most likely be of a local significance only.
- 6.5 However, Modern development impacts will have had a widespread negative archaeological impact, in particular across southern and central areas of the site.
- 6.6 Overall, given the site's modest archaeological potential and the scope of past ground disturbance, the proposed development is considered unlikely to impact upon any significant archaeological assets that might preclude development at the site.
- 6.7 In this particular instance, it is considered that this assessment is sufficient to support a planning application for development of the site.

Sources Consulted

General

British Library
Hampshire Historic Environment Record
The National Archive

Internet

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
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Domesday Online – <http://www.domesdaybook.co.uk/>
Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>
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Cartographic

1575 Saxton's Map of Hampshire
1611 Speed's Map of Hampshire
1716 Edwards Plan of Portsmouth
1751 Kitchen's Map of Hampshire
1759 Taylor's Map of Hampshire
1791 Milne's Map of Hampshire
1797 Ordnance Survey Drawing
1826 C&J Greenwood Map of Hampshire
1844 South Hayling Parish Tithe Map
1867 Ordnance Survey (1:2500)
1898 Ordnance Survey (1:2500)
1908 Ordnance Survey (1:2500)
1910-11 Ordnance Survey (1:10560)
1930 Ordnance Survey (1:10560)
1932 Ordnance Survey (1:2500)
1937 Ordnance Survey (1:2500)
1962 Ordnance Survey (1:10560)
1968 Ordnance Survey (1:2500)
1988 Ordnance Survey (1:2500)
1999 Google Earth Image
2005 Google Earth Image
2015 Google Earth Image
2019 Google Earth Image

FIGURES



 Site Boundary



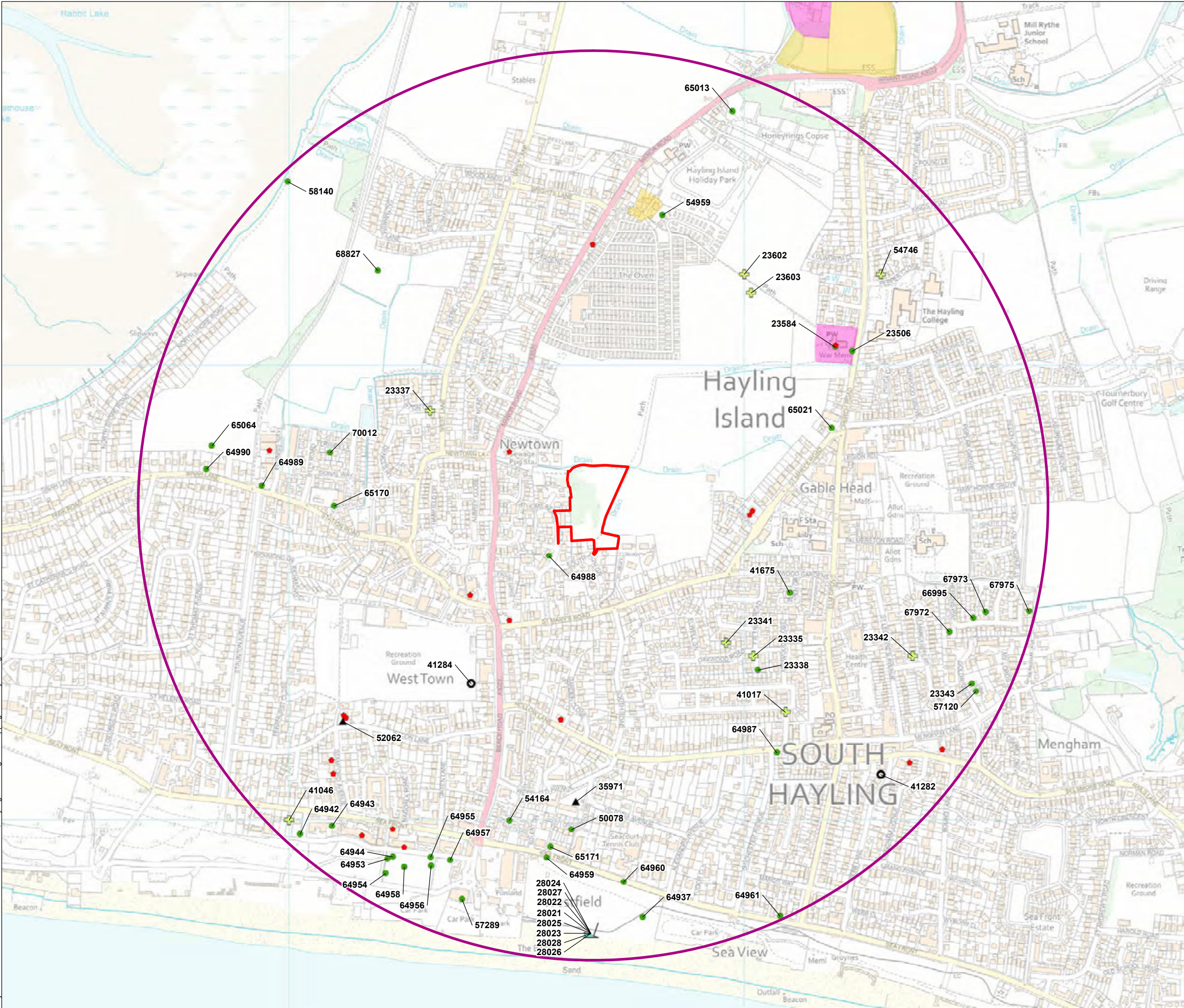
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Figure 1

Site Location

Project Ref: N:\26000-26999\26813 - Fathoms Reach, Hayling Island\Figures\Mapping\GIS\Projects\Figure 2.mxd



Legend

- Site Boundary
- 1km Site Radius

Designated Heritage Assets:

- Listed Buildings

Non-designated Heritage Assets:

- Area of Archaeological Potential
- Area of High Archaeological Potential

HER Record (point)

