



Appendix M2 – Heritage Statement



Langstone FCERM Scheme Hampshire

Heritage Statement



Document Ref.: 244801.05
January 2025



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Document Information

Document title Langstone FCERM Scheme, Hampshire
Document subtitle Heritage Statement
Document reference 244801.5

Client name Havant Borough Council
Address Accounts Payable
 Exchequer Service
 Public Service Plaza
 Civic Centre Road
 Havant
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 PO9 2AX

National grid reference 471834, 104698 (SU 71834 04698)
Planning authority Havant Borough Council

WA project name Langstone FCERM Scheme: Heritage Advice and Archaeological Support
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Quality Assurance

Issue	Date	Author	Approved by
1	01/03/24	AG/ NB	Work in progress
2	06/04/24	AG/NB	 MDT
3	09/05/24	AG/NB	 MDT
4	03/02/25	AG/NB	 NB



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Front cover View looking north-east along the Langstone waterfront

Summary

Wessex Archaeology was commissioned by Havant Borough Council to prepare a Heritage Statement for the proposed Langstone Flood and Coastal Erosion Risk Management Scheme, centred on NGR 471834, 104698 (SU 71834 04698). This study is intended to inform the production of a historic environment chapter for an Environmental Impact Assessment by building on the programme of previous archaeological investigations and assessments undertaken as part of the proposed scheme. It is also intended to be submitted to support a planning application and Listed Building Consent applications for the implementation of the scheme.

The aims of this study were to assess the known and potential heritage resource within the Scheme and the surrounding area, and to assess the likely impacts of the development proposals on this resource.

The effect of the development proposals on the historic environment resource will be a material consideration in the determination of the planning application. This study has identified no overriding heritage constraints which are likely to prohibit development.

Previous geoarchaeological monitoring of Ground Investigation (GI) works and deposit modelling of data has identified multiple Quaternary deposits of Pleistocene and Holocene date with the potential to contain significant palaeoenvironmental and archaeological material dating from the Palaeolithic onward. These sediments are present at varying depths across the Scheme. The archaeological potential of the Scheme has also been assessed based on the archaeological resource recorded within a 1 km study area surrounding the site. This has identified a potential for archaeological remains dating from the late prehistoric periods onwards to be present within the site, including a potential for evidence of Bronze Age funerary activity, multi-period salt working, Romano-British agriculture and earlier phases of development along Langstone harbour front dating from the medieval period onwards.

Where the proposed works would include substantial ground disturbance, this could lead to disturbance or truncation of archaeological remains and deposits with palaeoenvironmental potential, which could result in a total or partial loss of their significance. An appropriate scheme of possible mitigation works has been suggested on a frontage by frontage basis.

As a result of direct impacts on the physical fabric of or curtilage of several Listed Buildings, Listed Building Consent will be required as part of the proposed works. This includes works associated with The Ship Inn, The Green Cottage, The Roal Oak, and 16, 17 and 18 High Street.

The settings assessment undertaken as part of this report has identified that the proposed development would not result in harm to the significance of any heritage assets through changes in their setting. This is principally due to the use of sympathetic designs and materials which allow for a continued connection between Langstone Harbour and the heritage assets located within and in close proximity to the Site.

The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

Acknowledgements

This project was commissioned by Havant Borough Council in association with Coastal Partners, and Wessex Archaeology is grateful to Hilary Crane and Rachel Hucklesby in this regard. Wessex Archaeology would also like to thank Hampshire County Council for supplying the Historic Environment Record data.



Langstone FCERM Scheme Hampshire

Heritage Statement

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Havant Borough Council (the client), to prepare a Heritage Statement of the proposed Langstone Flood and Coastal Erosion Risk Management (FCERM) Scheme, Hampshire (hereafter 'the Site', **Fig. 1**), centred on NGR 471834, 104698 (SU 71834 04698). This study is intended to inform the production of a historic environment chapter for an Environmental Statement, by building on the programme of previous archaeological investigations and assessments undertaken as part of the proposed scheme. It is also intended to be submitted to support a planning application and Listed Building Consent applications for the implementation of the scheme.

1.1.2 The Environmental Statement, and the associated consent applications that it supports, will be submitted for the approval of the Core Scheme works, consisting of Frontages 1A, 2, 3, 4 and 5.

1.2 Consultation

1.2.1 A programme of consultation with the County Archaeologist and Conservation/Heritage Officer has been undertaken throughout the design of the scheme in order to better understand the heritage constraints and opportunities.

1.2.2 An initial response from the County Archaeologist highlighted the archaeological potential of the area and the potential for aspects of the scheme to impact on archaeological remains. They required the full impact and archaeological potential of the proposed scheme footprint to be more fully assessed in due course, informed by the results of a ground investigation watching brief.

1.2.3 Early comments on the proposed scheme from the Conservation Officer welcomed the retention of the footpath along the Billy Line but highlighted the interaction of The Ship Inn and the sea/harbour and the need to safeguard this relationship. The need to consider cladding materials was also highlighted in order to respect the character of Langstone Conservation Area. The setting of the Royal Oak, 16-18 High Street and this area of Langstone Conservation Area was identified as one of the most sensitive parts of the proposed scheme. They concluded:

It is accepted that enhanced coastal defences at Langstone and Mill Lane are necessary, and that high level heritage benefits potentially be achieved by protecting historic areas and the individual heritage assets within them, from the harm associated with future flood inundation and coastal erosion... Overall, we think that while the harm to designated heritage assets from the coastal defence scheme will be considerable, if harm is minimised as far as possible, we think it plausible that the harm may be outweighed by substantial public benefits.

- 1.2.4 Following this, more detailed conversations have been had at key design points in order to further inform the proposals and minimise harm. In particular to agree suitable brick and stone cladding and flint types to ensure the character of the Conservation Area is respected as well as discussions relating to the flood glass wall at The Ship Inn and Royal Oak; which seeks to preserve views from these assets seawards.

1.3 The Site

- 1.3.1 The Site is located around and within the village of Langstone, Hampshire, primarily following the harbour frontage either side of Langstone Road (A3023) (**Figure 1**). Langstone is located on the south coast of Hampshire, opposite the north coast of Hayling Island, with the Site located between two watercourses, Lavant Stream, 150 m to the west and Lymbourne Stream, to the immediate east. The Site is relatively flat, sloping down from 4 m above Ordnance Datum (aOD) at its northern end, down to 0 m aOD at the waterfront, along its south-western and south-eastern edges.
- 1.3.2 The proposed works split the Site between five frontages (1A, 2, 3, 4 and 5) and also includes several access points and proposed construction compound areas. These form an approximately 13 ha parcel of land, forming a rough circuit of approximately 1.5 km, divided by Langstone Road (A3023). Moving clockwise around this rough circuit, the Site covers:
- **Frontage 1A Access:** This begins at Mill Lane and runs south down Shipwrights Way (Long Distance Route)/Billy Line (National Cycle Route 2 cycleway) to the beginning of Frontage 1A, at the junction with Solent Way (Long Distance Route) (**Photo 1**).
 - **Frontage 1A:** This continues south and south-east along Shipwrights Way (Long Distance Route)/Billy Line (National Cycle Route 2 cycleway) up to the south-west harbour front (**Photo 2**).
 - **Frontage 2:** This continues to follow Shipwrights Way/Billy Line, along the south-west harbour frontage and covering part of the shore (**Photos 3-4**).
 - **Langstone Sailing Club:** An area to the immediate south-east of Frontage 2, taking in part of the Langstone Sailing Club yard and an access point from Langstone Road (A3023) (**Photos 5-6**).
 - **Frontage 3:** Following the break in the circuit of the Site, this runs from the far side of Langstone Road (A3023) north-east, along the south-east harbour frontage. This frontage runs around The Ship Inn and its car park.
 - **The Ship Inn:** The Site also takes in an additional area covering The Ship Inn car park, between Langstone Road (A3023) and Frontage 3 (**Photo 7**).
 - **Frontage 4:** This runs north-east between the Ship Inn and Langstone High Street, following the route of footpath 108/129/2, along the south-east harbour front (**Photo 8-9**).
 - **Frontage 5:** This continues from the slipway at the eastern end of Langstone High Street, eastwards along a short, combined stretch of footpath 108/56/1, Wayfarers Walk (Long Distance Route) and Solent Way (Long Distance Route) (**Photo 10**). This then turns north, departing the harbour front and following footpath 108/54b/1, terminating in Langstone Meadows (**Photo 11-13**).

- **Langstone Meadows:** The Site also covers a proposed compound and welfare area over the southern part of Langstone Meadows, with a projecting access route, linking to the junction of Shipwrights Way (Long Distance Route) and Langstone Road (A3023) (**Photo 14-17**).

1.4 Development proposals

1.4.1 The proposed Langstone FCERM Scheme will improve the standard of flood defences and coastal erosion protection over an approximately 1 km length of coastline, to provide improved protection against tidal flooding to the A3023 road link to Hayling Island and the village of Langstone. The scheme has been divided into seven frontages as part of the development of the detailed design, making up the Core Scheme (Frontages 1A, 2, 3, 4 and 5) and the Additional Scheme (Frontage 1B and 6). The proposals considered as part of this Heritage Statement cover the Core Scheme in addition to construction phase works:

- **Frontage 1A Access Point:** Construction phase works consist of an access point to Frontage 1A from Mill Lane.
- **Frontage 1A:** The flood defence comprises of a raised earth embankment and follows the line of the existing Billy Line cycleway (a National Cycle Route 2 cycleway). The existing cycle path is to be upgraded to a new 3 metre wide shared pedestrian and cycle path sitting on top of the flood embankment.
- **Frontage 2:** The design for Frontage 2 consists of a sheet-piled wall. Raised earth embankments are included where the defence alignment needs to cross existing utility pipes. The existing cycle path is to be upgraded to a new 3 metre wide shared pedestrian and cycle path sitting adjacent to the sheet-piled wall. Frontage 2 ties in with Frontage 1A and the existing higher levels on the A3023 road.
- **Langstone Sailing Club:** Construction phase works, consisting of a satellite compound area within the sailing club yard and an access point at its southern side from Langstone Road
- **Frontage 3:** Frontage 3 consists of a continuous flood defence that largely comprises of four flood defence structures. These structures include the A3023 flood wall, Ship Inn car park raised earth bund, Ship Inn flood wall and Ship Inn Annex flood wall. A flood gate is also to be provided between the Ship Inn and the Ship Inn Annex flood walls.
- **The Ship Inn:** Construction phase works, consisting of a satellite compound within the Ship Inn car park, including access points at its western side from Langstone Road.
- **Frontage 4:** Frontage 4 consists of new reinforced concrete flood walls in front of the existing garden walls that run along the frontage. The existing footpath is to be upgraded to a 1.5 metre wide footpath with greater accessibility and the construction of a new quay wall. One flood gate (at Green Cottage) and one demountable flood barrier (at the pedestrian access adjacent to the Watch Tower) will be provided to ensure robust continuity of the defence.
- **Frontage 5 (Langstone High Street to the field north of the Royal Oak):** Frontage 5 consists of a continuous flood defence that largely comprises of five structures. These structures include the High Street flood gates, the Royal Oak flood

wall, the allotment flood wall, the footpath flood wall, and an earth embankment at the southern edge of Langstone Meadows. Demountable flood barriers will be provided between the section transitions and flood gates will be provided at No. 21 High Street.

- **Langstone Meadows:** A main site compound and welfare facilities and an access route running west from Langstone Meadows to the junction of Langstone Road and Shipwrights Way.

1.5 Scope of document

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

1.5.2 The Historic Environment, as defined in the *National Planning Policy Framework* (NPPF, MHCLG 2024): Annex 2, comprises:

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

1.5.3 NPPF Annex 2 defines a Heritage Asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

1.6 Aims

1.6.1 The specific aims of this assessment are to:

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

2 PLANNING BACKGROUND

2.1 Introduction

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

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

2.2 Designated heritage assets

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

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

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

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

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

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

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

2.3 National Planning Policy Framework

- 2.3.1 The *National Planning Policy Framework* (NPPF) was published in December 2024 and sets out the government's planning policies for England and how these are expected to be applied.

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

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

- 2.3.4 To summarise, government guidance provides a framework which:

- recognises that heritage assets are an irreplaceable resource;

- requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;
- takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;
- places weight on the conservation of designated heritage assets, in line with their significance; and
- requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and impact, and to make this evidence (and any archive generated) publicly accessible.

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

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

2.4 Local planning policy and guidance

2.4.1 The Site is situated within the administrative boundaries of Havant Borough Council, which adopted the *Havant Borough Core Strategy* in March 2011 (Havant Borough Council 2011a). This includes Policy CS11, which covers local planning policy regarding development and the historic environment (this has been reproduced in **Appendix 2**).

2.4.2 Havant Borough Council is also in the process of producing a new local plan. This emerging local plan will also be given weight in determining the planning process.

2.4.3 Havant Borough Council has also produced a series of Supplementary Planning Documents² further detailing local planning policy. However, none of these specifically cover development and the historic environment.

3 METHODOLOGY

3.1 Introduction

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

3.2 Study Area

3.2.1 A Study Area was established within a 1 km radius of the Site boundary. The recorded historic environment resource within the Study Area was considered in order to provide a

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

² <https://www.havant.gov.uk/planning-services/planning-policy/supplementary-planning-documents/supplementary-planning-documents>

context for the discussion and interpretation of the known and potential resource within the Site.

3.3 Sources

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

- the National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets;
- the Hampshire Historic Environment Record (HHER), comprising a database of recorded archaeological sites, find spots, and archaeological events within the county;
- relevant national, regional and thematic Research Frameworks (e.g., Hey & Hind 2014);
- national heritage datasets including the Archaeological Data Service (ADS), Heritage Gateway, OASIS, PastScape and the National Record of the Historic Environment (NRHE) Excavation Index; and
- relevant primary and secondary sources held in Wessex Archaeology's own library. Both published and unpublished archaeological reports relating to excavations and observations in the vicinity of the Site were studied, including those previously undertaken as part of the proposed development.

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

3.4 Site visit

3.4.1 The Site was visited on 23rd February 2024. Weather conditions were dry and clear. A fieldwork record comprising digital photography is held in the project archive.

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

3.4.3 A key objective of the Site visit was the gathering of observations upon which to assess the potential for the development proposals to affect the settings of heritage assets (see **Section 3.6**).

3.5 Significance

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

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

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

- Archaeological Interest: there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;
- Architectural and Artistic Interest: these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture; and
- Historic Interest: An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

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

3.6 Setting assessment

3.6.1 Annex 2 of the NPPF defines the setting of a heritage asset 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.'

3.6.2 Historic England's guidance on *The Setting of Heritage Assets: historic environment good practice advice in planning note 3* (GPA3) (2017, 4) states that:

'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated.... Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'

3.6.3 When undertaking settings assessment, intervisibility between the development and a heritage asset does not, in and of itself, constitute an adverse effect to significance. A specific adverse effect on the significance of an asset, occurring as a result of changes within its setting, must be identified in order for 'harm' to be deemed to occur.

3.6.4 The setting assessment was guided by GPA3, which advocates a systematic and staged approach to the assessment of the effects of development:

- Step 1 of the approach is to 'identify which heritage assets and their settings are affected';
- Step 2 requires assessment of 'the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated';
- Step 3 is to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it';

- Step 4 is to explore ways to 'maximise enhancement and avoid or minimise harm'; and
- Step 5 is to 'make and document the decision and monitor outcomes'.

3.6.5 In accordance with Step 1, a scoping exercise was undertaken to identify those assets to be scoped in and out of further assessment based on an initial review and the results of the site visit. For each identified asset taken forward for assessment, the following are provided (in accordance with Step 2):

- a description of the asset;
- a brief statement outlining their significance (highlighting the interest that principally constitutes its significance); and
- a description of its setting and how that contributes to the asset's significance.

3.6.6 An indicative assessment of the likely effect on the significance of the heritage asset(s) caused by the change in setting due to the proposed development was then undertaken and where appropriate ways to minimise harm and provide enhancement explored (Steps 3 to 4).

3.6.7 Step 5 was not included as part of this assessment, as this is the responsibility of the Local Planning Authority.

3.7 Assumptions and limitations

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

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

3.8 Copyright

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

4 BASELINE RESOURCE

4.1 Introduction

4.1.1 The following section provides a summary of the recorded historic environment within the Study Area, compiled from the sources summarised above and detailed in the references

section of this report. The aim is to identify the known and potential components of the historic environment (heritage assets) that could be affected by the proposed development.