- Findspot
- Maritime
- Monument
- Named Place
- Parks and Gardens

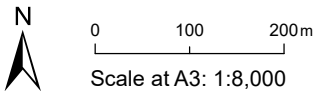
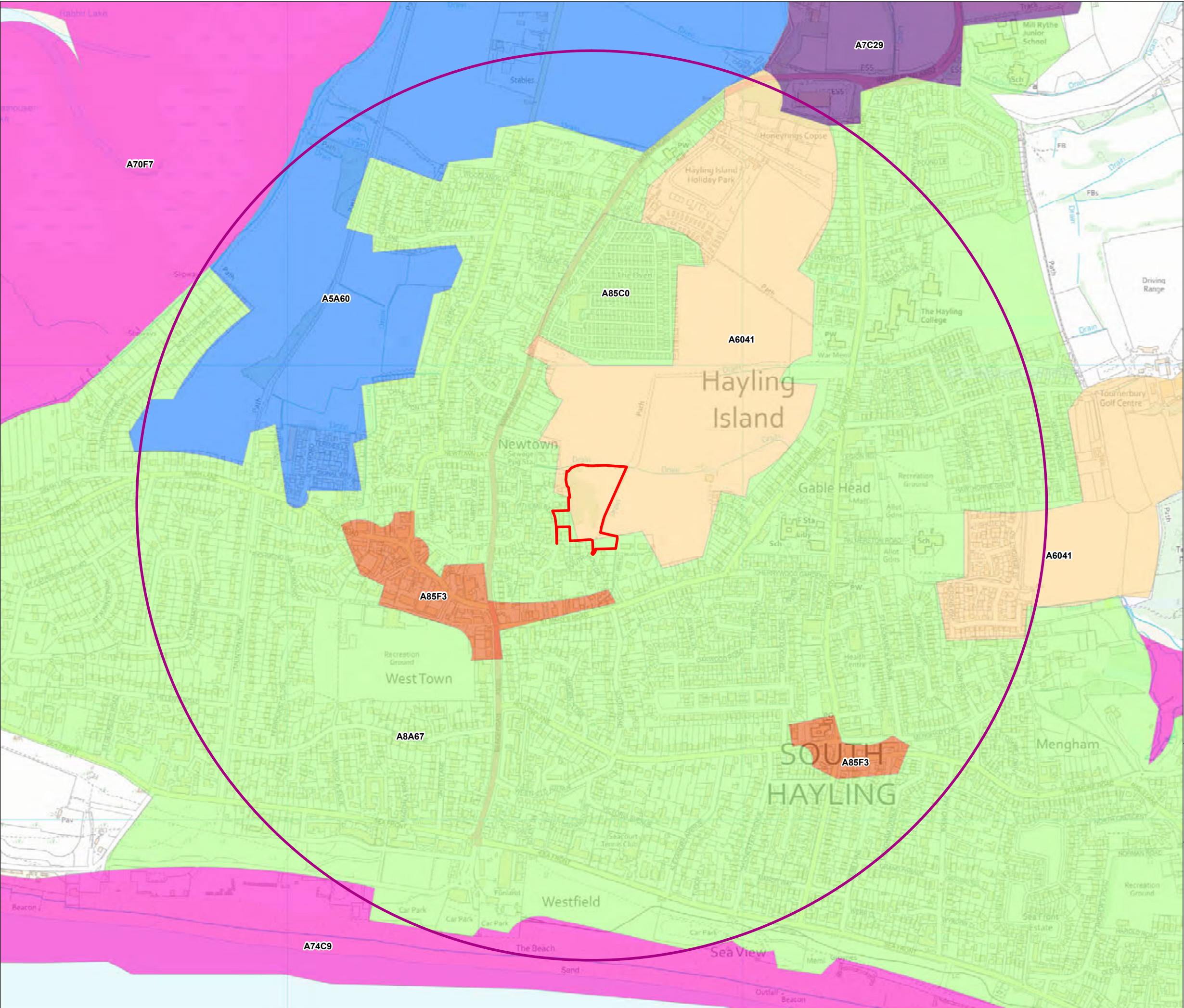


Figure 2a
HER Data Plot
(data from Hampshire HER)

Project Ref: N\26000-26999\26813 - Fathoms Reach, Hayling Island\Figures\Mapping\GIS\Projects\Figure 2b.mxd



Legend

- Site Boundary
- 1km Site Radius

Historic Landscape Characterisation:

- Coastal
- Large wavy fields
- Old Settlement
- Parliamentary fields
- Recent Settlement
- Small wavy

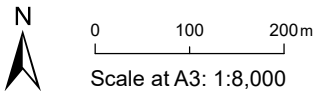
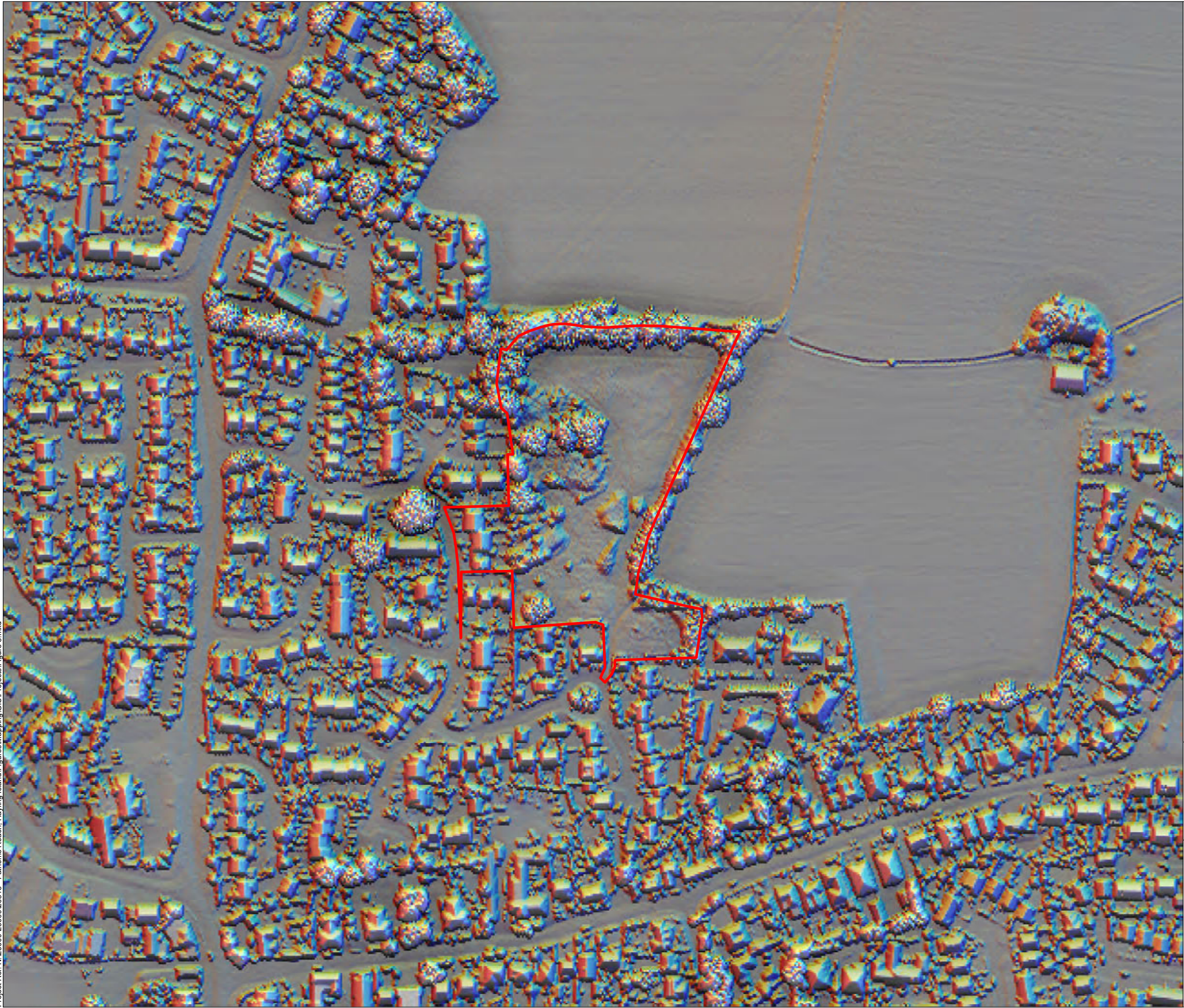


Figure 2b
HLC Data Plot
(data from Hampshire HER)



Legend

Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DSM

Resolution: 1m

Date Captured:
24/02/2016

Processing:
simple Local Relief Model overlaid on
Multi-direction Hillshade



0 40 80m
Scale at A3: 1:2,000



Figure 3

LiDAR Plot



Site Boundary (approximate)



Not to Scale:
Illustrative only



Figure 4

1575 Saxton's Map of Hampshire



Site Boundary (approximate)