4.2 Designated heritage assets

- 4.2.1 There are a total of 26 designated heritage assets located within the 1 km Study Area, consisting of 1 Scheduled Monument, 19 Grade II Listed Buildings and 6 Conservation Areas (**Figure 2**).
- 4.2.2 The Site runs through both the Mill Lane and Langstone Conservation Areas and the north-eastern part of Frontage 5 adjoins the Wade Court Conservation Area. There are also seven Grade II Listed Buildings located in close proximity to the Site, consisting of 18th century houses and public houses, in addition to a 19th century mill (NHLE 1303563, 1091604, 1091595, 1091596, 1091567, 1340200, 1340206). The remaining designated heritage assets consist primarily of post-medieval and 19th century buildings with the St Faith's, Lymbourn Road and Warblington Conservation Areas, at the northern and eastern edges of the Study Area.
- 4.2.3 Designated heritage assets are listed in **Appendix 3** and where relevant, are discussed in **Section 4.6** and **Section 5**.

4.3 Non-Designated Historic Buildings

- 4.3.1 The HHER also maintains a list of non-designated historic buildings, five of which are located within the 1 km Study Area. These consist of a mixture of 19th and 20th century buildings of various forms and uses, including a late 19th century coastguard station (the Lookout) located immediately adjoining the Site, at Frontage 4 (HHER 65156).
- 4.3.2 Non-designated historic buildings are listed in **Appendix 3** and where relevant, are discussed in **Section 4.6** and **Section 5**.

4.4 Previous Investigations of the Site

Cultural Heritage Desk-Based Assessment (2018)

- 4.4.1 The Site has previously been assessed in 2018, at an earlier design stage, through a Cultural Heritage Desk-Based Assessment (AECOM 2018). This assessed the known and potential historic environment resource of the Site, including a search of HHER data within a 500 m search radius. The assessment concluded that there was a low potential for Anglo-Saxon or modern remains of archaeological interest to be present within the Site (*ibid.*, 30). However, it identified a moderate potential for prehistoric, Roman, medieval, post-medieval and 19th century remains of archaeological interest to be present (*ibid.*). In particular, it noted the potential for the proposed scheme to impact on the remains of the former railway bridge to Hayling Island and the wreck of the Langstone (HHER 57339). However, the potential impact to the wreck was associated with a frontage which not part of the Core Scheme and is not considered as part of this assessment.
- 4.4.2 The report also included a settings assessment, investigating the potential for the proposed development to result in harm to the significance of any heritage assets through changes in their setting. It was concluded that the proposed scheme (according to the designs available at the time of its writing) had the potential cause harm to the significance of numerous designated and non-designated heritage assets across the Langstone coastal frontage, through changes in their setting. It also concluded that the scheme offered several opportunities for enhancement. In order to mitigate this potential for harm, it was recommended that finalised designs should 'acknowledge the special character of the area

and its unique coastal and rural setting' and preserve and enhance views from and across the harbour frontage (*ibid.*).

Archaeological and Geoarchaeological Monitoring of Ground Investigation Works (2022)

- 4.4.3 As part of the proposed development, Wessex Archaeology has undertaken archaeological and geoarchaeological monitoring of a series of ground investigation (GI) works undertaken across the proposed Scheme (including additional frontages, outside of the Core Scheme and not considered as part of this Heritage Statement) (**Figure 4**) (HHER 70200). The GI works subject to this monitoring consisted of six cable percussion boreholes, nine dynamic sample boreholes, three machine-dug test pits and ten hand-dug test pits (Wessex Archaeology 2022).
- 4.4.4 All machine-dug and hand-dug test pits were archaeologically and geoarchaeologically monitored, in addition to monitoring of a small area of partial excavation of the existing berm along Billy Line, removed to facilitate access for the GI works (located at NGR: 471763 104737, towards the southern end of Frontage 2) (Wessex Archaeology 2022, 14). All cable-percussion and dynamic sample boreholes were subject to archaeological and geoarchaeological monitoring, with the exceptions of BH102, BH104 and BH106, which were not monitored, although the GI borehole logs were provided for specialist review (*ibid.* 15). The stratigraphy of the monitored GI works has been reproduced in full in Appendix 4.
- 4.4.5 No features or deposits of archaeological interest were identified during the monitoring; however, Quaternary deposits dating from the Pleistocene and the Holocene periods were identified. Such geological deposits have potential to contain archaeology dating from the Palaeolithic period onwards, as well as environmental remains reflective of past human activity, landscapes and environments.
- 4.4.6 Assessment of the archaeological resource associated with Quaternary deposits is 'deposit-led', and requires multidisciplinary 'geoarchaeological' approach combining archaeological, geological, geophysical and palaeoenvironmental investigative techniques. As a result the data provided by the monitoring was combined with that from previous GI works (WYG 2018) to provide a geoarchaeological deposit model for the Scheme, along with specialist review of the geoarchaeological potential of Quaternary geological deposits that may be impacted on.
- 4.4.7 The deposits model identified eight different geological deposits within the Scheme:
- Made Ground (Recent)
 - Top Soil (Recent)
 - Beach Deposits (Recent)
 - Alluvium (Holocene)
 - Head-Brickearth (Pleistocene)
 - Chalky Silts (Pleistocene)
 - Possible Chalky Silts/Solifluction Deposits (Possibly Pleistocene)
 - Chalk bedrock (Cretaceous).

- 4.4.8 Of these, it was concluded that all of the recent deposits and the underlying chalk bedrock have no geoarchaeological significance. The geoarchaeological potential of the three remaining Quaternary deposits and the possible significance of any contained evidence were summarised as follows (*ibid.* 22-23):

Quaternary deposits	Archaeological potential	Archaeological significance	Palaeoenvironmental potential
Chalky Silts/ Possible Chalky Silts	Unknown	High	High
Head-Brickearth	Low to Moderate	Low to Moderate	Low
Alluvium	Low to Moderate	Moderate	Low

- 4.4.9 The unknown archaeological potential rating assigned to Chalky Silts reflects a lack of previous study. The variable archaeological potential ratings applied to Head-Brickearth and Alluvium reflect the presence of both thin truncated sequences with limited potential and thicker, better preserved deposits with greater potential. The Low to Moderate significance ratings applied to the Head-Brickearth reflects potential to contain both reworked and minimally disturbed evidence.

4.5 Previous Investigations within the Study Area

- 4.5.1 In addition to the archaeological monitoring of the GI works discussed above (HHER 70200), the HHER records a total of 13 previous archaeological investigations undertaken outside of the Site but within the Study Area (**Figure 3**). These consist primarily of watching briefs and small-sized (no more than 10 trenches) archaeological evaluations, distributed mostly around the village of Langstone and the outskirts of Havant.
- 4.5.2 The HHER data also includes details of five research and rescue excavations within the Study Area, additional to the investigations discussed above. These are not recorded as distinct investigations, but are reflected in their findings (HHER 23482, 23546, 23578, 33663, 58029). These have a similar distribution to the watching briefs and evaluations, around Langstone village.
- 4.5.3 Overall, whilst these previous investigations are not extensive, they do provide a useful baseline against which to estimate the archaeological potential of the Site. However, it should be noted that these investigations have been located away from the harbour frontages which constitute much of the Site. The principal source of archaeological information for the coastal frontages comes from the 2022 monitoring of GI works (HHER 70200).
- 4.5.4 In addition to the geoarchaeological information provided through these GI works, a series of investigations have previously been undertaken in the foreshore area surrounding Langstone. These have included walkover surveys, augering and some limited excavation (HHER 67996, 57155). These form part of a body of investigations which have greatly increased the level of understanding of both the palaeoenvironmental and archaeological resources within Langstone Harbour (Allen and Gardiner 2000).
- 4.5.5 Further to this, our understanding of the archaeological resource of the Study Area has been enhanced through the use of aerial photography and LiDAR imagery. Cropmarks/soil marks and demolished historic structures identified by both the HHER and the National

Mapping Programme (NMP) have been reproduced in **Figure 6** and directly add to our understanding of the archaeological resource within the Site.

- 4.5.6 Where relevant, the results of these investigations are discussed in further detail in **Section 4.6**.

4.6 Archaeological and historical context

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

- 4.6.2 Records obtained from the NHLE, HHER and other sources are listed in **Appendix 3** and illustrated in **Figures 2-6**.

Palaeolithic (970,000 – 10,000 BC)

- 4.6.3 Whilst no Palaeolithic archaeology is recorded by the HHER within the Study Area, the monitoring of GI works (HHER 70200) identified two geological deposits with Palaeolithic geoarchaeological potential, the Chalky silts and the Head-Brickearth.
- 4.6.4 The Chalky Silts likely include low energy fresh water sediments (laminated units were observed) as well as soliflucted chalk. Such sediments have not previously been identified around Langstone, but likely relate to similar sediments known to occur to the east in and around Chichester Harbour (Bates et al. 2009). Such deposits have been previously identified 400 m east of the Scheme at Warblington, which preserved significant palaeoenvironmental evidence, including pollen, foraminifera and ostracods, and included units dated to 33.1 ± 2.6 Ka, indicating a late MIS 3 age period (Bates et al. 2009). The deposits within the Scheme also have the potential to preserve a similar range of palaeoenvironmental evidence and could be dated through luminescence. They therefore may have significant potential for understanding local and regional Pleistocene environments. The potential of these deposits to contain archaeology is uncertain and would be dependent on the sediments within the Scheme and their specific depositional environment. If broadly equivalent age sediments to those at Warblington are present (late MIS 3), they may include the period associated with the early Upper Palaeolithic. In Britain, there is evidence for series of episodic colonisation events during warmer, interstadial periods extending from 38.5 to 29 ka cal BP (Jacobi and Higham 2011). These are associated with the Upper Palaeolithic Aurignacian and Gravettian techno-complexes (Jacobi and Higham 2011, Dinnis 2012).
- 4.6.5 Head-Brickearth deposits were encountered across the northern part of the Scheme and at the southern surviving end of the former railway earthwork.
- 4.6.6 The Head-Brickearth sequences have had little previous study and their age is uncertain. Stratigraphically, the Head-Brickearth within the Scheme overlies Chalky Silts. This may indicate the Head-Brickearth is of late Pleistocene date; the upper units could include Holocene colluvium. Such Head-Brickearth deposits can contain reworked artefacts and contain/bury landsurfaces associated with minimally disturbed/in situ archaeology, although there is no evidence for such stable horizons in the stratigraphy observed during monitoring.

Mesolithic (10,000 – 4,000 BC)

- 4.6.7 Both these GI works and other investigations undertaken across Langstone Harbour have indicated that from at least the Late Mesolithic period, the landscape surrounding the Langstone coast would have been a low-lying inland area, with the Site located approximately 40 km from the shore (*ibid.*, Allen and Gardiner 2000). The presence of multiple streams running through this landscape resulted in the deposition of alluvial deposits across the Site. During the GI works, there were encountered beneath the more recent beach deposits, from between 0.15 m and 1.2 m bgl, with deposits encountered at much shallower depths towards the western side of the Site. Whilst these deposits are considered to have a generally low potential to contain any significance palaeoenvironmental or geoarchaeological evidence, they have yielded some archaeological evidence of lithic production elsewhere around Langstone Harbour.
- 4.6.8 The potential for further such artefactual material to be present in the local area has already been demonstrated in two areas of Mesolithic findspots, approximately 750 m north of the Site (HHER 23386, 64422). Although relatively modest overall, these findings do indicate some background potential for Mesolithic material to be present within the Site, specifically reworked material within the alluvial layers recorded in the GI works.

Late prehistoric (4,000 BC - AD 43)

- 4.6.9 As noted above, investigations undertaken in Langstone Harbour indicate that the Late Mesolithic coastline was located approximately 40 km south of its current location. This appears to have continued through to the Middle Bronze Age, with riverine and coastal erosion then bringing the shoreline gradually closer to its present location (Allen and Gardiner 2000).
- 4.6.10 Throughout the late prehistoric period, the Site appears to have been located within a low-lying inland area, between watercourses which fed into what would become Langstone Harbour. This facilitated the deposition of alluvial layers, which, as discussed above, have a modest background potential to contain or seal archaeological material dating into the late prehistoric period.
- 4.6.11 Evidence of late prehistoric activity within the Study Area primarily consists of findspots of pottery, lithics and burnt flint, identified through walkover surveys and as a result of modern disturbance. Whilst the quantity of Neolithic material recovered within the Study Area is relatively modest, there is a more substantial body of evidence for Bronze Age and Iron Age activity recorded within the Study Area. The densest area of distribution within the Study Area is located across the north shore of Hayling Island, including evidence of funerary activity (HHER 23527, 23528), domestic occupation (e.g. HHER 23517, 23553, 23563, 54312), a possible Bronze Age hoard (HHER 23562) and possible Iron Age saltworks (HHER 23546).
- 4.6.12 Whilst this distribution may reflect a genuinely greater presence of archaeological evidence of late prehistoric activity on Hayling Island compared to the mainland around Langstone, this may also reflect a bias in data collection. Much of the evidence recorded along the north shore of Hayling Island is the result of mid-20th century works, primarily brickearth quarrying and the construction of the Northey Marina. By comparison, Langstone appears to have been subject to smaller quantities of work from the mid-20th century onwards, with any earlier development less likely to have resulted in the recording of any disturbed archaeological remains.
- 4.6.13 However, modern works have still yielded evidence of late prehistoric activity in the area surrounding the Site, including evidence of Bronze Age funerary activity (HHER 65107),

145 m west of the Site, forming part of a postulated urnfield site, crossing the northern extent of the former saltmarshes, surrounding the heads of the streams which then fed into what is now Langstone Harbour (Allen and Gardiner 2000, 210). Further to this, evidence of 1st century AD Iron Age saltworks (HHER 33663) have been recorded 155 m west of the Site, again, within what would have then been saltmarsh. Overall, it appears likely that further archaeological evidence of late prehistoric activity could be present within the Site.

Romano-British (AD 42 – AD 410)

- 4.6.14 The majority of archaeological remains within the Study Area dating from the Romano-British period come from a villa site known as *Spes Bona*, approximately 200 m north of the Site. The villa has been identified through a series of modern disturbances, including the excavation of eight trenches in 1967, on behalf of the Ministry of Public Works, targeting an area of structural remains identified during an earlier amateur excavation. The investigations have identified evidence of at least two phases of construction, spanning the 1st to 4th centuries and including evidence for mosaics and a bathhouse (HHER 23482, 50062, 50067, 50142, 69307).
- 4.6.15 Further evidence for Romano-British structures has been identified elsewhere in the Study Area, including another possible villa site at Warblington (HHER 23380), 950 m east of the Site and a more modest structure on Hayling Island (HHER 23599), 1 km south of the Site. These findings indicate that the Site was located within an area of relatively substantial rural settlement, in the hinterland of the port-town of Chichester (*Noviomagnus*).
- 4.6.16 During the Romano-British period, the Site was still located some distance from the shore, separated from what would become Hayling Island by a small stream and bounded to the west and east by marshland (Allen and Gardiner 200, 215). In addition to dispersed rural settlement, the evidence for the presence of possible Iron Age saltworks discussed above (HHER 33663) was dated broadly to the 1st century AD and could span the transition from the Iron Age to the Romano-British period. Although most evidence for Romano-British salt pans in Langstone Harbour come from closer to the contemporary coastline, this does indicate some potential for saltworks to be present in the former saltmarshes at the eastern and western sides of the Site (*ibid.*).

Anglo-Saxon (AD 410 – AD 1066)

- 4.6.17 The only archaeological evidence of Anglo-Saxon activity within the Study Area comes from a small artefactual assemblage indicating some form of activity at the *Spes Bona* villa site into the Early Anglo-Saxon period (HHER 23482). Whatever the nature and extent of settlement in the Study Area through the period, it appears to have had almost no archaeological visibility on the basis of the currently available information.
- 4.6.18 The Domesday Book records the presence of sizable estates at Havant and Warblington, indicating that the area was relatively densely populated, at least towards the end of the Anglo-Saxon period (OpenDomesday 2024). In the case of Havant, this includes the recording of three salt-houses, indicating further exploitation of the local landscape for saltworks. Whilst the proximity of the coastline through this period is less certain than for earlier periods, it is likely that the Site was still located over a low-lying inland area, between saltmarshes and streams which fed into the developing Langstone harbour.

Medieval (AD 1066 – AD 1540)

- 4.6.19 The village of Langstone appears to have developed during the medieval period, operating as the port to the larger settlement at Havant once the erosion had brought the coastline closer to its current location (Havant Borough Council 2011b, 5). Structural remains of the

medieval village have largely been removed by subsequent phases of development and no archaeological evidence of any former quays has been recorded along the harbour front. However, a causeway known as The Wade Way (HHER 31778) may potentially date to the medieval period.