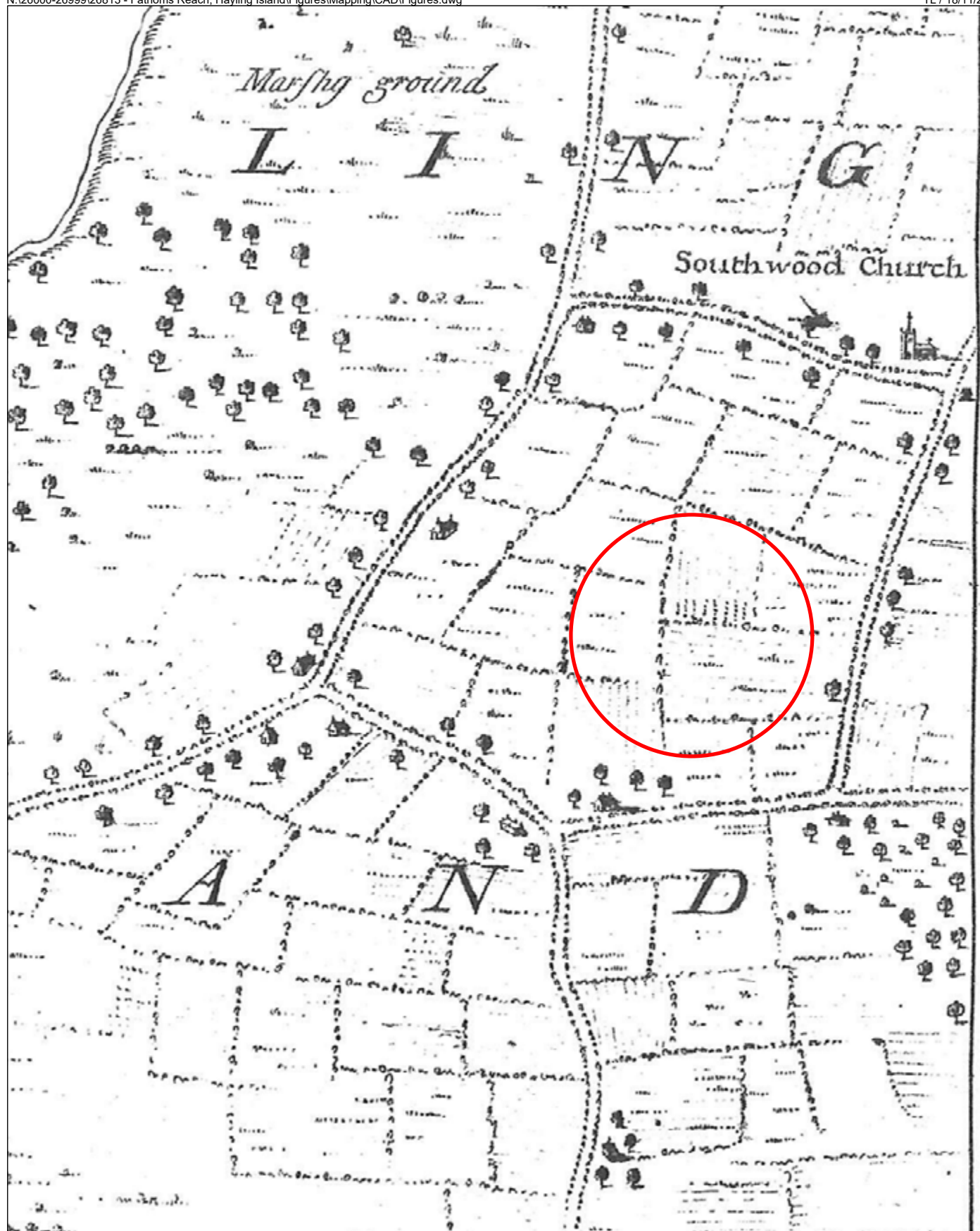


Not to Scale:
Illustrative only



Figure 5

1611 Speed's Map of Hampshire



Site Boundary (approximate)



Not to Scale:
Illustrative only



Figure 6

1716 Edward's Map of Portsmouth



Site Boundary (approximate)

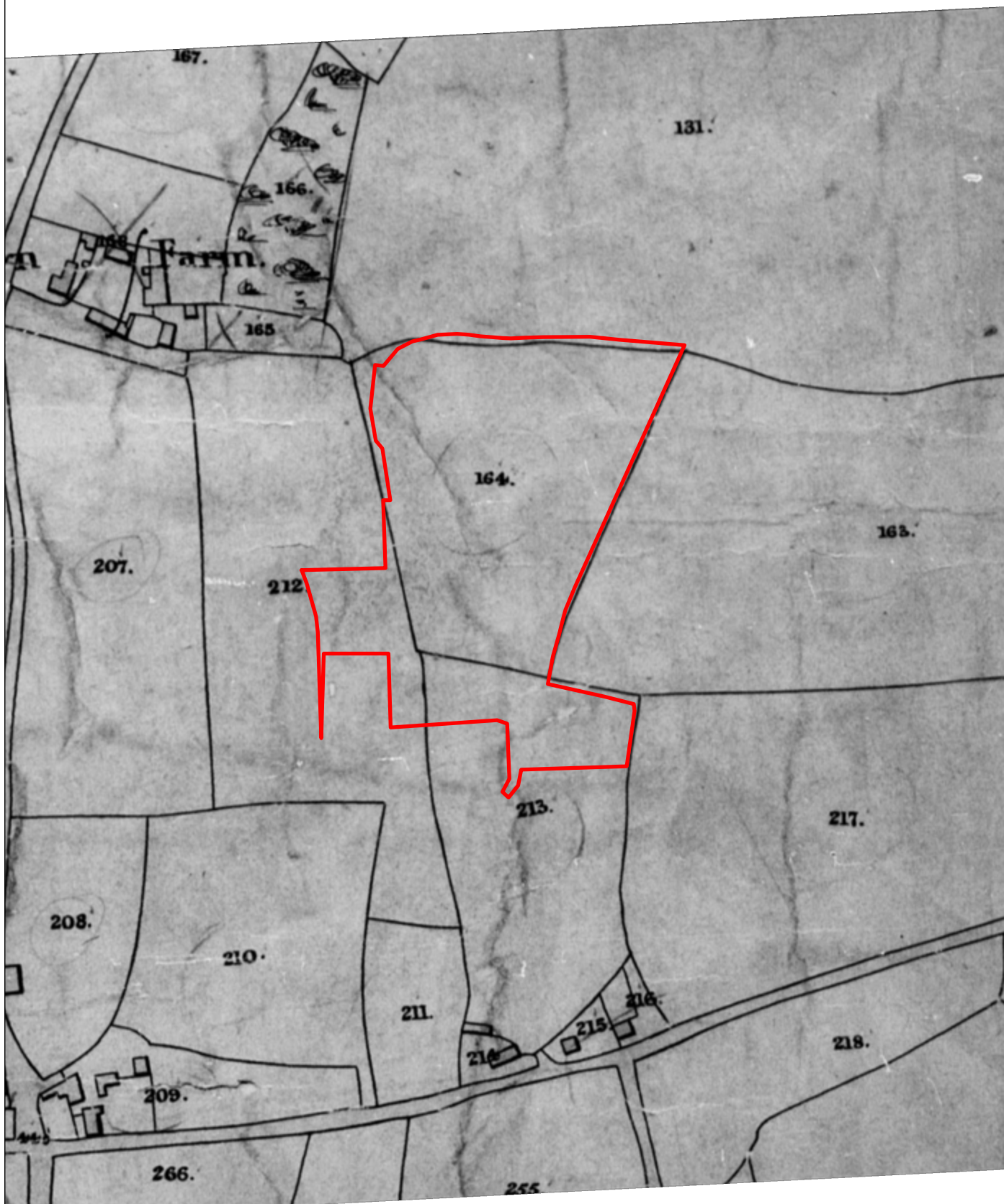


Not to Scale:
Illustrative only



Figure 7

1797 Ordnance Survey Drawing



Site Boundary (approximate)

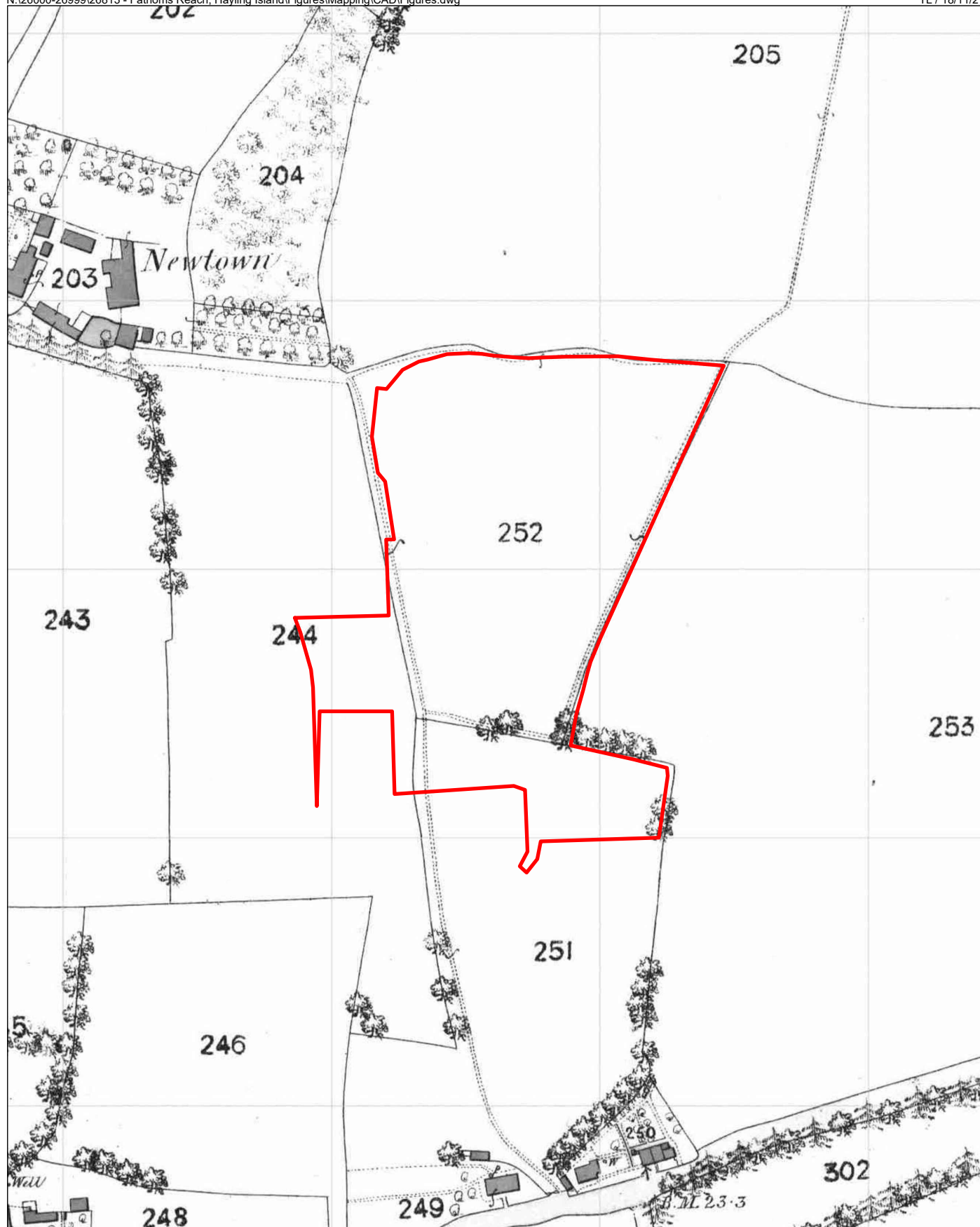


Not to Scale:
Illustrative only



Figure 8

1844 South Hayling Parish
Tithe Map



 Site Boundary

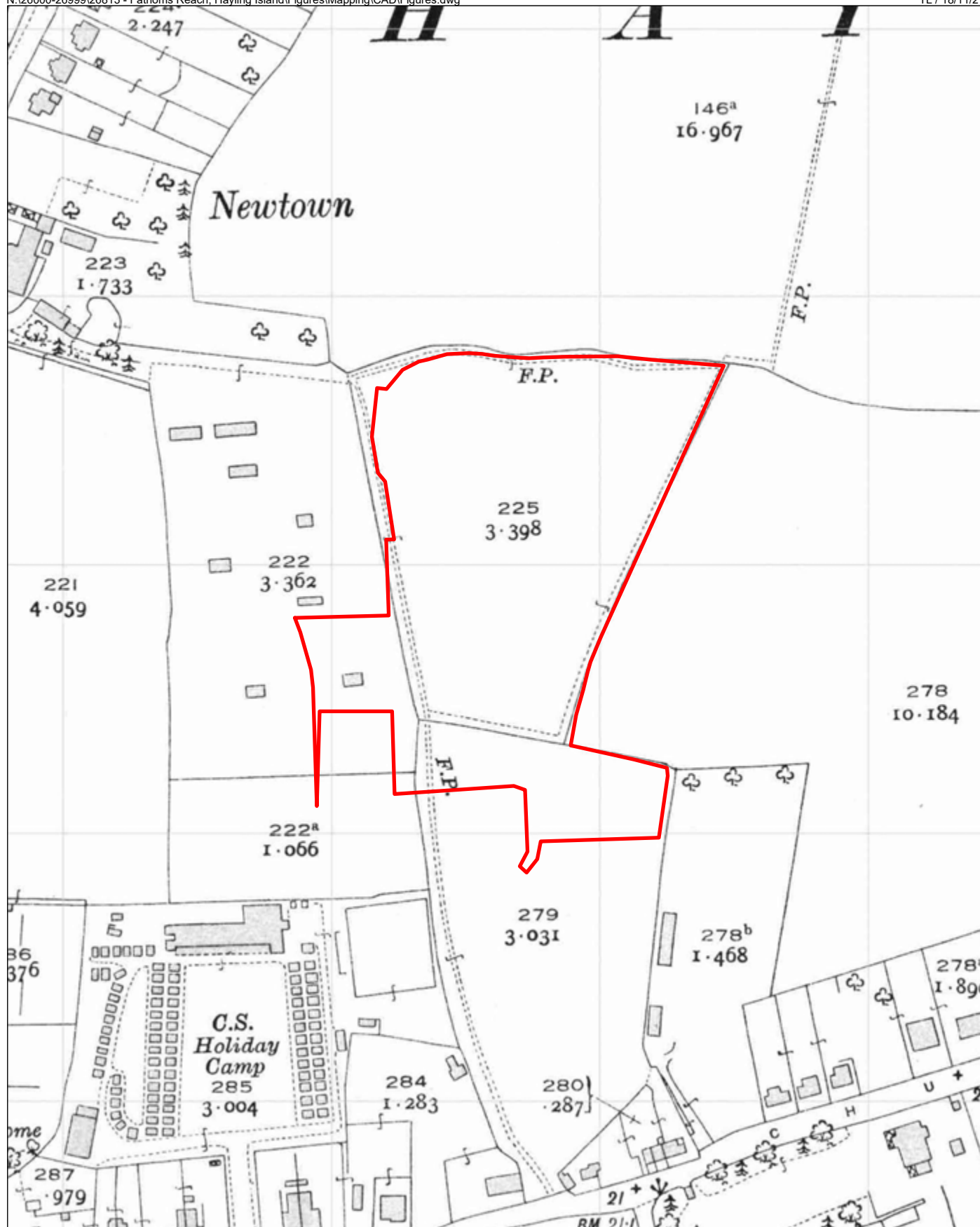


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Figure 9

1867 Ordnance Survey Map



 Site Boundary

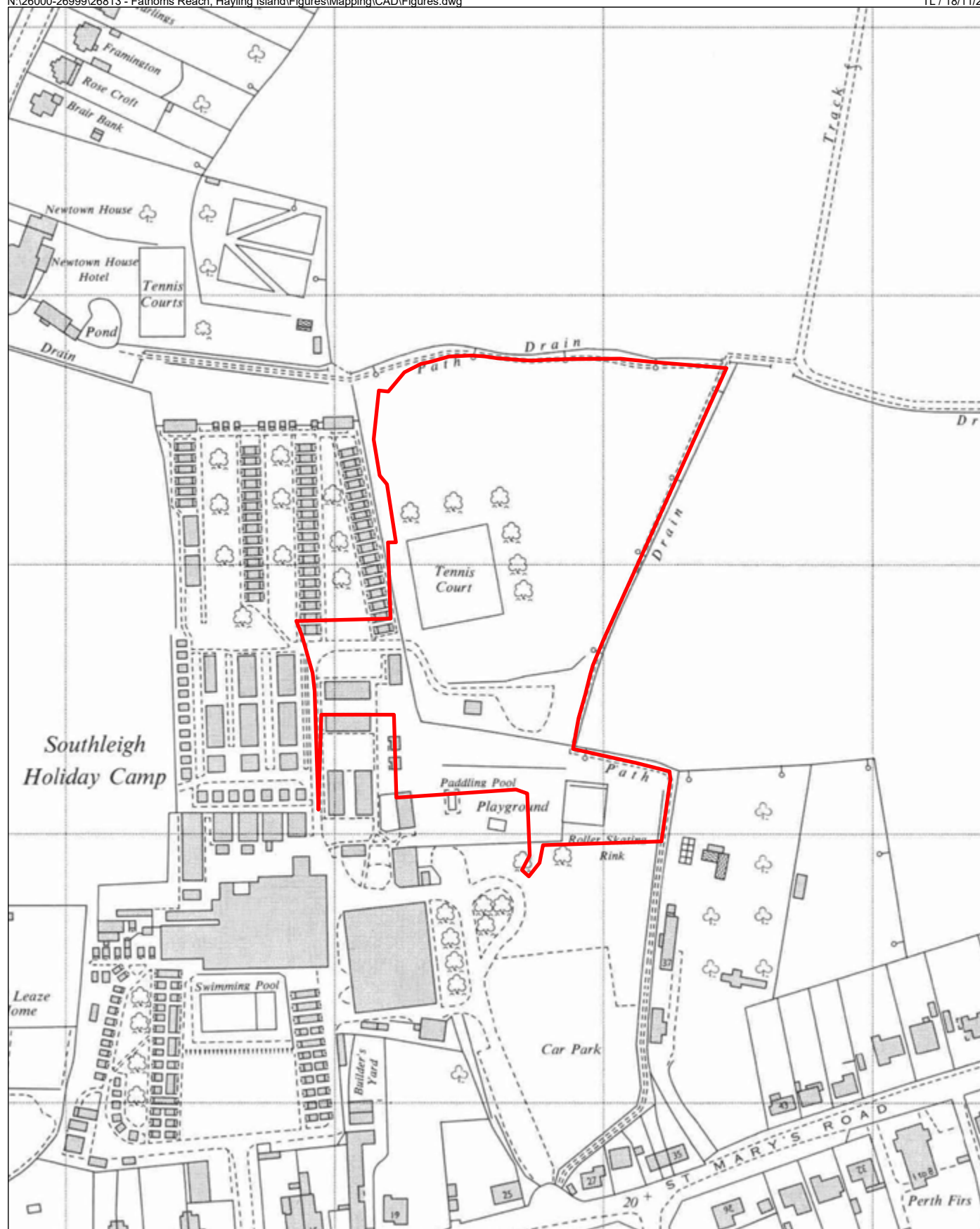