- 4.6.20 Prior to the construction of a road bridge in 1824, The Wade Way was the only terrestrial connection between Hayling Island and the mainland (*ibid.*). Its earliest surviving description comes from 16th century sources; however, small scale excavations recorded repeated re-metalling, potentially originating in the medieval period (at the junction of Frontages 4 and 5). The route of the causeway runs south-east from the foreshore at the northern end of Frontage 4 across to the north-shore of Hayling Island, and is preserved by a bridleway (108/132/1).
- 4.6.21 The medieval settlement of Langstone was contained within the Langstone Conservation Area, likely concentrated along its south-eastern edge. However, evidence of further medieval activity has been recorded in the area surrounding the village, closer to Frontage 1A and the proposed main site compound. This consists primarily of evidence for ridge and furrow cultivation identified through aerial photography (HHER 65095, 65106, 65107, 65112). As shown in **Figure 6**, this includes an area of ridge and furrow running from the northern end of Frontage 5 and across the proposed main site compound and its access point, parts of which are still visible as above-ground earthworks (HHER 64951). However, the straight and regular alignment of the surviving ridge and furrow in this area indicates that it is likely of post-medieval date.
- 4.6.22 Evidence of medieval saltworks have also been recorded 100 m east of the Site (HHER 23496), likely associated with saltmarsh bordering Lymbourne Stream. Whilst no such evidence has been recorded on the western side of the Study Area, along the Lavant Stream, it has been noted that there is a reasonable potential for similar salt production to have been undertaken on both sides of Langstone (Havant Borough Council undated, 4).

Post-Medieval to modern (AD 1540 – present)

- 4.6.23 Langstone continued to operate as the port to the town of Havant through the post-medieval period and into the 20th century, importing wood, coal, sand and gravel and exporting grain (Havant Borough Council 2011b). In the 19th and 20th centuries, this included the gradual expansion of the village to the north of the harbour front.
- 4.6.24 Langstone begins to appear on historic mapping in the 18th century, (e.g. Kitchen's 1751 Map of Hampshire; not reproduced), with the 1797 Ordnance Survey (OS) Portsmouth drawing (not reproduced) showing that both Langstone High Street and the south-east harbour front were lined with buildings, with enclosed fields or paddocks surrounding them. Although The Wade Way appears on this map, the 18th century mapping does not detail the location of any quays, though earlier descriptions indicate these would have been located in close proximity to the south-eastern terminus of Langstone High Street (*ibid.*). Much of the historic architecture which fronts the south-east harbour front and the south-eastern end of Langstone High Street was constructed by the end of the 18th century, most likely replacing earlier structures, some of which may survive as buried archaeological remains.
- 4.6.25 Development continued into the 19th century, in particular, including the construction of a watch tower, a row of coastguard cottages and a Chief Officer's house, as part of a coastguard station in 1860, though these were later redeveloped (*ibid.*). In addition to areas of redevelopment and expansion in the village, several major pieces of infrastructure were constructed in the 19th century. This includes the first iteration of the road bridge connecting

Langstone to Hayling island, built in 1824 (*ibid.*). However, this was replaced in 1955 by the modern bridge (HHER 54217).

- 4.6.26 Substantial 19th century works included the Langstone Railway (HHER 65155), which began operation in 1895, opening to public use in 1897, when the swing-bridge connecting Langstone to Hayling Island was also constructed (HHER 23601). The railway was constructed to facilitate the movement of goods and passengers between Hayling Island, Langstone and Havant and eventually on to London and was known locally as Hayling Billy or the Billy Line (*ibid.*) The railway bridge runs along the route of Frontage 1A and the northern part of Frontage 2, then projects south into the harbour. The use of Langstone as a commercial port declined in the 20th century and the railway was subsequently closed and dismantled in 1962. However, the earthwork over which it ran and some of the accompanying concrete structural elements remain partially intact.
- 4.6.27 The Site has also been subject to a number of modern developments further to the construction of the modern iteration of Langstone Road and the bridge to Hayling island. This includes landscaping works during the development of the Langstone Sailing Club and the redevelopment of the area around the former quay to the west and south of The Ship Inn as a modern car park (NHLE 1303563) in addition to a small degree of 19th and 20th century construction along the south-east harbour front.
- 4.6.28 Throughout the modern period, Langstone Harbour has seen repeated military use, due in large part to its proximity to Portsmouth. Whilst multiple Second World War defences have been recorded in the HHER and in the NMP along the north coast of Hayling Island (HHER 26082, 65022, 69557), none are recorded within or in the immediate vicinity of the Site.

4.7 Assessment of archaeological survival and previous impacts

- 4.7.1 The archaeological monitoring of GI works (Wessex Archaeology 2022) has demonstrated that the Site is underlain by deep stratigraphies with varying degrees of archaeological potential. However, historic mapping shows that the Site has also been the subject to multiple phases of development from at least the 18th century onwards (in particular along Frontages 3-5), resulting in possible disturbance to the upper layers of these stratigraphies.
- 4.7.2 GI works along all Frontages repeatedly recorded areas of made ground, representing the surviving elements of the former railway line and modern elements of the harbour frontage, including The Ship Inn car park and the pedestrian route running around the south-east harbour front. These deposits may have been laid directly over the demolished layers of previous phases of development, sealing earlier archaeological remains. However, the deposition of some of these made ground layers across the Site may also have been preceded by landscaping and the removal of earlier material.
- 4.7.3 There is a notable absence of made ground layers towards the northern end of Frontage 5, indicating a lower degree of modern development and a higher potential for archaeological remains to survive at shallower depths. The proposed main site compound area at Langstone Meadows also appears to have avoided any substantial modern development. The entire area contains above ground remains of (likely post-medieval) ridge and furrow cultivation. Whilst these remains will likely have corresponding below-ground archaeological remains, they will likely have caused disturbance of any earlier archaeological remains which may be present within this area.

4.8 Summary of known and potential historic environment resource (Frontage 1A Access Point)

Geoarchaeological Potential

- 4.8.1 No GI works have been undertaken directly in area of Frontage 1A Access point. Records from Frontage 1 to the south suggest that Pleistocene Chalky Silts, overlain Head-Brickearth are likely to be present.
- 4.8.2 The Chalky Silts high potential to contain Pleistocene palaeoenvironmental datasets. They may also contain Palaeolithic archaeology, but as potential for this in these sediments has not previously been assessed this potential is unknown. Head-Brickearth deposits in the Scheme could also contain Palaeolithic archaeology. This could include both material reworked downslopes within such sediments, or minimally disturbed material associated with surfaces buried by these deposits. Deposits recorded as Head-Brickearth could also include Holocene colluvial sediments, which can similarly contain reworked artefacts, but can also bury Holocene archaeological features and layers.

Archaeological potential

- 4.8.3 Whilst no specific archaeological features dating between the late prehistoric and Romano-British periods have been identified within the Site, a general background potential for such remains to be present has been identified on the basis of the archaeological baseline of the Study Area. This includes a potential for funerary activity, domestic activity and salt working. The potential for saltworks to have been present within the Frontage 1A Access Point is relatively limited, as such activity appears to have been confined more closely to the streams either side of Langstone.
- 4.8.4 Very little archaeological evidence dating to the Anglo-Saxon period has been recorded within the Study Area, and there is nothing to indicate any such material can be expected to be present within the Frontage 1A Access Point.
- 4.8.5 Activity around Langstone appears to have increased in volume and archaeological visibility from the medieval period onwards. The Frontage 1A Access Point appears to have been located outside of the village prior to the later 19th century and there is a potential for archaeological evidence of agricultural activity from these periods to be present. Although there is a potential for archaeological evidence of medieval saltworks to be present in the area surrounding Langstone, again, this appears to have been confined more closely to the streams either side of Langstone.
- 4.8.6 The construction of the Langstone Railway in 1895 through the Frontage 1A Access Point is likely to have left substantial archaeological remains. This can be expected to consist primarily of substantial deposits of made ground, as recorded further along the former railway line during the 2022 GI works.

4.9 Summary of known and potential historic environment resource (Frontage 1A)

Geoarchaeological Potential

- 4.9.1 GI data from along Frontage 1A records Pleistocene Chalky Silts (DS104) and possible Chalky Silts and/or eroded chalk bedrock (DS105) overlain by Pleistocene Head-Brickearth and c. 1m of made ground.
- 4.9.2 The Chalky Silts have high potential to contain Pleistocene palaeoenvironmental datasets. Both the Chalky silts and Head-Brickearth may also contain Palaeolithic archaeology (see above).

Archaeological potential

- 4.9.3 Whilst no specific archaeological features dating between the late prehistoric and Romano-British periods have been identified within the Site, a general background potential for such remains to be present has been identified on the basis of the archaeological baseline of the Study Area. This includes a potential for funerary activity, domestic activity and salt working. The potential for saltworks to have been present within Frontage 1A is relatively limited, as such activity appears to have been confined more closely to the streams either side of Langstone.
- 4.9.4 Very little archaeological evidence dating to the Anglo-Saxon period has been recorded within the Study Area, and there is nothing to indicate any such material can be expected to be present within Frontage 1A.
- 4.9.5 Activity around Langstone appears to have increased in volume and archaeological visibility from the medieval period onwards. Frontage 1A appears to have been located outside of the village prior to the later 19th century and there is a potential for archaeological evidence of agricultural activity from these periods to be present. Although there is a potential for archaeological evidence of medieval saltworks to be present in the area surrounding Langstone, again, this appears to have been confined more closely to the streams either side of Langstone.
- 4.9.6 The construction of the Langstone Railway in 1895 through Frontage 1A is likely to have left substantial archaeological remains. This can be expected to consist primarily of substantial deposits of made ground, as recorded during the 2022 GI works.

4.10 Summary of known and potential historic environment resource (Frontage 2)*Geoarchaeological Potential*

- 4.10.1 GI data from across much the area along Frontage 2 records Pleistocene Chalky Silts overlain by c. 2m of made ground (WYGWS04, WSYGWS03), but in the south (DS103) the surface of Chalky Silts decreases sharply in altitude, and they are overlain by >4m of Holocene alluvium and 0.20m of made ground. This decrease in surface elevation likely reflects Holocene erosion of the Chalky Silts in Langstone Harbour.
- 4.10.2 As to the north, along Frontage 1, the Chalky Silts have significant palaeoenvironmental and unknown Palaeolithic archaeological potential. The Holocene alluvial deposits are minerogenic. Although minerogenic Holocene alluvial sediment contains palaeoenvironmental remains such as pollen and plant macrofossils, these are often poorly preserved and of uncertain source area, transported fluvially over potentially large areas of the wider catchment. Holocene alluvium also lacks suitable material of secure context for radiocarbon dating. Consequently, its potential to contain significant palaeoenvironmental evidence is limited. However such alluvial sediments can, as has been demonstrated further south in Langstone Harbour (Allen and Gardiner 2000), contain contexts preserving prehistoric archaeology.

Archaeological potential

- 4.10.3 Whilst no specific archaeological features dating between the late prehistoric and Romano-British periods have been identified within the Site, a general background potential for such remains to be present has been identified on the basis of the archaeological baseline of the Study Area. This includes a potential for funerary activity, domestic activity and salt working. The potential for saltworks to have been present within Frontage 2 is relatively limited, as such activity appears to have been confined more closely to the streams either side of Langstone.

- 4.10.4 Very little archaeological evidence dating to the Anglo-Saxon period has been recorded within the Study Area, and there is nothing to indicate any such material can be expected to be present within Frontage 2.
- 4.10.5 Activity around Langstone appears to have increased in volume and archaeological visibility from the medieval period onwards. Frontage 2 appears to have been located outside of the village prior to the later 19th century and there is a potential for archaeological evidence of agricultural activity from these periods to be present. Although there is a potential for archaeological evidence of medieval saltworks to be present in the area surrounding Langstone, again, this appears to have been confined more closely to the streams either side of Langstone.
- 4.10.6 The construction of the Langstone Railway in 1895 through part of Frontage 2 is likely to have left archaeological remains in the form of deposits of made ground, as recorded during the 2022 GI works. These made ground deposits appear to be shallower than those recorded along Frontage 1A, in part due to the presence of deeper alluvial deposits along Frontage 2.

4.11 Summary of known and potential historic environment resource (Langstone Sailing Club)

Geoarchaeological Potential

- 4.11.1 Located south of GI borehole DS103, the Quaternary deposits in this area likely comprise the same sequence of Pleistocene Chalky Silts overlain by several metres of Holocene Alluvium recorded at the southern end of Frontage 2 (see **section 4.10**) with similar levels of geoarchaeological potential; high palaeoenvironmental and unknown Palaeolithic archaeological potential for the Chalky Silts and low paleoenvironmental, but possible archaeological potential for the alluvium.

Archaeological potential

- 4.11.2 Whilst no specific archaeological features dating between the late prehistoric and Romano-British periods have been identified within the Site, a general background potential for such remains to be present has been identified on the basis of the archaeological baseline of the Study Area. This includes a potential for funerary activity, domestic activity and salt working. Salt working appears to have been confined more closely to the streams either side of Langstone, however, the low-lying topography of the Site may also have created appropriate conditions for the creation of saltworks within the area of Langstone Sailing Club.
- 4.11.3 Very little archaeological evidence dating to the Anglo-Saxon period has been recorded within the Study Area, and there is nothing to indicate any such material can be expected to be present within Langstone Sailing Club.
- 4.11.4 Activity around Langstone appears to have increased in volume and archaeological visibility from the medieval period onwards. Langstone Sailing Club appears to have been located at the south-eastern end of the village prior to the later 19th century and it not known how this area may have been used or what sort of archaeological remains may be present. A potential for archaeological evidence of medieval saltworks has been noted in the area surrounding Lymbourne Stream, and as noted above, appropriate conditions may have been present around Langstone Sailing Club for similar works to have been present here.
- 4.11.5 The construction of the road bridge to Hayling Island in 1824 appears to have been accompanied by a tramway which ran through the current location of Langstone Sailing

Club (**Figure 7**). Both this, and construction activities associated with the 1955 redevelopment of the bridge may have left archaeological remains within the Site. However, the development of the modern sailing club is expected to have resulted in the removal of the upper layers of stratigraphy and the laying of made ground and concrete.

4.12 Summary of known and potential historic environment resource (Frontage 3)

Geoarchaeological Potential

- 4.12.1 GI data from the area of Frontage 3 (HFTP110, DS101, DS102 and BH104) has recorded Pleistocene Chalky Silts, the upper units of which are often laminated. These were generally overlain by up c. 3.0m of Holocene minerogenic alluvium, which was itself often overlain by 0.50m to 1.50m of recent beach sediments or made ground. As elsewhere, the Chalky Silts have palaeoenvironmental potential and uncertain Palaeolithic archaeological potential, whilst the Holocene alluvium has generally low palaeoenvironmental potential but could seal archaeological evidence.

Archaeological potential

- 4.12.2 Whilst no specific archaeological features dating between the late prehistoric and Romano-British periods have been identified within the Site, a general background potential for such remains to be present has been identified on the basis of the archaeological baseline of the Study Area. This includes a potential for funerary activity, domestic activity and salt working. Saltworking appears to have been confined more closely to the streams either side of Langstone, however, the low-lying topography of the Site may also have created appropriate conditions of the creation of saltworks along Frontage 3.
- 4.12.3 Very little archaeological evidence dating to the Anglo-Saxon period has been recorded within the Study Area, and there is nothing to indicate any such material can be expected to be present within Frontage 3.
- 4.12.4 Activity around Langstone appears to have increased in volume and archaeological visibility from the medieval period onwards. Frontage 3 appears to have been located close to, or within the medieval settlement, and there is a potential for archaeological evidence of domestic occupation or other harbourside structures to be present within Frontage 3. The south-east harbour appears to have been used for loading and unloading goods, and wharfs or quays are expected to have been constructed somewhere in the vicinity, though their location is not known. It is possible that archaeological evidence of such structures could be present within Frontage 3, especially in the intertidal zone.
- 4.12.5 A potential for archaeological evidence of medieval saltworks has been noted in the area surrounding Lymbourne Stream, and as noted above, appropriate conditions may have been present around Frontage 3 for similar works to have been present here.

4.13 Summary of known and potential historic environment resource (The Ship Inn)

Geoarchaeological Potential

- 4.13.1 The Ship Inn is located in the area of Frontage 3, with two data points (DS102 and DS103) being situated immediately adjacent (see **section 4.12**). Pleistocene Chalky Silts were recorded beneath c. 3.0m of minerogenic Holocene alluvium and c. 1.0m of made ground and modern beach deposits.