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Scale at A4: 1:2,000

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Figure 10

1932 Ordnance Survey Map



 Site Boundary

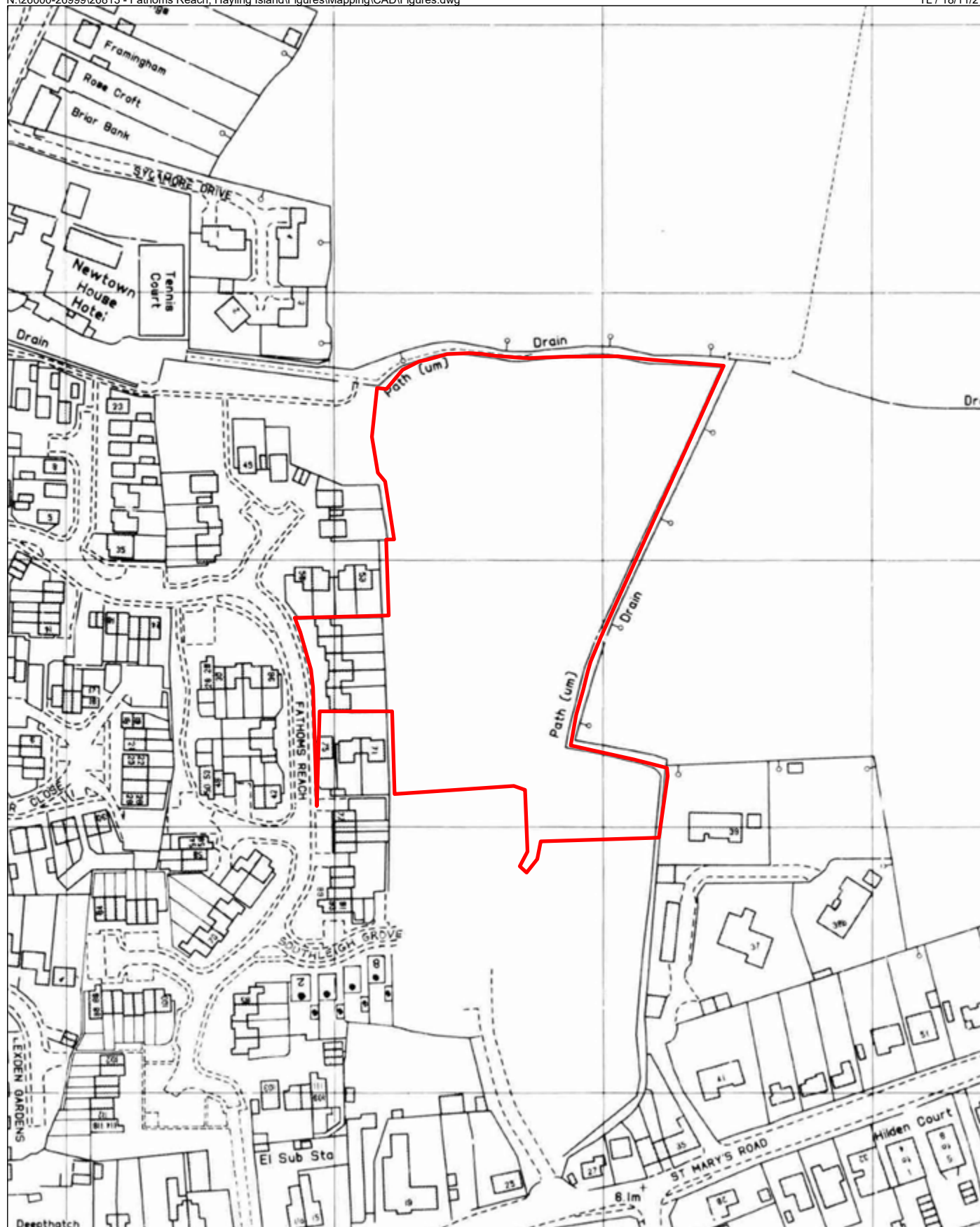


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Scale at A4: 1:2,000

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Figure 11