Archaeological potential

- 4.13.2 Whilst no specific archaeological features dating between the late prehistoric and Romano-British periods have been identified within the Site, a general background potential for such

remains to be present has been identified on the basis of the archaeological baseline of the Study Area. This includes a potential for funerary activity, domestic activity and salt working. Saltworking appears to have been confined more closely to the streams either side of Langstone, however, the low-lying topography of the Site may also have created appropriate conditions of the creation of saltworks around the Ship Inn.

- 4.13.3 Very little archaeological evidence dating to the Anglo-Saxon period has been recorded within the Study Area, and there is nothing to indicate any such material can be expected to be present around the Ship Inn.
- 4.13.4 Activity around Langstone appears to have increased in volume and archaeological visibility from the medieval period onwards. The Ship Inn appears to have been located close to, or within the medieval settlement, and there is a potential for archaeological evidence of domestic occupation or other harbourside structures to be present within Frontage 3. The south-east harbour appears to have been used for loading and unloading goods, and wharfs or quays are expected to have been constructed somewhere in the vicinity, though their location is not known. The borehole monitored within the Ship Inn carpark has already demonstrated the presence of large quantities of made ground (including recycled timbers) to be present within this area which may include disturbed evidence of earlier structures.
- 4.13.5 A potential for archaeological evidence of medieval saltworks has been noted in the area surrounding Lymbourne Stream, and as noted above, appropriate conditions may have been present around Frontage 3 for similar works to have been present here.

4.14 Summary of known and potential historic environment resource (Frontage 4)

Geoarchaeological Potential

- 4.14.1 A GI borehole in the southern part of Frontage 4 (BH103) recorded laminated Pleistocene Chalky Silts overlain by c. 2.0m of minerogenic Holocene alluvium and c. 0.50m of modern beach sediments. In the north (WYGBH01) the Holocene alluvium was absent and Pleistocene Chalky silts were sealed by c. 0.50m of Pleistocene Head-Brickearth. The Silty Clays and Alluvium are the continuation of sediments recorded to the south along Frontage 3 (see **section 4.13**). The sediments forming the Head-Brickearth are likely Pleistocene slope deposits, which can contain or bury surfaces containing Palaeolithic archaeology, but they could be Holocene colluvial sediments. The shallow, truncated nature of these deposits suggests that their geoarchaeological potential in this area may be limited.

Archaeological potential

- 4.14.2 Whilst no specific archaeological features dating between the late prehistoric and Romano-British periods have been identified within the Site, a general background potential for such remains to be present has been identified on the basis of the archaeological baseline of the Study Area. This includes a potential for funerary activity, domestic activity and salt working. Saltworking appears to have been confined more closely to the streams either side of Langstone, however, the low-lying topography of the Site may also have created appropriate conditions of the creation of saltworks along Frontage 4.
- 4.14.3 Very little archaeological evidence dating to the Anglo-Saxon period has been recorded within the Study Area, and there is nothing to indicate any such material can be expected to be present along Frontage 4.
- 4.14.4 Activity around Langstone appears to have increased in volume and archaeological visibility from the medieval period onwards. Frontage 4 appears to have been located within the core of the medieval settlement, and there is a potential for archaeological evidence of domestic

occupation or other harbourside structures to be present within Frontage 4. The south-east harbour appears to have been used for loading and unloading goods, and wharfs or quays are expected to have been constructed somewhere in the vicinity, though their location is not known. It is possible that archaeological evidence of such structures could be present within Frontage 4, especially in the intertidal zone.

- 4.14.5 A potential for archaeological evidence of medieval saltworks has been noted in the area surrounding Lymbourne Stream, and as noted above, appropriate conditions may have been present around Frontage 4 for similar works to have been present here.
- 4.14.6 Finally, The Wade Way, the causeway connecting Langstone to Hayling Island of likely medieval origin also connected to the south-east harbour front along Frontage 4. Subsurface archaeological remains of The Wade Way can be expected to be present in the area to the immediate south-east of the existing coastal wall.

4.15 Summary of known and potential historic environment resource (Frontage 5)

Geoarchaeological Potential

- 4.15.1 Deposit records from Frontage 5 indicate that in the south (WYGB01, DS109) Pleistocene Chalky Silts occur from less than 1.0m bgl and are overlain by thin Head-Brickearth sequences, made ground and modern beach sediments. To the north (WYGWS01 and BH102) laminated Chalky Silts and possible Chalky Silts are overlain by minerogenic Holocene Alluvium and depths of made ground varying from c. 0.50m over 1.0m. Further north, where the frontage follows the edge of the Lymbourne Stream BH101 records c. 6.5m Pleistocene Chalky Silts, the upper units of which are laminated, over chalk bedrock. The Chalky Silts were overlain by c. 2.0m of Head-Brickearth, sealed by c. 0.5m of made ground. This suggests relatively thick sequences of Head-Brickearth above Chalky Silts are present in this area. The sequence of Chalky Silts have significant palaeoenvironmental potential, and possibly have Palaeolithic archaeological potential. The relatively thick Head-Brickearth sequences recorded have Palaeolithic geoarchaeological potential. The palaeoenvironmental potential of the Holocene Alluvium is limited, but it could seal archaeological features and layers.

Archaeological potential

- 4.15.2 Whilst no specific archaeological features dating between the late prehistoric and Romano-British periods have been identified within the Site, a general background potential for such remains to be present has been identified on the basis of the archaeological baseline of the Study Area. This includes a potential for funerary activity, domestic activity and salt working. The potential for archaeological evidence of saltworks to be present along Frontage 5 is elevated by the proximity of Lymbourne Stream, as previous evidence for saltworks within the Study Area has been restricted to areas close to the Lavant and Lymbourne streams.
- 4.15.3 Very little archaeological evidence dating to the Anglo-Saxon period has been recorded within the Study Area, and there is nothing to indicate any such material can be expected to be present along Frontage 5.
- 4.15.4 Activity around Langstone appears to have increased in volume and archaeological visibility from the medieval period onwards. Frontage 5 appears to have spanned both the core of the medieval settlement and the area to the immediate north of it. There is a potential for archaeological evidence of domestic occupation or other harbourside structures to be present within Frontage 5. The south-east harbour appears to have been used for loading and unloading goods, and wharfs or quays are expected to have been constructed somewhere in the vicinity, though their location is not known. It is possible that

archaeological evidence of such structures could be present within Frontage 5, especially in the intertidal zone and around the eastern end of Langstone High Street.

- 4.15.5 There is also a potential for archaeological remains of agricultural features to be present towards the northern end of Frontage 5. This includes features associated with the area of likely post-medieval ridge and furrow cultivation identified in Langstone Meadows.
- 4.15.6 A potential for archaeological evidence of medieval saltworks has been noted in the area surrounding Lymbourne Stream, which elevates the potential for similar remains to be present within Frontage 5.

4.16 Summary of known and potential historic environment resource (Langstone Meadows)

Geoarchaeological Potential

- 4.16.1 No deposit records are available for the Quaternary deposits in Langstone Meadows. Data from further south (e.g. BH101) and the geomorphological position of this area within the wider landscape suggests Pleistocene Head-Brickearth sequences will be present, which may in places overlie Chalky Silts. It is also possible that other Pleistocene deposits, such as the raised beach deposits, may occur beneath Head Brickearth. Such deposits have Palaeolithic geoarchaeological potential but the specific potential of any Pleistocene deposits in this zone is uncertain.

Archaeological potential

- 4.16.2 Whilst no specific archaeological features dating between the late prehistoric and Romano-British periods have been identified within the Site, a general background potential for such remains to be present has been identified on the basis of the archaeological baseline of the Study Area. This includes a potential for funerary activity, domestic activity and salt working. The potential for archaeological evidence of saltworks to be present within Langstone Meadows is elevated by the proximity of Lymbourne Stream.
- 4.16.3 Very little archaeological evidence dating to the Anglo-Saxon period has been recorded within the Study Area, and there is nothing to indicate any such material can be expected to be present within Langstone Meadows.
- 4.16.4 Activity around Langstone appears to have increased in volume and archaeological visibility from the medieval period onwards. Langstone Meadows appears to have been located in the agricultural zone surrounding the village. The potential for archaeological remains of agricultural activity to be present within Langstone Meadows has already visible above ground. This consists of the remains of the area of likely post-medieval ridge and furrow cultivation identified across the area.
- 4.16.5 A potential for archaeological evidence of medieval saltworks has been noted in the area surrounding Lymbourne Stream, which elevates the potential for similar remains to be present within Langstone Meadows.

5 SETTING OF HERITAGE ASSETS

5.1 Introduction

- 5.1.1 This section presents an assessment of the potential effects of the proposed development in relation to the settings of heritage assets, carried out in accordance with the methodology

detailed in **Section 3.6**. This section has also been used to detail the significance and impacts on the Listed Buildings for which Listed Building Consent is required.

5.2 Construction Phase Works

- 5.2.1 The potential for construction phase works to result in harm to the significance of any heritage assets through changes in their setting has not been assessed in full. These works will include disruption to public access to multiple heritage assets located within the Site (namely parts of the Mill Lane and Langstone Conservation Areas) and the introduction of increased traffic, plant and noise, all of which will detract from the character of the Conservation Areas and the appreciation of the interests from which the significance of the heritage assets within them are derived.
- 5.2.2 However, the construction phase of works will be temporary and will have no lasting effect on the settings of any heritage assets.

5.3 Scoping exercise

- 5.3.1 The scoping exercise was undertaken initially using GIS software, supplemented by observations made during the Site visit, the archaeological and historic baseline provided above, and the Landscape and Visual Impact Assessment provided by the client (AECOM 2024). The consultations undertaken with the Conservation/Heritage Officer have also been used to identify which heritage assets are required to be scoped in for a full settings assessment and which will require Listed Building Consent.
- 5.3.2 On the basis of these consultations and based on the nature and extent of the proposed development, heritage assets located outside of the immediate vicinity of the Site have not been scoped in for further assessment. This is because the proposed development would result in only a very limited visual and experiential impact beyond its immediate surroundings, which would not be of sufficient scale to potentially harm the significance of any heritage assets beyond its immediate surroundings.
- 5.3.3 The following heritage assets have been scoped in for further assessment. Where these have been grouped, it is based on their location, the similarity in the impacts which the proposed development would have on their setting and whether or not Listed Building Consent is required. The heritage assets scoped in for further assessment consist of:
- **Mill Lane Conservation Area**
 - **The Ship Inn (NHLE 1303563)**
 - **Langstone Conservation Area**, including Listed Building: 8-14 High Street (NHLE 1091595), and The Old Mill (NHLE 1340200).
 - **The Green Cottage (NHLE 1091604)**
 - **16, 17 and 18 High Street (NHLE 1091596)**
 - **The Royal Oak Public House (NHLE 1091597)**
 - **Wade Court Conservation Area**

5.4 Mill Lane Conservation Area

Description and significance

- 5.4.1 The Mill Lane Conservation Area covers part of the western extent and surroundings of the village of Langstone. It runs west, from the modern Langstone Road (A3023), which divides it from the village centre, up to Lavant Stream. In addition to areas of 19th and 20th century residential development, the Conservation Area covers areas of pasture, shore front and extends along the spit and remains of the former railway, projecting southwards into Langstone Harbour.
- 5.4.2 The significance of the Conservation Area is primarily derived from its role in forming and protecting the setting of the buildings and spaces within it. The Conservation Area does not contain any Listed Buildings or non-designated historic buildings (as recorded by the HHER) and the majority of the buildings within it date to the later 20th century. However, the Conservation Area appraisal notes two particular residential properties which contribute to the character of the Conservation Area: the surviving elements of the former West Mill (formerly Langstone Mill), Flint House and Flint Lodge, around the northern and eastern ends of Mill Lane (Havant Borough Council undated, 8-9). The surviving historic built elements of both of these properties, including their brick and flint boundary walls, help to preserve the sense of a historic rural settlement, despite the area's proximity to the busy A3023.
- 5.4.3 Although the West Mill itself has been demolished, the surviving mill race, pond and quay make a substantial contribution to the character of the Conservation Area. They physically define the boundaries of the area and form the principle visual and audible elements of the western end of the Conservation Area.
- 5.4.4 The character of the eastern end of the Conservation Area is principally defined by the route of the former railway. This is both a visually and historically dominant aspect of the Conservation Area, in addition to forming the primary axis of movement through it. The views along the former railway have been highlighted as an important contributor to the character of the Conservation Area (*ibid.*, 8). Further to this, the most important view out from the Conservation Area is across the neighbouring area of South Moor and ultimately across Langstone Harbour, to the south-west and south (*ibid.*).
- 5.4.5 The Conservation Area also derives its significance from its archaeological interest. Both chance finds and several previous archaeological investigations around Mill Lane have demonstrated that the area holds a potential to contain archaeological evidence of activity dating from the Upper Palaeolithic onwards. In particular, the area has demonstrated a potential to contain archaeological remains of Bronze Age funerary activity and saltworks associated with the Lavant Stream, dating from between the later prehistoric and medieval periods.

Description of setting and contribution of setting to significance

- 5.4.6 As discussed above, the western and eastern extents of the Conservation Area are defined by Lavant Stream and Langstone Road (A3023), with the open view across South Moor to the west and the more densely built-up area of central Langstone to the east. To the north, the Conservation Area borders an open grassland area, acting as a buffer between it and the modern suburban developments to the north. The Conservation area runs right up to the shore on its south side, overlooking Langstone Harbour. This is formed in part by the rear gardens of several modern residential properties but also by the shingle spit along which the former railway runs.

5.4.7 Several elements of the Conservation Area's setting contribute to its significance by preserving and enhancing its character and appearance. The most important element consists of the views over the open area of South Moor, to the west, and over Langstone Harbour to the south. These views provide much of the landscape context for the Conservation Area, helping to preserve both a rural and coastal character, and their importance has been highlighted in the in the Conservation Area appraisal (*ibid.*). The same is also true of the open space bordering the Conservation Area to the north, which helps to preserve the sense of a smaller and more rural area of settlement than in the surrounding area, by dividing Mill Lane from the modern suburban developments around the southern side of Havant.

5.4.8 The survival of the route of the former railway line as a public right of way also contributes to the significance of the Conservation Area. In addition to Mill Lane, it acts as the principal axis of movement through the Conservation Area, preserving one of its most dominant historic features and connecting it to the surrounding landscape.

Effects of the proposed development on significance

5.4.9 The proposed development would introduce FCERM infrastructure directly into the Conservation Area, consisting of the proposals along Frontages 1 and 2. This would primarily consist of alterations to the existing public right of way along the route of the former railway. The development would retain the route (with some minor alterations) and the usage of the path and would retain its semi-wooded character, with planting along the new edges. Although, the proposals would result in a slightly elevated surface (less than 0.2 m) and widening, this would only be to a minor degree and would have no impact on the overall character and appearance of the Conservation Area.

5.4.10 Frontage 2 would also include the installation of sections of sheet piled walls along parts of the seaward and landward sides of the path. These would be within a tie-in earth embankment towards the northern end of the Frontage and with varying arrangements of Accoya timber cladding further south.

5.4.11 The walls would follow the upgraded path and further enhance the route of the former railway as the main axis of movement through the Conservation Area. The walls and embankment would not be of sufficient height to prevent views towards South Moor or across Langstone Harbour and the designs would avoid the introduction of built forms of a notably modern character into the Conservation Area. Consequently, the proposed development would not detract from any of the elements within the Conservation Area or within its setting which contribute to its character or the setting that it forms for the buildings and spaces within it and would therefore not result in any harm to its significance.

5.5 The Ship Inn

Description and significance

5.5.1 The Ship Inn is a Grade II Listed Building (NHLE 1303563) located along the southeast harbour front within the Langstone Conservation Area. The Ship Inn was originally built as a malthouse in the late 18th century and was converted into a public house in the mid-19th century. It is a two storey building faced with painted brick walls, with some areas of stucco, and a clay tile roof. The building has been subject to several later additions, including the addition of a mid-19th century porch and modern fixtures and decorations.

5.5.2 The significance of The Ship Inn is derived from its historic, architectural and archaeological interests. Its historic interest comes from its former use as a malthouse and its later and continued use as a public house. It also has a more general historic interest as one of the

main focal points of the harbour frontage and the historic core of the village from the 18th century to the modern day.

- 5.5.3 Its architectural interest is as an example of later post-medieval vernacular architecture, in the context of small-scale industry, but also in the elements of its later conversion and use as a public house. This interest comes primarily from its general form and materials, as well as from specific decorative and functional elements, such as its porch and windows.
- 5.5.4 The archaeological interest of The Ship Inn comes from the potential for archaeological remains to be present within the footprint of the building itself. Whilst the construction of the building will likely have caused a substantial amount of disturbance to any earlier remains present within its footprint, there is still a potential for such remains to survive. In particular, this includes the potential for Upper Palaeolithic and Mesolithic archaeological and palaeoenvironmental material to be present below the level of modern disturbance.

Description of setting and contribution of setting to significance

- 5.5.5 To the west and south, The Ship Inn is located within a car park, which functions as the car park for both the public house and for the village more widely (the potential impact on the car park is discussed below, as part of Langstone Conservation Area) and is accessed from Langstone Road (A3023) to the west. The Ship Inn lies within the Langstone Conservation Area and at the south-west end of Langstone harbour-front and historic core of the town. The coastal path runs from the south-eastern front of its patio, connecting it to Langstone High Street to the north-east, with the patio acting as a kind of extension to it, by allowing for public access an leisure space, overlooking the harbour.
- 5.5.6 The Listed Building is bordered to the north by a former complex of 19th century coastguard buildings, consisting of the former coastguard station (HHER 62156) and the rear gardens of a row of nine cottages (HHER 72258). To the south-west, The Ship Inn looks out over Langstone Harbour and onto the north shore of Hayling Island.
- 5.5.7 The construction and use of The Ship Inn has been determined and informed by its location within the historic core of the harbour front village, and the proximity of further historic architecture to the north contributes to its significance by allowing for a greater appreciation of its historic and architectural interests. This includes both the Listed buildings located along the harbour front, but also the non-designated former coastguard buildings to the north.
- 5.5.8 The views from The Ship Inn over the harbour and the north shore of Hayling Island represent the most relevant element of its setting. This creates a tangible link between the historic town core and the sea and provides a sense of the context in which The Ship Inn has been constructed and used. This allows for a better appreciation of its historic and architectural interests and therefore contributes to its significance.
- 5.5.9 Although originally constructed as a malthouse, The Ship Inn's continued use as a public house also contributes to its significance by providing a direct and active link to a major part of its historic interest. This includes the use of the patio overlooking the harbour, which ties the Listed Building in with its wider setting.

Effects of the proposed development on significance

- 5.5.10 The Ship Inn is located along Frontage 3 and the proposed development would result in a raised bund over the northern part of the car park surrounding the Listed Building, with a retaining wall and steps into The Ship Inn courtyard, a glass topped flood wall surrounding the patio, with a flood gate connecting it to The Ship Inn annex (to the immediate north-

east), which would be surrounded by a cladded flood wall. This would connect to Frontage 4, along which would extend an improved harbour-front path.

- 5.5.11 The impacts of these proposals on the setting of the Listed Building would be the introduction of some additional modern built form into its immediate setting and the introduction of an additional barrier between the Listed Building and the views across the harbour. However, the materials and design of the flood walls have been decided in consultation with the Conservation/Heritage Officer. They have confirmed that the 100% design largely mitigates the potential for this to harm the significance of The Ship Inn, despite the change in its setting. This includes the provision of the glass topping along the wall around the patio, which would still allow for views across the harbour and mitigates any potential to cut The Ship Inn off from this important view.
- 5.5.12 By preserving the functionality of The Ship Inn's patio as a public leisure space with views over the harbour, and by avoiding the use of unsympathetic building materials, the proposed development would retain the elements of its setting which contribute to its significance.

5.6 Langstone Conservation Area

Description and significance (Langstone Conservation Area)

- 5.6.1 Langstone Conservation Area covers the historic core of the village of Langstone and the southern and central parts of Langstone Meadows. It is bordered to the north by the northern portion of Langstone Meadows, an open green space which acts as a buffer between it and the modern suburban developments at the southern edge of Havant. To the west, the Conservation Area abuts Langstone Road (A3023), which acts as the main thoroughfare to Hayling Island and divides the Langstone Conservation Area from the Mill Lane Conservation Area. To the east, around the Old Mill (NHLE 1340200) mill pond, the Conservation Area abuts the Wade Court Conservation Area and the pasture which surrounds it. To the south, the Conservation Area immediately abuts the foreshore and looks over the harbour, towards Hayling Island.
- 5.6.2 The significance of the Conservation Area is primarily derived from its role in forming and protecting the setting of the buildings and spaces within it and from its character and appearance. The character of the Conservation Area is primarily derived from the two main axes along which it developed, the harbour front and Langstone High Street. Although Langstone has ceased to be used as a harbour, the frontage of the Conservation Area immediately along the foreshore is a fundamental and distinctive part of its character, which developed as a port to the town of Havant and a crossing point to Hayling Island. Due to the construction of the 19th century road bridge (and its 20th century redevelopment as the A3023) to the west of the historic core of the town, Langstone High Street has retained much of its post-medieval and 19th century character (Havant Borough Council 2011b). The street is closely fronted by a number of 18th and 19th century cottages and houses and retains a sense of partial isolation from the modern residential developments to the north, despite the relative proximity of the modern A road and Havant suburbs.
- 5.6.3 The Conservation Area, and all of the individual historic buildings within it, also derive their significance from an archaeological interest. The historic core of the town appears to have developed during the medieval period and the existing streets and buildings likely overlay archaeological remains of earlier phases of development. In addition to this, the GI works undertaken across the Site have demonstrated that much of the Conservation Area is underlain by a deep stratigraphy of deposits with varying degrees of archaeological and geoarchaeological potential, dating back to the Upper Palaeolithic.

Description and significance (Langstone Conservation Area: harbour front historic buildings)

- 5.6.4 The historic architecture which the Conservation Area forms and protects the settings of are located along the two main axes of the village, the harbour front and Langstone High Street. From south-west to north-east, the harbour front buildings consist of The Ship Inn (NHLE 1303563) and the former Coastguard Station/Lookout (HHER 65156) The Green Cottage (NHLE 1091604), with several more modern houses to their immediate north. The Ship Inn has been assessed separately above and The Green Cottage (NHLE 1091604) has been assessed separately below.
- 5.6.5 The significance of the former coastguard station is derived from its historic, architectural and archaeological interests. Although now a residential property, the historic interest of the former coastguard station comes from its initial construction and use as part of a late 19th century coastguard complex, with group value provided by the survival of the neighbouring cottages to the north-west (HHER 72258). Its architectural interest is also tied to its initial purpose, which is made clear by its height and the presence of a what appears to have originally been a work yard on its northern side.
- 5.6.6 As noted above for the Conservation Area more generally, the archaeological interest of the Coastguard Station/Lookout comes from the potential for archaeological and geoarchaeological remains to be present within its footprint dating from the Upper Palaeolithic through to the post-medieval period. Although its construction will likely have caused substantial disturbance to any earlier remains within its footprint, there is a potential for material of archaeological and geoarchaeological interest to have survived between foundation trenches and at lower depths.

Description and significance (The Old Mill: NHLE 1340200)

- 5.6.7 The Old Mill is located at the north-eastern end of Langstone Conservation Area, and forms part of a slightly distinct sub-area within it. It is formed by a group of three 19th century buildings, including a watermill, a windmill and a store building. The group has been constructed across Lymbourne Stream, where it flows into the harbour. The mill pond survives to the rear, and the mill complex is surrounded by a sea wall and adjoins a yard alongside the stream, in use as a boatyard. The significance of The Old Mill is derived from its historic, architectural and archaeological interests.
- 5.6.8 Its historic interest comes from its history as both a water mill and a windmill. Historic mapping (**Figure 7**) indicates that both operated as cornmills, which highlights the former importance of agriculture to Langstone, including as an export industry, something which has otherwise been obscured by the expansion of modern residential estates over much of the surrounding farmland.
- 5.6.9 The architectural interest of The Old Mill is as an example of a complex of early 19th century agricultural buildings. Whilst its conversion primarily to domestic use means that some of the original elements of the complex do not survive (notably the windmill sails), the group still has a clearly distinctive architectural character, recognisable in both the three main structures, but also additional elements, such as the sluice gates and mill pond.
- 5.6.10 As noted above for the Conservation Area more generally, the archaeological interest of these buildings comes from the potential for archaeological and geoarchaeological remains to be present within their footprint dating from the Upper Palaeolithic through to the post-medieval period. Although the construction of these buildings will likely have caused substantial disturbance to any earlier remains within their footprint, there is a potential for material of archaeological and geoarchaeological interest to have survived between

foundation trenches and at lower depths. The Old Mill's position along Lymbourne Stream also introduces the potential for archaeological remains of saltworks to be present, dating between the late prehistoric and medieval periods.

Description of setting and contribution of setting to significance

- 5.6.11 As Langstone developed as both a crossing point to Hayling Island and a port to the town of Havant, its coastal location makes a substantial contribution to the significance of the Conservation Area and the historic buildings within it. This is experienced both through the views across the harbour and onto Hayling Island, but also through the ability for pedestrians to walk along the harbour front footpath (108/56/1 and part of Wayfarers Walk).
- 5.6.12 This physical and visual connection to Langstone harbour provides a landscape context which makes a substantial contribution to Langstone Conservation Area's significance. This is because the coastal setting forms an integral part of the Conservation Area's character and enhances its special architectural interest by informing its settlement pattern, in particular, the layout of both the harbour frontage and Langstone High Street (Havant Borough Council 2011, 8-9).
- 5.6.13 This landscape context also makes a substantial contribution to the significance of each individual historic building within the Conservation Area. This is particularly notable for the Coastguard Station/Lookout (HHER 65156), for which the proximity of the harbour directly informs its historic and architectural interests. However, whilst the functions of the houses, cottages and public houses within the Conservation Area have a less direct link with the harbour, this landscape context is still relevant. The views across the harbour and the ability to move along it contributes to the significance of these buildings by enhancing their historic interest. It does this by maintaining a link between the individual buildings and reinforcing the historic character and economic drive behind the overall development of the village, helping to add to a sense of character and creating group value.
- 5.6.14 Whilst the coastal setting of The Old Mill (NHLE 1340200) does contribute to its significance through these connections, its position along the Lymbourne Stream makes a greater contribution to its significance. This is because, as elements of its setting, its positioning at the mouth of the stream and the survival of the mill pond and sluice gates enhance its historic and architectural interests more than any other element, including its coastal setting.

Effects of the proposed development on significance

- 5.6.15 Frontages 3, 4 and 5 run through the Langstone Conservation Area and the proposed development would result in upgrade works along the entire harbour frontage. This would consist primarily of upgrades to the existing flood walls and footpath and the addition of flood gates between The Ship Inn and the Ship Inn annex and at the eastern terminus of Langstone High Street.
- 5.6.16 The proposed development would introduce some additional modern built form into the setting of Langstone Conservation Area and the historic buildings along the harbour front. However, the materials and design of the flood walls have been decided in consultation with the Conservation/Heritage Officer. They have confirmed that the 100% design largely mitigates the potential for this to harm the significance of these heritage assets through the use of sympathetic materials and designs.
- 5.6.17 The proposals would also introduce an additional barrier between parts of the Conservation Area and the harbour. Whilst the majority of the works would not result in any interruption of views out of the Conservation Area and across the harbour, Frontages 3 and 5 include the construction of glass topped flood walls between The Ship Inn 16, 17 and 18 High Street,

The Royal Oak and the harbour (each have been discussed separately). However, these have been designed to be topped with flood glass which would preserve views out across the harbour. The preservation both of these views and the pedestrian access along the harbour front will allow for the retention of the relationship between the Conservation Area, these Listed Buildings and the coastal setting which makes a substantial contribution to their significance.

- 5.6.18 The proposed development would also include works within the car park of The Ship Inn, at the south-western end of the Conservation Area. This would include the creation of an earth bund and raised area over the northern portion of the car park, surfaced with asphalt concrete, the installation of timber-clad planters along the existing quay wall and the installation of a short flood wall along the edge of the A3023, mostly embedded within the existing grass bank.
- 5.6.19 The poor quality of the existing car park surface has been highlighted as an area for improvement within the Conservation Area, especially as it forms one of its main entrances (Havant Borough Council 2011b, 15). Whilst the proposed resurfacing would be undertaken with modern materials similar to those previously used, it would still result in a much more intact surface over the northern part of the car park. Additionally, the installation of planters along the quay wall would help to entrench the sense of the space as a leisure area, facing out over the harbour, rather than a functional space, focused on the A3023 and the car park.
- 5.6.20 The construction of a flood wall into the grass bank alongside the A3023 would have a negligible effect on the Conservation Area and the historic buildings within it. The wall would only project a short way out of the top of the existing grass bank and would run alongside the A3023, which already acts as a major delineation of the western edge of the Conservation Area. As such, none of the proposed works to be undertaken within The Ship Inn car park would detract from any meaningful elements of the character of the Conservation Area, or interrupt its relationship with any elements of its setting which contribute to its significance.
- 5.6.21 It should also be noted that the proposed scheme as a whole would result in the long-term protection of the coastal front of the Conservation Area. As the designs have been made in keeping with the character and appearance of the Conservation Area this long-term protection of an integral element of the Conservation Area would directly contribute to its significance.

5.7 The Green Cottage

Description and significance

- 5.7.1 The Green Cottage (NHLE 1091604) is a Grade II Listed Building located within Langstone Conservation Area, along the eastern harbour frontage (Frontage 4). It is a house with 18th century origins but with a predominantly 19th and 20th century exterior, consisting of rendered brick walls and a tiled roof. It is one storey tall, with the addition of an attic level, which includes half-dormer windows which look out over the harbour. Its significance is derived from its historic, architectural and archaeological interests.
- 5.7.2 The historic and architectural interests of The Green Cottage come from its construction and use as a house since the 18th century. This is primarily recognisable in its general built form and materials, but also from the various phases of structural and decorative elements, such as the later hipped half-dormer windows, which mark the development of the house through time. The historic interest of The Green Cottage is also demonstrated through its presence in historic mapping and documentation, such as the Havant Parish Tithe Map.

- 5.7.3 As noted above for Langstone Conservation Area more generally, the archaeological interest of The Green Cottage comes from the potential for archaeological and geoarchaeological remains to be present within its footprint dating from the Upper Palaeolithic through to the post-medieval period. Although its construction will likely have caused substantial disturbance to any earlier remains within its footprint, there is a potential for material of archaeological and geoarchaeological interest to have survived between foundation trenches and at lower depths.

Description of setting and contribution of setting to significance

- 5.7.4 The Green Cottage is located within the Langstone Conservation Area, overlooking the eastern harbour front. It is accessed from the west by a lane connecting to Langstone Road (A3023) and from the east via the harbour front footpath (108/1292). It is surrounded to the north, west and south by a mixture of historic and modern residential dwellings and gardens.
- 5.7.5 The proximity of other historic buildings to The Green Cottage (namely the Coastguard Cottages HHER 72258 and Station HHER 65156) creates group value. This enhances the appreciation of its historic and architectural interests by creating a tangible sense of the historic village centre in which it was originally constructed.
- 5.7.6 The proximity of and clear association with the harbour also enhances the appreciation of its historic and architectural interests. This is because the clear views between the cottage and the harbour, and the ability to view the cottage and harbour simultaneously, firmly place it in the landscape and historic context in which it was built and are an intentional part of its original construction.

Effects of the proposed development on significance

- 5.7.7 The proposed development would introduce some additional modern built form into the setting of the Green Cottage. However, the materials and design of the flood walls have been decided in consultation with the Conservation/Heritage Officer. They have confirmed that the 100% design largely mitigates the potential for this to harm the significance of The Green Cottage through the use of sympathetic materials and designs.
- 5.7.8 More specifically, the proposed development would introduce a flood wall between The Green Cottage and the harbour front footpath and would introduce a flood gate in front of the existing garden gate with a flood gate. As discussed above, the relationship and intervisibility of the cottage and harbour contribute to its significance, and disrupting or severing this view could result in a degree of harm to its significance. However, the flood wall and gate proposed for construction would be low in height, similar to the existing fences. Views between the cottage and the harbour and would not be obstructed, including down to the majority of the ground floor level.
- 5.7.9 The proposed development would not impact on the relationship between The Green Cottage and the other historic buildings in its setting. Therefore, the contribution that this group value makes to its significance would not be affected.
- 5.7.10 Again, it should also be noted that the implementation of the scheme would help to protect the long-term survival of the harbour front footpath, along which the significance of The Green Cottage can be appreciated.