1968 Ordnance Survey Map



 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:2,000

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Figure 12

1990 Ordnance Survey Map



 Site Boundary



Not to Scale:
Illustrative Only



Figure 13

1999 Google Earth Image



 Site Boundary

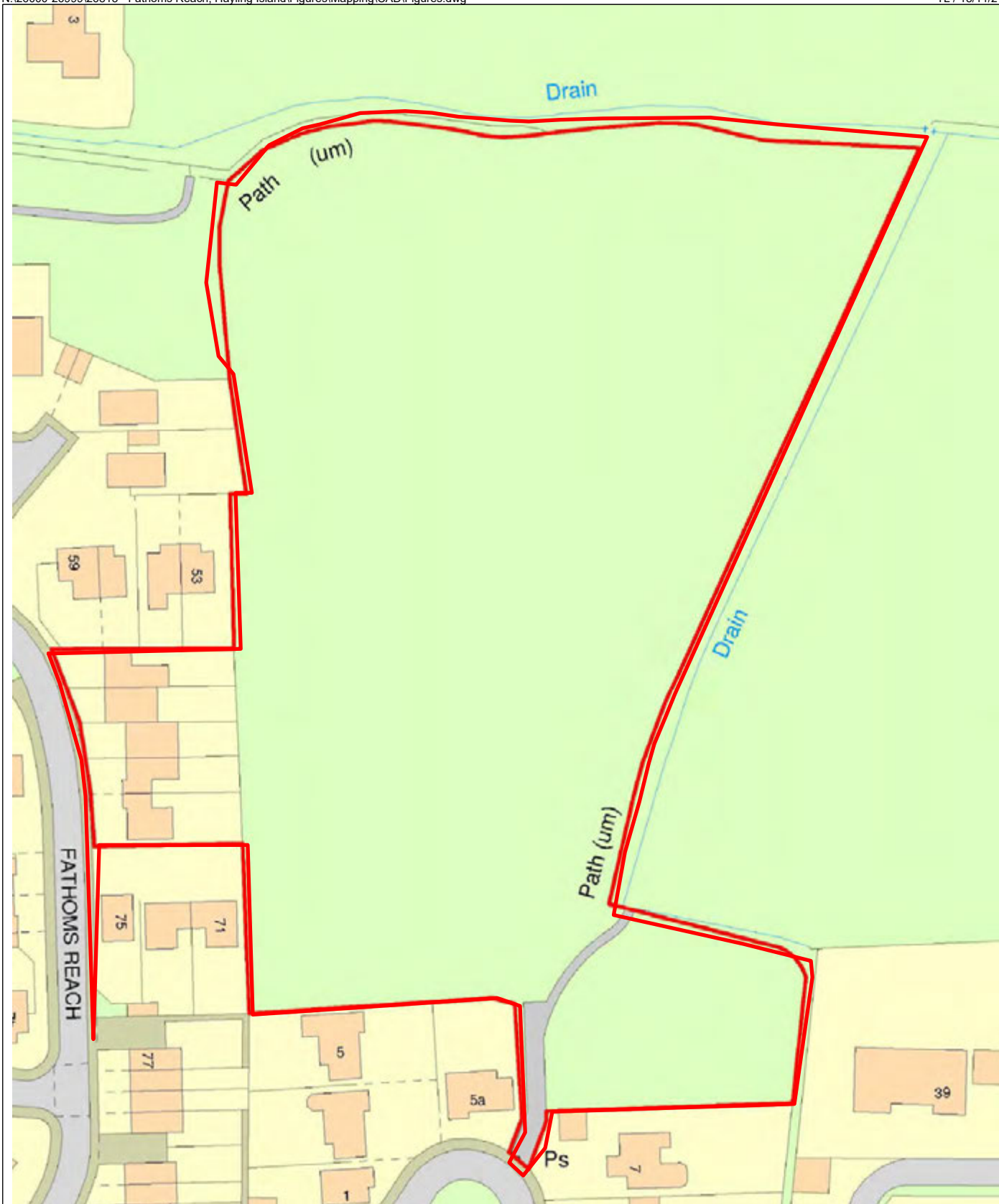