5.8 16, 17, 18 High Street

Description and significance

- 5.8.1 16, 17, 18 High Street (NHLE 1091596) is a Grade II Listed Building covering a terrace of three houses on the north side of Langstone High Street, where it meets the slipway on the eastern harbour front. It is located within the Langstone Conservation Area and along Frontage 5. Its significance comes from its historic, architectural and archaeological interests.
- 5.8.2 The historic and architectural interests of 16, 17 and 18 High Street come from its construction and use as group of 18th century terraced houses and their continued use through to the present day. These interests are principally recognisable through their form and fabric, especially elements which have avoided modern alterations, such as the sash windows. The historic interest is also demonstrated through its presence in historic mapping and documentation, such as the Havant Parish Tithe Map.
- 5.8.3 As noted above for the Conservation Area more generally, the archaeological interest of the building comes from the potential for archaeological and geoarchaeological remains to be present within their footprint dating from the Upper Palaeolithic through to the post-medieval period. Although its construction will likely have caused substantial disturbance to any earlier remains within its footprint, there is a potential for material of archaeological and geoarchaeological interest to have survived between foundation trenches and at lower depths.

Description of setting and contribution of setting to significance

- 5.8.4 16, 17, 18 High Street is located within the Langstone Conservation Area, where Langstone High Street meets the slipway on the eastern harbour front. It is surrounded to the west, east and south by a mixture of historic and modern buildings and by garden space to the rear (north). The terrace looks out south-eastwards across the eastern harbour, towards Hayling Island and is accessed along the harbour front footpath (where footpath 108/56/1, Wayfarer's Walk and Solent Way combine).
- 5.8.5 The proximity and intervisibility with other historic buildings (namely 8-14 High Street to the west NHLE 1091595 and The Royal Oak Public House to the east NHLE 1091597) creates group value. This enhances the appreciation of 16, 17, 18 High Street's historic and architectural interests by creating a tangible sense of the historic village centre in which it was originally constructed.
- 5.8.6 The proximity of and clear association with the harbour also enhances the appreciation of its historic and architectural interests. This is because the clear views between the terrace and the harbour, and the ability to view the terrace and harbour simultaneously, firmly place it in the landscape and historic context in which it was built and are an intentional part of its original construction

Effects of the proposed development on significance

- 5.8.7 The proposed development would introduce some additional modern built form into the setting of 16, 17, 18 High Street. However, the materials and design of the flood walls have been decided in consultation with the Conservation/Heritage Officer. They have confirmed that the 100% design largely mitigates the potential for this to harm the significance of these heritage assets through the use of sympathetic materials and designs.
- 5.8.8 The proposals would also introduce an additional barrier between 16, 17, 18 High Street and the harbour. This includes the construction of glass topped flood walls between it and

the harbour. However, these have been designed to be topped with flood glass which would preserve views out across the harbour. The preservation both of these views and the pedestrian access along the harbour front will allow for the retention of the relationship between 16, 17, 18 High Street and the coastal setting which makes a substantial contribution to its significance.

- 5.8.9 The proposed development would not impact on the relationship between 16, 17, 18 High Street and the other historic buildings in its setting. Therefore, the contribution that this group value makes to its significance would not be affected.
- 5.8.10 Again, it should also be noted that the implementation of the scheme would help to protect the long-term survival of the harbour front footpath, along which the significance of 16, 17, 18 High Street can be appreciated.

5.9 The Royal Oak Public House

Description and significance

- 5.9.1 The Royal Oak Public House (NHLE 1091597) is a Grade II Listed Building located within the Langstone Conservation Area, along Frontage 5. It is an early 19th century two storey public house which overlooks the eastern harbour front. Its significance is drawn from its historic, architectural and archaeological interests.
- 5.9.2 The historic and architectural interests of The Royal Oak come from its construction and use as a public house from the 19th century through to the present day. These interests are principally recognisable through its form and fabric, especially distinctive elements, such as the chimney stacks and the sash and casement windows. The historic interest is also demonstrated through its presence in historic mapping and documentation, such as the Havant Parish Tithe Map.
- 5.9.3 As noted above for Langstone Conservation Area more generally, the archaeological interest of The Royal Oak comes from the potential for archaeological and geoarchaeological remains to be present within its footprint dating from the Upper Palaeolithic through to the post-medieval period. Although its construction will likely have caused substantial disturbance to any earlier remains within its footprint, there is a potential for material of archaeological and geoarchaeological interest to have survived between foundation trenches and at lower depths.

Description of setting and contribution of setting to significance

- 5.9.4 The Royal Oak Public House is Located at the eastern end of Langstone High Street, alongside Lymbourne Stream and looking south over the eastern harbour front. Its is neighboured by historic buildings to the west and east and by the garden and service yard to the rear (north). The Royal Oak is accessed by the harbour footpath (where footpath 108/56/1, Wayfarer's Walk and Solent Way combine) and has several benches from where customers can look out over the harbour and towards Hayling Island.
- 5.9.5 The proximity of other historic buildings to The Royal Oak (namely 16, 17, 18 High Street NHLE 1091596 to the west and The Old Mill NHLE 1340200 to the east) creates group value. This enhances the appreciation of its historic and architectural interests by creating a tangible sense of the historic village in which it was originally constructed.
- 5.9.6 The proximity of and clear association with the harbour also enhances the appreciation of its historic and architectural interests. This is because the clear views between The Royal Oak and the harbour, and the ability to view The Royal Oak and harbour simultaneously,

firmly place it in the landscape and historic context in which it was built and are an intentional part of its original construction.

Effects of the proposed development on significance

- 5.9.7 The proposed development would introduce some additional modern built form into the setting of The Royal Oak. However, the materials and design of the flood walls have been decided in consultation with the Conservation/Heritage Officer. They have confirmed that the 100% design largely mitigates the potential for this to harm the significance of these heritage assets through the use of sympathetic materials and designs.
- 5.9.8 The proposals would also introduce an additional barrier between The Royal Oak and the harbour. This includes the construction of glass topped flood walls between it and the harbour. However, these have been designed to be topped with flood glass which would preserve views out across the harbour. The preservation both of these views and the pedestrian access along the harbour front will allow for the retention of the relationship between The Royal Oak and the coastal setting which makes a substantial contribution to its significance.
- 5.9.9 The proposed development would not impact on the relationship between The Royal Oak and the other historic buildings in its setting. Therefore, the contribution that this group value makes to its significance would not be affected.
- 5.9.10 Again, it should also be noted that the implementation of the scheme would help to protect the long-term survival of the harbour front footpath, along which the significance of The Royal Oak can be appreciated.

5.10 Wade Court Conservation Area

Description and significance

- 5.10.1 The Wade Court Conservation Area covers the surviving elements of a 19th to 20th century landscaped estate, centred on Wade Court House (NHLE 1271906) and with a history traceable back to the medieval period. In addition to Wade Court House (located 225 m north-east of the Site) and its immediate surroundings, the Conservation Area mostly covers the water gardens created along the course of the Lymbourne Stream.
- 5.10.2 The Conservation Area primarily derives its significance from its role in forming and protecting the setting of the spaces and buildings within it. The Wade Court Conservation Area forms the surviving elements of the historic setting of the former estate, covering elements of both the natural and designed landscape which formed the estate's formal gardens. The Conservation Area also covers Wade Court House, its curtilage and immediate surroundings, forming and protecting the immediate setting of the Listed Building.
- 5.10.3 The Conservation Area also derives its significance from an archaeological interest. The presence of an agricultural estate around Wade Court can be traced back to Domesday, with a further archaeological potential for remains dating back into the Upper Palaeolithic to be present as buried remains and within the underlying geology. In particular, the presence of Lymbourne Stream running through the Conservation Area introduces the potential for archaeological remains of saltworks dating from the late prehistoric through to the medieval period to be present.

Description of setting and contribution of setting to significance

- 5.10.4 The Wade Court Conservation Area is located between open areas of pasture to the west and east, by the foreshore to the south and by the modern suburbs at the southern side of Havant to the north. It is accessed via Wade Lane, which runs along its north-eastern and southern sides. Important views out of the Conservation Area include the views over the open pasture to the east, much of which historically formed part of the estate, and views to the south, over the harbour and onto Hayling Island.
- 5.10.5 The surrounding agricultural land provides a landscape context for the Conservation Area's development and enhances the sense its a rural setting. This contribute to its significance by allowing for a greater appreciation of its character, both through the views out of the Conservation Area and whilst entering it along Wade Lane. Similarly, the views across the harbour and onto Hayling Island also contribute to the Conservation Area's significance by creating a sense of its wider setting and enhancing a more distinctive element of its character as a coastal estate.
- 5.10.6 The proximity of the modern suburban developments to the north of the Conservation Area does not contribute to its significance. The potential for these areas to detract from its character and appearance is largely mitigated by the physical and visual barrier of the heavily wooded Lymbourne Stream.

Effects of the proposed development on significance

- 5.10.7 The Site boundary around the north-eastern edge of Frontage 5 marginally overlaps with the Wade Court Conservation Area, however, no works are proposed within its boundary. The proposed development would result in the replacement of the existing footpath wall and footpath surface (running between the harbour and Langstone Meadows) with a reinforced concrete wall and a Bodpave path filled with clean aggregate gravel. The northern end of Frontage five would also include the construction of an east/west earth embankment within Langstone Meadows.
- 5.10.8 These changes would not impact any of the elements of the Conservation Area or its setting which make any contribution to its significance. Despite the proximity of the Site, the proposals would have a negligible visual impact on the Conservation Area, due in large part to the physical and visual separation of the Site and the Conservation Area by Lymbourne Stream, but also due to the continuation in general appearance and function of these areas. Although construction would likely involve a small degree of vegetation clearance in this area, the proposals include planting along Lymbourne Stream to replace and enhance the screening vegetation.

6 POTENTIAL DEVELOPMENT EFFECTS

6.1 Introduction

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

6.2 Construction phase works

Introduction

- 6.2.1 The proposed scheme will require temporary compounds and access points during construction. It is anticipated that the satellite compounds will utilise existing hard standing, however shallow stripping is likely to be required for the main construction compound and its access road.

Geoarchaeology

- 6.2.2 Due to the depth of impact relating to these aspects they are generally not anticipated to disturb any geoarchaeologically significant remains. The exception is the possible exposure of Head-Brickearth sequences in the area of the main compound (Geo)archaeological monitoring during any stripping would enable these deposits to be recorded and their geoarchaeological potential to be better understood.

Archaeology

- 6.2.3 The main construction compound and access road lies in an area of ridge and furrow; these earthworks likely relate to post-medieval cultivation and have limited interest. Levelling in this area would result in the loss of this asset within the footprint of the compound but the feature extends beyond this area and other areas of ridge and furrow are also recorded. Information on this asset is already provided by aerial photography and LiDAR. Archaeological monitoring may be required for stripping depending on whether this exposes the underlying deposits beneath the active soil horizons.

Historic Environment

- 6.2.4 The construction works will introduce increased traffic, noise and temporary visual features such as hedges fencing into the Conservation Areas and in the vicinity of the Listed Buildings. Such effects will be temporary and limited to the construction phase only and are anticipated to be controlled by a construction management plan or similar document.

6.3 Frontage 1A: Billy Line North

Introduction

- 6.3.1 The line of the frontage is situated along an existing surfaced path which is anticipated to have caused some limited truncation within its footprint. This in turn follows the line of the former tramway which will have impacted on earlier deposits within its footprint.
- 6.3.2 The Scheme proposals will involve minimal ground excavation with the new cycleway being situated on a raised embankment. Anticipated excavation will be to remove topsoil and the existing surface down to a typical depth of 0.30 m. GI data indicates that this will likely only impact on made ground.

Geoarchaeology

- 6.3.3 No impacts anticipated. No mitigation recommended.

Archaeology

- 6.3.4 No impacts anticipated. No mitigation recommended.

Historic Environment

- 6.3.5 No Listed Buildings will be directly impacted within this frontage.
- 6.3.6 No impacts to the special character and significance of Mill Lane Conservation Area are anticipated.

6.4 Frontage 2: Billy Line South

Introduction

- 6.4.1 The line of this frontage is adjacent to an existing surfaced path which will be widened. This continues to follow the former tramway route which will have impacted on earlier deposits within its footprint. Alongside the upgraded cycleway will be a sheet-piled wall (depth

between 3-5.5 m) along with raised earth embankments where the route crosses existing utilities.

Geoarchaeology

- 6.4.2 Chalky silts with Palaeolithic geoarchaeological significance will be impacted on this area. Targeted purposive geoarchaeological boreholes carried out in advance of construction are recommended to mitigate against impacts through the recovery of samples for palaeoenvironmental assessment, dating and, if required, analysis. This assessment should be considered and designed on a scheme wide level; as deposits of interest are present within multiple frontages not all frontages will require geoarchaeological mitigation.

Archaeology

- 6.4.3 Known made ground deposits along with a driven sheet pile solution means little potential visibility of any archaeological deposits. Construction associated with raising the path and tie-in to the embankment are likely to be too shallow to impact any archaeological remains. No mitigation recommended.

Historic Environment

- 6.4.4 No Listed Buildings will be directly impacted within this frontage.
- 6.4.5 No impacts to the special character and significance of Mill Lane Conservation Area are anticipated.

6.5 Frontage 3: A3023 to The Look Out

Introduction

- 6.5.1 The frontage broadly comprises a sheet piled wall along the A3023, a raised bund in the Ship Inn car park and then areas of flood walling, the design detail of which has been chosen to respond sympathetically to the Conservation Area and heritage assets.
- 6.5.2 Impacts from the creation of the modern Ship Inn car park are likely to exist to shallow depths. Beyond this the scheme will line along the existing quay wall and courtyard wall.

Geoarchaeology

- 6.5.3 The principal geoarchaeological risk to the Scheme in this area is impacts of sheet piling on Holocene Alluvium and underlying Pleistocene Chalky Silts. In the case of the former this risk principally relates to archaeology within the alluvium, and this can be mitigated by an archaeological watching brief (see below). For the Pleistocene Chalky Silts preconstruction mitigative boreholes targeted on sedimentary sequences with the greatest geoarchaeological potential are recommended. The best location for sampling should be considered and designed on a the scheme wide level; as deposits of interest are present within multiple frontages not all frontages will require geoarchaeological mitigation.

Archaeology

- 6.5.4 The construction associated with the raised bund in the car park will involve excavation down to depths of around 1 m with a deeper excavation of an additional 0.5 m within the anchor trench. This has the potential to extend below the made ground and expose and disturb any buried archaeological remains.
- 6.5.5 The areas of wall will involve sheet piling with a concrete cap. While the insertion of the sheet piling will not enable visibility or recording of any buried archaeological remains, there will be excavation to install the capping beam and footpath sub-base. The depths of these

vary along the frontage but would offer an opportunity to observe and record former quayside deposits. A watching brief is recommended.

Historic Environment

- 6.5.6 There will be material changes to The Ship Inn (NHLE 1303563) through changes to curtilage structures, however the design detail of the courtyard retaining wall and flood wall, including the flood glass panels, seeks to preserve and enhance the character and appearance of these features and as such will not adversely impact on significance. Listed Building Consent will be required.
- 6.5.7 The special character and appearance of Langstone Conservation Area will be preserved and enhanced through the use of appropriate materials and detailing. The type, colour and appearance of these materials has been discussed and informed through conversations with the Principal Heritage Officer.

6.6 Frontage 4: The Look Out to The Winklemarket

Introduction

- 6.6.1 This frontage lies along the existing quay wall with the material behind likely to comprise of modern made ground.

Geoarchaeology

- 6.6.2 Sheet piling risks impacting on Pleistocene Chalky Silts, which in the south is overlain by Holocene alluvium and in the north by thin sequences of Head-Brickearth. As along Frontage 3, targeted geoarchaeological boreholes are recommended to mitigate against impacts on the Chalky Silts. Piling methods required in this area limit scope for investigating the overlying alluvium and Head-Brickearth (see below), however, the boreholes would enable these sequences and their geoarchaeological potential to be fully characterised. Any purposeful borehole sampling should be considered and designed on a scheme wide level; as deposits of interest are present within multiple frontages not all frontages will require geoarchaeological mitigation.

Archaeology

- 6.6.3 The new flood wall will be constructed seaward of the existing wall and involve sheet piling and a concrete apron. The insertion of the sheet piling will not enable visibility or recording of any buried archaeological remains and the concrete apron is anticipated to be within the modern made ground. As such no mitigation is likely to be required.

Historic Environment

- 6.6.4 There will be material changes to Green Cottage (NHLE 1091604) through changes to curtilage structures, for which Listed Building Consent will be required.
- 6.6.5 The special character and appearance of Langstone Conservation Area will be preserved and enhanced through the use of appropriate materials and detailing. The type, colour and appearance of these materials has been discussed and informed through conversations with the Principal Heritage Officer.

6.7 Frontage 5: High Street to Field North of Royal Oak

Introduction

- 6.7.1 This frontage begins at the end of the High Street and then follows the existing quay wall past the Royal Oak. It then proceeds past the allotments where a new flood wall will be constructed landwards of the existing wall and the height of the existing wall increased.

Beyond this a new flood wall will replace an existing wall along the footpath. The final section comprises an earth embankment.

Geoarchaeology

- 6.7.2 Development proposals will include piling in several areas that will impact to up to 2.1m bgl, and the creation of an earth embankment along the course of the Lymbourne Stream in Langstone Meadow, requiring the excavation of a 1m deep trench. The principal geoarchaeological risk of the piling will be impacting on Pleistocene Chalky Silts. To mitigate against this geoarchaeological boreholes targeted on these deposits and areas of impacts are recommended. Construction of the earth bank in Langstone Meadow will impact on Head-Brickearth deposits which may have Palaeolithic archaeological potential. To assess this potential and establish any requirements for mitigation a limited program of Palaeolithic geoarchaeological test pitting in this area is recommended.

Archaeology

- 6.7.3 The excavation for the concrete apron and associated works in the area of the Royal Oak are likely to be in made ground/ foreshore deposits and have low archaeological potential. No monitoring is possible for the sheet pile works. As such no mitigation is proposed in this area.
- 6.7.4 Excavation for the allotment wall and footpath wall will involve excavation to around 0.50-0.60 m below the existing ground level. There is some disturbance anticipated in these areas due to the existing wall, footpath and utilities but there is still some potential to expose and impact archaeological remains. Intermittent monitoring may be appropriate where this potential is identified.
- 6.7.5 The embankment will involve excavation below existing ground levels to at least 0.5 m, with a deeper central trench excavated a further 0.5 m in depth. This has the potential to expose and disturb archaeological remains and so archaeological monitoring is recommended.

Historic Environment

- 6.7.6 Elements of the scheme lie along the curtilage boundary associated with Royal Oak (NHLE 1091597) and 16, 17, 18 High Street (NHLE 1091596) and as such Listed Building Consent will be required.
- 6.7.7 Although the scheme boundary includes part of the curtilage of The Old Mill, physical impacts in this area are not anticipated and so Listed Building Consent will not be required.
- 6.7.8 The special character and appearance of Langstone Conservation Area will be preserved and enhanced through the use of appropriate materials and detailing. The type, colour and appearance of these materials has been discussed and informed through consultations with the Principal Heritage Officer.

6.8 Impacts Table

- 6.8.1 The following table summarises the known and potential impacts of the proposed development on the heritage assets which have been assessed above, including both direct impacts to the assets and impacts through changes in setting.

Asset	Designation	Frontages	Impacts
Potential deposits of	N/A	1A - 5	Ground disturbance across the scheme has the potential to disturb deposits with a geoarchaeological interest (excluding Frontage 1A).



Asset	Designation	Frontages	Impacts
geoarchaeological interest			
Potential below ground remains of archaeological interest	N/A	1A - 5	Ground disturbance across the scheme has the potential to disturb deposits with an archaeological interest.
Mill Lane Conservation Area	Conservation Area	1A - 2	No harm to the special character and significance.
Langstone Conservation Area	Conservation Area	3 - 5	No harm to the special character and significance.
Wade Court Conservation Area	Conservation Area	5 (adjoining)	No harm to the special character and significance.
The Ship Inn (NHLE 1303563)	Grade II Listed Building	3	Material changes to curtilage structures. Listed Building Consent will be required. Changes in setting, but no harm to its significance.
The Green Cottage (NHLE 1091604)	Grade II Listed Building	4	Material changes to curtilage structures. Listed Building Consent will be required. Changes in setting, but no harm to its significance.
8-14 High Street (NHLE 1091595),	Grade II Listed Building	5 (adjoining)	Changes in setting, but no harm to its significance.
16, 17, 18 High Street (NHLE 1091596)	Grade II Listed Building	5	Material changes to the curtilage boundary. Listed Building Consent will be required. Changes in setting, but no harm to its significance.
The Royal Oak Public House (NHLE 1091597)	Grade II Listed Building	5	Material changes to the curtilage boundary. Listed Building Consent will be required. Changes in setting, but no harm to its significance.
The Old Mill (NHLE 1340200).	Grade II Listed Building	5 (adjoining)	Changes in setting, but no harm to its significance.

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Hampshire Historic Environment Record (HHER)

Cartographic and documentary sources

1751 Thomas Kitchin's Map of Hampshire

1797 OS Drawing of Portsmouth

1870 OS Map 6"

1897 OS Map 25"

1898 OS Map 6"

1899 OS Map 6"

1908 OS Map 2"

1914 OS Map 6"

1932 OS Map 25"

1933 OS Map 6"

1934 OS Map 6"

1939 OS Map 6"

1944 OS Map 6"

1946 OS Map 6"

1962 OS Map 1:10,560



Online resources

<https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/> – BGS Geology Viewer

<http://www.domesdaymap.co.uk> – Domesday survey information

<https://opendomesday.org/> – OpenDomesday: Domesday survey information

<http://www.historicengland.org.uk/listing/the-list> – information on designated assets

<http://archaeologydataservice.ac.uk/archives/view/romangl/map.html> – The Rural Settlement of Roman Britain

<https://archaeologydataservice.ac.uk/archives/view/dob/> – Defence of Britain database

All URLs Accessed on 01/03/2024

APPENDICES

Appendix 1: Terminology

Glossary

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

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

Chronology

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

Prehistoric		Historic	
Palaeolithic	970,000–10,000 BC	Romano-British	AD 43–410
Mesolithic	10,000–4000 BC	Anglo-Saxon	AD 410–1066
Neolithic	4000–2400 BC	Medieval	AD 1066–1500
Bronze Age	2400–700 BC	Post-medieval	AD 1500–1800
Iron Age	700 BC–AD 43	19th century	AD 1800–1899
		Modern	1900–present day

Appendix 2: Legislative and planning framework

Designated Heritage Assets

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

National Planning Policy Framework (NPPF)

NPPF Section 16: Conserving and enhancing the historic environment	
Para. 207	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
Para. 208	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
Para. 210	In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
Para. 212	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
Para. 213	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional ⁷⁵ . ⁷⁵ Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
Para. 214	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
Para. 215	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.



NPPF Section 16: Conserving and enhancing the historic environment	
Para. 216	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
Para. 218	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁷⁶. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. ⁷⁶Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
Para. 219	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
Para. 220	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
Para. 221	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Local Planning Policy

Havant Borough Council Core Strategy (adopted 1st March 2011)		
Policy ref.	Title	Scope
CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough	Planning permission will be granted for development that: 1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community. 2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland. 3. Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map): (i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International]. (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National]. (iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local]. 4. Protects and where appropriate enhances the borough's statutory and nonstatutory 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.



Havant Borough Council Core Strategy (adopted 1st March 2011)		
Policy ref.	Title	Scope
		11. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.



Appendix 3: Gazetteer

Designated heritage assets

NHLE No.	Name	Grade	Easting	Northing
1001800	Black Barn, Warblington	Scheduled Monument	472822	105445
1091595	8-14, high street	Grade II Listed Building	471877	104909
1091596	16, 17 and 18, high street	Grade II Listed Building	471927	104905
1091597	The royal oak public house	Grade II Listed Building	471944	104911
1091604	The green cottage	Grade II Listed Building	471903	104821
1091605	Langstone hotel	Grade II Listed Building	471676	105774
1092114	Newnham house	Grade II Listed Building	471759	105941
1092115	Hall place	Grade II Listed Building	471756	106059
1154471	Warblington castle cottage	Grade II Listed Building	472813	105521
1154616	Orchard house and outbuilding	Grade II Listed Building	471834	106070
1155534	18 and 18a, south street	Grade II Listed Building	471778	106136
1155596	Gothic cottage	Grade II Listed Building	471958	106139
1271906	Wade court (wade tower east wing and west wing).	Grade II Listed Building	472049	105346
1303339	23, south street	Grade II Listed Building	471795	106143
1303444	The old rectory	Grade II Listed Building	472601	105734
1303563	The ship inn	Grade II Listed Building	471879	104743
1340190	Barn, 50 yards north west of church	Grade II Listed Building	472825	105445
1340200	The old mill	Grade II Listed Building	472001	104941
1340206	59 and 61, Langstone road	Grade II Listed Building	471682	105082
1445008	Bosmere junior school	Grade II Listed Building	471713	105976
N/A	Langstone	Conservation Area	471864	104945
N/A	Lymbourn Road	Conservation Area	472137	106100
N/A	Mill Lane	Conservation Area	471586	104871
N/A	St Faith's	Conservation Area	471870	106217
N/A	Wade Court	Conservation Area	472001	105323
N/A	Warblington	Conservation Area	472794	105449

Non-designated historic buildings

HER No.	Name	Easting	Northing
42607	Stable 80M Nw Of Church	472832	105488



HHER No.	Name	Easting	Northing
42608	Pigsty Range 70M Nw Of Church	472847	105488
54217	Langstone Bridge	472024	104383
65156	Coastguard Station And Watchtower, Langstone	471895	104775
72258	Coastguard Cottages	471856	104799

HHER Data

HHER No.	Name	Period	Eastings	Northings
23362	Medieval Finds, Wade Court Farm, Hayling Island	Medieval	472030	105260
23380	Site Of Romano-British Villa	Romano-British	472870	105290
23386	Mesolithic Flints	Mesolithic	471625	105900
23387	Neolithic Flint Flake	Neolithic	471600	105900
23389	Flints From Warblington Quay	Prehistoric	472200	105200
23433	Wade Way	Post-medieval	472235	104565
23462	Hearths And Medieval Pottery, Brockhampton Sewage Works	Medieval	470900	105600
23482	Roman Villa At Spes Bona, Havant	Romano-British	471721	105334
23496	Medieval Salterns, Wade Court Farm, Langstone	Medieval	472000	105200
23504	Large Prehistoric Vessel From Creek Field	Bronze Age	471880	103590
23509	Neolithic Axe From Hayling Island	Neolithic	471790	103550
23517	Iron Age Hearths, Hayling Island	Iron Age	471580	103480
23527	Bronze Age Cinerary Urns	Bronze Age	471850	103540
23528	Bronze Age Cremation Vessel From Duckard Point	Bronze Age	472610	104270
23544	Roman Findspot	Romano-British	472410	103910
23546	Iron Age Saltworks, Creek Field	Iron Age	471800	103550
23553	Bronze Age (?) Hearths, Hayling Island	Bronze Age	471790	103510
23555	Dense Scatter Of Burnt Flint, Hayling Island	Prehistoric	471480	103520
23556	Dense Scatter Of Burnt Flint, Hayling Island	Prehistoric	471500	103600
23557	A Dense Scatter Of Burnt Flint, Hayling Island	Prehistoric	471500	103900
23562	Remains Of A Bronze Age Founders Hoard, N Hayling Island	Bronze Age	472700	104300



HHER No.	Name	Period	Eastings	Northings
23563	Hearth	Prehistoric	472710	104230
23572	Neolithic Flints From Havant	Neolithic	471400	104700
23578	Bronze Age Cremations, Mill Lane, Langstone Village	Bronze Age	471500	105000
23581	Romano-British Coins, Hayling Island	Romano-British	472000	104000
23599	Roman Building, Hayling Island	Romano-British	471800	103500
23601	Langstone Railway Swing Bridge	19th Century	471840	104270
24375	Pillbox	Modern	471953	103756
26082	Anti-Tank Blocks	Modern	472000	104000
26083	Wwii Tank Trap And Aa Battery	Modern	472200	103700
31778	The Wade Way	Medieval	472200	104500
32457	5 Grove Road, Havant	Romano-British	471866	106139
32464	Glebe Cottage, Pook Lane	Medieval	472600	105700
32466	Clay pipe fragments	19th Century	471800	105000
33029	Town Mill Havant	Post-medieval	471557	105937
33663	Iron Age/Romano-British Pottery Findspot, Mill Lane	Iron Age	471500	104900
33667	Late Bronze Age Timbers, N Coast Of Hayling Island	Bronze Age	472275	104135
39341	Wade Court	Medieval	472100	105300
41723	Site Of Searchlight Battery	Modern	471681	106002
50062	Site Of Romano-British Villa	Romano-British	471900	105350
50067	Findspot, S Of Longmead Gardens	Romano-British	471850	105370
50142	Roman Roof Tile	Romano-British	471960	105330
52016	Wade Court	19th Century	472020	105324
52362	Warblington Cemetery	19th Century	472833	105356
54149	Warblington Deer Park	Medieval	472731	105519
54246	Ditches And Possible Trackway, Brockhampton	Post-medieval	471200	105400
54312	Undated Hearths And Bronze Age Pottery, Hayling Island	Bronze Age	471776	103552
54961	Site Of House	19th Century	472540	105700



HHER No.	Name	Period	Eastings	Northings
54962	Rectilinear Feature	19th Century	472560	105550
56264	Langstone Mill	Post-medieval	471394	104983
57102	Double Line Of Timbers, Wayfarer'S Walk	Post-medieval	472768	105152
57339	Wreck Of The Sailing Barge "Langstone".	Modern	472028	104917
57340	Anchor Of The Sailing Barge 'Langstone'	Modern	471857	104897
58029	Oyster Quay	Post-medieval	472414	105257
58030	Bronze Age Structure Near Northney Hotel	Bronze Age	472274	104140
64422	Mesolithic Flint Cores And Flakes	Mesolithic	471575	105793
64951	Ridge And Furrow Earthworks	Medieval	471871	105230
65022	Site Of Wwii Pillbox	Modern	472286	104107
65095	Possible Ridge And Furrow	Medieval	472221	103945
65106	Possible Ridge And Furrow	Medieval	471904	105685
65107	Possible Ridge And Furrow	Medieval	471505	105150
65112	Possible Ridge And Furrow	Medieval	472343	105707
65154	Site Of Sewage Works, Havant	Modern	471395	105818
65155	Site Of Langston Station	19th Century	471715	105027
69307	Roman Finds, 39 Langstone Road	Romano-British	471650	105342
69557	Anti-Tank Gun Emplacement	Modern	472193	105262
70438	49 South Street	Medieval	471801	106038
71627	Roman flue tile	Romano-British	471799	106038



Appendix 4 Deposit records from GI monitoring (Wessex Archaeology 2022)

HDTP102		Length 0.60 m	Width 0.45 m	Depth 1.20 m
Easting 471908.40		Northing 104831.70	m OD 3.05	
Context Number	Interpretative Category	Description		Depth bgl
21	Made ground	Concrete paving slab.		0.00–0.04
22	Made ground	Friable 10YR 2 / 2 silty clay with occasional brick fragments, occasional to moderate small-large sub-rounded flint pebbles . Clear lower boundary		0.04–0.30
23	Made ground	Soft 10YR 3 / 2 grading into 7.5YR 4 / 4 silty clay / clay silt with moderate to frequent oyster shell (concentration between 0.80-1.10m), moderate to frequent small-large sub-angular and sub-rounded flint pebbles , chalk fragments.		0.30–1.10
24	Alluvium	Soft 10YR 5 / 4 clay silt with occasional to moderate manganese flecks and fragments, moderate iron staining.		1.10–1.20+
25	Wall	Flint faced wall		1.67 above gl
26	Wall	Flint wall foundations, brick and large chalk blocks		0.80 bgl

HDTP103		Length 0.65 m	Width 0.60 m	Depth 0.50 m
Easting 471653.10		Northing 104789.80	m OD 0.83	
Context Number	Interpretative Category	Description		Depth bgl
31	Beach Deposit	Sediment is mixture of silt, sand and comminuted marine shell - mid to dark grey slightly silty sand with frequent small-large sub-angular and angular pebbles (flint). Lower boundary unclear (deposits are underwater)		0.00–0.50
32	Alluvium	Compaction unclear as deposit is too wet 2.5Y 5 / 4 silty clay		0.50+
Hand augered to 0.65m				

HDTP104		Length 0.43 m	Width 0.43 m	Depth 1.00 m
Easting 471608.80		Northing 104773.50	m OD 0.49	
Context Number	Interpretative Category	Description		Depth bgl
41	Beach Deposit	Beach deposit. Mid to dark grey slightly silty sand with frequent small-large sub-angular and angular flint clasts		0.00–0.15
42	Alluvium	Firm 10YR 5 / 4 slightly sandy silt with iron staining filling bioturbation channels, occasional to moderate small-large sub-angular and occasional angular and flint clasts		0.15–0.80



43	Alluvium	Too wet for compaction and Munsell. Silt with moderate to frequent small-large sub-angular and angular flint pebbles and occasional small sub-rounded cobbles, occasional small sub-rounded chalk, occasional tabular flint	0.80–1.00+
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HDTP105		Length 0.34 m	Width 0.34 m	Depth 0.50 m
Easting 471569.50		Northing 104776.90	m OD 1.53	
Context Number	Interpretative Category	Description		Depth bgl
51	Beach Deposit	Silty gravel (frequent small-large sub-angular and angular flint pebbles)		0.00–0.50