Not to Scale:
Illustrative Only



Figure 14

2019 Google Earth Image



 Site Boundary

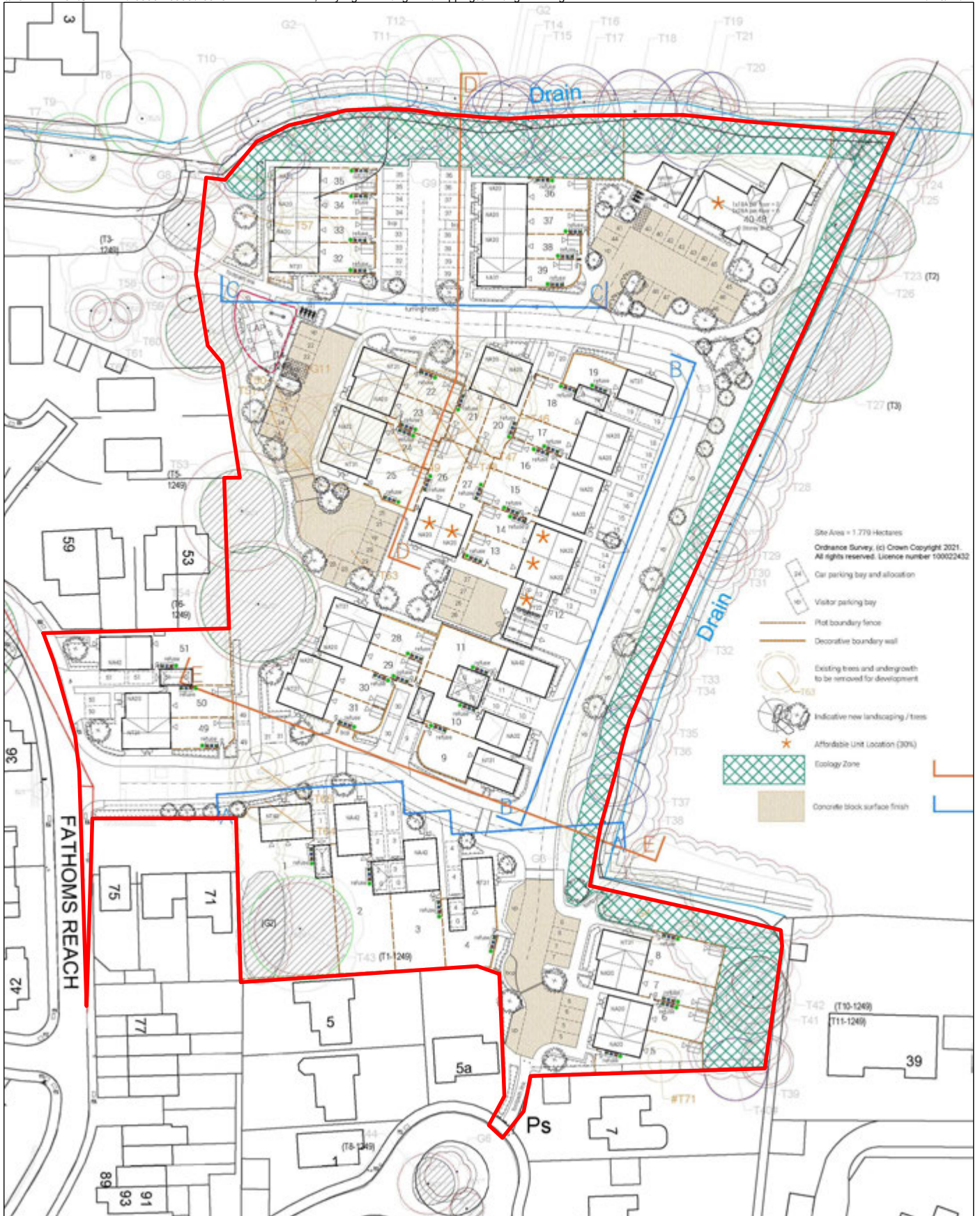


Not to Scale:
Illustrative Only



Figure 15

Site Layout as Existing



Site Boundary



Not to Scale:
Illustrative Only



Figure 16

Proposed Development



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