HDTP106		Length 0.40 m	Width 0.36 m	Depth 1.25 m	
Easting 471978.60		Northing 105006.50		m OD 2.34	
Context Number	Interpretative Category	Description			Depth bgl
61	Topsoil	Friable 10YR 2 / 1 silty loam with frequent leaf litter and woody detritus (including large roundwood). Abrupt lower boundary			0.00–0.35
62	Alluvium	Fairly firm 10YRc4 / 3 clayey silt ('loose' peds, sub-angular blocky?) with occasional small-large sub-rounded and sub-angular flint pebbles, very occasional small sub-rounded chalk pebbles, moderate iron staining and manganese flecks and fragments throughout			0.35–1.25+
Hand dug pit to 1.20m, then augered					

HDTP107		Length 0.72 m	Width 0.32 m	Depth 0.70 m
Easting 471915.30		Northing 104820.60	m OD 2.88	
Context Number	Interpretative Category	Description		Depth bgl
71	Made ground	Fairly firm 10YR 4 / 4 silt with CBM fragments (brick and tile), slate, oyster shell, modern pottery, moderate small-large angular and sub-angular flint pebbles , occasional small sub-rounded cobbles. Slab of fine-grained stone? (0.38x0.27x0.05m)' and small sub-rounded chalk? boulder (0.23x0.16x0.11m)		0.0–0.70+
Test pit is against West face of north-south section of retaining wall for garden plot				

HDTP108		Length 0.65 m	Width 0.40 m	Depth 1.20 m	
Easting 471904.50		Northing 104780.90		m OD 2.95	
Context Number	Interpretative Category	Description			Depth bgl
81	Wall	Sussex bond / English garden bond / Flemish bond			0.40
82	Topsoil	Friable 10YR 3 / 3 silt / silty clay with occasional small to large angular to sub-angular flint pebbles .			0.00–0.65
83	Alluvium	Firm 10YR 4 / 6 silt with occasional small to medium sub-rounded flint pebbles.			0.65–1.20
84	Foundation	Possible wall foundation of frequent mortar and rubble			0.40–1.20
85	Alluvium	Soft 10YR 4 / 6 silt			1.20+

HDTP109		Length 0.65 m	Width 0.45 m	Depth 1.20 m	
Easting 471908.10		Northing 104769.50		m OD 2.87	
Context Number	Interpretative Category	Description			Depth bgl
91	Topsoil	Garden soil. Friable 10YR 3 / 3 silt / silty clay with occasional to moderate slate, modern / Victorian pottery, CBM, glass. Occasional small to large angular to sub-angular flint pebbles .			0.00–0.30
92	Foundation	Mortar and rubble.			0.30–0.90
93	Beach Deposit	Fairly firm 10YR 4 / 3 slightly sandy silt with oyster shell, occasional to moderate small to large sub-angular to angular flint pebbles, occasional small sub-rounded flint cobbles, moderate iron staining.			0.30–0.90
94	Alluvium	Firm 10YR 4 / 6 silt with occasional small to medium sub-rounded flint pebbles.			0.90–1.20+
95	Wall	North-south running brick wall with apsidal corner to south			0.00–0.30

HDTP110		Length 0.70 m	Width 0.60 m	Depth 1.20 m	
Easting 471897.80		Northing 104759.30		m OD 2.84	
Context Number	Interpretative Category	Description			Depth bgl
101	Made ground	Sands and gravels with modern CBM, plastic, mortar (see photos) - brick is uniform in size and shape, seems to be backfill / levelling / dump. Concrete slabbing to east. Water ingress at 1.00m. Brick and tile samples retained.			0.00–1.20+
Hand dug test pit in pub garden, numbered as TT/TP10					



HDTP111		Length 0.50 m	Width 0.50 m	Depth 1.00 m
Easting 471794.00		Northing 104723.30	m OD 2.06	
Context Number	Interpretative Category	Description		Depth bgl
111	Salt marsh	Salt marsh plants, soft dark brown silt. Diffuse lower boundary.		0–0.10
112	Made Ground	Fairly firm 10YR 4 / 2 silt with occasional plastics, frequent iron staining, moderate to frequent small-large chalk fragments, moderate to frequent small-large sub-rounded and sub-angular pea gravel and coarse sand. Sharp lower boundary due to water.		0.10–0.60
113	Beach deposit	Too wet to Munsell. Small-large sub-rounded and sub-angular flint pebbles, occasional small sub-rounded cobbles.		0.60–1.00+

MDTP101		Length 3.00 m	Width 0.75 m	Depth 2.00 m
Easting 471822.10		Northing 104508.50	m OD 1.88	
Context Number	Interpretative Category	Description		Depth bgl
1011	Beach Deposit	Loose light grey sand with occasional small-large sub-rounded and sub-angular pebbles, stones and cobbles (thin shingle layer at top c.0.05-0.10m, as in TP103, where stones have settled into sand). Abrupt lower boundary Water ingress at 1.00m.		0.00–1.20
1012	Alluvium	Firm 10YR 3 / 1 silt with moderate to frequent decaying organics (marsh grass?, wood fragments and whole roots / twigs) - sulphurous odour due to organic decay. Collapse at 1.20m.		1.20–2.00+

MDTP102		Length 3.00 m	Width 0.75 m	Depth 1.80 m
Easting 471831.70		Northing 104476.70	m OD 2.22	
Context Number	Interpretative Category	Description		Depth bgl
1021	Beach Deposit	Loose sand and gravel (small-large sub-rounded and sub-angular flint pebbles and pea gravel). Bricks, breeze blocks, bottle glass, modern pottery. Water ingress at 1.50m.		0.00–1.80+



MDTP103		Length 3.00 m	Width 0.75 m	Depth 3.50 m	
Easting 471837.00		Northing 104456.00		m OD 2.49	
Context Number	Interpretative Category	Description			Depth bgl
1031	Natural deposit	Shingle. Beach shingle - very frequent small-large sub-rounded and occasionally sub-angular flint pebbles and cobbles. Abrupt lower boundary			0.00–0.10
1032	Head-Brickearth	Fairly firm 7.5YR 4 / 6 slightly sandy clay silt with occasional chalk flecks. Occasional clay patches - mixed red 2.5YR 4 / 6 and grey 10YR 6 / 2. Water ingress at 1.50m			0.10–3.50+

Site Code: 244801		Site Name: Langstone FCERM	Borehole ID: BH101			
Coordinates (NGR) X: 471941.70		Coordinates (NGR) Y: 105011.00	Level (top): 3.10 m OD			
Length: -		Width: -	Depth: 15.00 m			
Context Number	Description		Interpretation	Depth m BGL	Depth m OD	Samples
1011	Not monitored.			0.00-0.50	3.10 -2.60	
1012	Firm 10YR 6/4 to 10YR 5/4 silt with occasional to moderate small-large sub-angular and sub-rounded flint pebbles , moderate chalk flecks and fragments, occasional to moderate manganese flecks and iron staining.		Head-Brickearth	0.50- 2.40	2.60- 0.70	
1013	Firm 2.5Y 6/2 silt with occasional to moderate small-large sub-angular flint pebbles, increasing to frequent with depth. Strongly laminated.		Laminated Chalky Silts	2.40-4.50	0.70- -1.40	
1014	Firm 2.5Y 8.1 silt with frequent chalk inclusions, becoming clast supported and then structureless with depth.		Chalky Silts	4.50+	-1.40+	



Site Code: 244801		Site Name: Langstone FCERM		Borehole ID: BH103			
Coordinates (NGR) X: 471908.20		Coordinates (NGR) Y: 104795.30		Level (top): 1.69 m OD			
Length: -		Width: -		Depth: 8.00 m			
Context Number	Description			Interpretation	Depth m BGL	Depth m OD	Samples
1031	Fairly firm 10YR 4/2 silty sand with occasional small abraded CBM fragments, occasional oyster shell fragments, frequent small-large sub-angular flint pebbles, frequent pea gravel sized inclusions.			Beach Deposit	0.00-0.60	1.69-1.09	
1032	Firm 10YR 4/6 silty clay/clayey silt with moderate to frequent small-large sub-angular flint pebbles , occasional to moderate manganese flecks and fragments, moderate iron staining throughout.			Alluvium	0.60-2.50	1.09- -0.81	
1033	Firm 2.5Y 7/4 trending to 10YR 7/2 silt with occasional to moderate small-large chalk inclusions, occasional to moderate small-large sub-angular and sub-rounded flint pebbles, very occasional small sub-rounded cobble. Strongly laminated.			Laminated Chalky Silts	2.50-5.00	-0.81- -3.31	
1034	SPT 5.00-5.45m has chalk, white silt (probably mix of liquified chalk and silt) with fragmented chalk and chalk inclusions.			Possible Chalky Silts/ Solifluction Deposits	5.00+	-3.31+	

Site Code: 244801		Site Name: Langstone FCERM		Borehole ID: BH105			
Coordinates (NGR) X: 471477.20		Coordinates (NGR) Y: 104859.40		Level (top): 2.44 m OD			
Length:		Width:		Depth: 10.15 m			
Context Number	Description			Interpretation	Depth m BGL	Depth m OD	Samples



1051	Firm 10YR 5/4 silty clay/clay silt with frequent rooting, occasional small-large sub-angular pebbles (flint), occasional to moderate manganese flecks and fragments with depth, becoming 10YR 5/6 with depth.	Head-Brickearth	0.00-1.70	2.44- 0.74	
1052	Too wet to Munsell, looks similar to (1051) but with moderate to frequent small-large sub-angular and sub-rounded flints.	Chalky Silts	1.70-3.10	0.74- -0.66	
1053	Fairly firm 10YR 6/2 silty clay with moderate small-large sub-angular and sub-rounded pebbles, occasional chalk (pea gravel size).	Chalky Silts	3.10-5.00	-0.66- -2.56	
1054	Fairly firm 2.5Y 7/1 silt with moderate to frequent chalk inclusions (shattered chalk and fragments), moderate small-large sub-angular flint pebbles, occasional chert?	Possible Chalky Silts/ Solifluction Deposits	5.00-8.50+	-2.56- -6.06+	

Site Code: 244801		Site Name: Langstone FCERM		Borehole ID: DS101	
Coordinates (NGR) X: 471901.50		Coordinates (NGR) Y: 104745.90		Level (top): 1.97 m OD	
Length: -		Width: -		Depth: 5.85 m	
Context Number	Description	Interpretation	Depth m BGL	Depth m OD	Samples
11	Loose sandy gravel (frequent small-large sub-angular and sub-rounded flint pebbles , very occasional small sub-rounded and sub-angular cobbles), occasional CBM fragments, occasional mortar Trending into 10YR 3/1 silty sand/sandy silt with moderate to frequent preserved organics (beach plants/saltmarsh?) Sulphurous odour.	Beach Deposit	0.00- 0.65	1.97- 1.32	
12	Too wet to Munsell sandy silt/silty sand with frequent small-large sub-angular, sub-rounded and occasional tabular and rounded flint pebbles.	Beach Deposit	0.65-1.00	1.32- 0.97	
13	Fairly firm 2.5Y 3/1 silt with occasional mollusc shells and fragments, occasional small-large sub-rounded flint pebbles. Possibly laminated.	Alluvium	1.00-1.40	0.97- 0.57	



14	Firm interbedded silts 2.5Y 5/4 (moderate iron staining), 2.5Y 6/1, 2.5Y 2.5/1 with very occasional small sub-rounded cobble (1.60-1.65m). Strongly laminated . Sharp lower boundary with lens (15).	Alluvium	1.40-1.85	0.57- 0.12	
15	Fairly firm gravelly 10YR 5/2 silt. Gravel is frequent pea gravel sized, small-large sub-rounded and occasional rounded pebbles (flint?).	Alluvium	1.85-1.90	0.12- 0.07	
	No recovery.		1.90-2.50	0.07- -0.53	
16	Soft 2.5Y 5/1 silt Strongly laminated.	Alluvium	2.50-3.90	-0.53- -1.93	
	No recovery.		3.90- 4.50	-1.93- -2.53	
17	White structureless chalk.	Possible Chalky Silts/ Solifluction Deposits	4.50-5.85+	-2.53- -3.88+	

Site Code: 244801		Site Name: Langstone FCERM		Borehole ID: DS102		
Coordinates (NGR) X: 471889.10		Coordinates (NGR) Y: 104724.20		Level (top): 2.28 m OD		
Length: -		Width: -		Depth: 5.00 m		
Context Number	Description	Interpretation	Depth m BGL	Depth m OD	Samples	
21	Friable to loose (too loose to Munsell) mid grey silty sand with occasional CBM fragments, occasional small sub-rounded cobble sized mortar, moderate to frequent small-large sub-rounded, sub-angular and occasional rounded flint pebbles, occasional small sub-rounded flint cobbles [0-0.15m is lighter in colour with less silt]	Made Ground	0.00- 0.80	2.28- 1.48		
22	Soft yet firm GLEY1 4/N silt with occasional small-large sub-angular and sub-rounded flint pebbles.	Alluvium	0.80-1.60	1.48- 0.68		



23	Firm 10YR 5/6 silt with very occasional small sub-angular flint pebbles and pea gravel sized chalk inclusions, frequent iron staining throughout, very occasional small sub-rounded cobbles (probably not in situ, pushed in from above as no other material present). Possibly laminated.	Alluvium	1.60-3.65	0.68- -1.37	
24	Soft 10YR 7/3 silt with moderate to frequent small-large sub-rounded and rounded chalk inclusions (pebble sized), occasional small-large angular and sub-angular flint pebbles, occasional iron staining.	Chalky Silts	3.65-4.75	-1.37- -2.47	
25	Chalky silts.	Chalky Silts	4.75+	-2.47+	

Site Code: 244801		Site Name: Langstone FCERM		Borehole ID: DS103	
Coordinates (NGR) X: 471820.20		Coordinates (NGR) Y: 104687.20		Level (top): 2.21 m OD	
Length: -		Width: -		Depth: 5.45 m	
Context Number	Description	Interpretation	Depth m BGL	Depth m OD	Samples
31	Fairly firm 7.5YR 4/3 sandy (coarse) clay silt with occasional oyster shell fragments, frequent small-large sub-rounded and sub-angular flint pebbles, occasional small sub-rounded cobbles, patches of 2.5Y 7/2 silt.	Made Ground	0.00-0.15	2.21- 2.06	
32	Fairly firm 10YR 6/4 silt with occasional to moderate small-large sub-rounded and sub-angular flint pebbles, moderate iron staining.	Alluvium	0.15-0.50	2.06- 1.71	
33	Fairly firm 2.5Y 6/2 trending to GLEY1 4/N silt with occasional shell fragments, occasional small-large sub-rounded and sub-angular flint pebbles, occasional small sub-rounded cobbles, moderate small-large chalk fragments and pea gravel.	Alluvium	0.50-1.20	1.71- 1.01	
34	Soft slightly GLEY1 4/N sandy silt (sandier at 1.70-1.80m) with occasional to moderate small-large sub-angular and sub-rounded flint pebbles, very occasional small sub-rounded, occasional chalk flecks and medium pebble sized inclusions. Possibly same as above.	Alluvium	1.20-2.20	1.01- 0.01	



35	Soft GLEY1 3/N silt with occasional small-large molluscs (terrestrial and marine), very occasional preserved organics (roundwood) at base of unit. Possibly laminated.	Alluvium	2.20-2.56	0.01- -0.35	
36	Soft GLEY1 4/10Y silt with occasional molluscs (terrestrial?), occasional preserved organics (leaf?, wood fragments). Possibly laminated.	Alluvium	2.56-2.69	-0.35- -0.48	
37	Mixed fairly firm GLEY1 6/10Y and 2.5Y 6/2 silt with occasional to moderate iron staining and small iron nodules. Strongly laminated.	Alluvium	2.69-3.80	-0.48- -1.59	
38	Fairly firm 2.5Y 5/1 silt with occasional small-large sub-angular chert and flint pebbles, occasional large coarse sand grain sized white inclusions, occasional small chalk fragments. Laminated.	Alluvium	3.80- 4.65	-1.59- -2.44	
39	Firm 2.5Y 7/1 silt with moderate to frequent small-large pea gravel sized and pebble sized chalk inclusions, occasional to moderate small-large angular and sub-angular flint pebbles at top of unit (4.65-4.75m)	Chalky Silts	4.65-5.00	-2.44- -2.79	
40	White structureless chalk.	Possible Chalky Silts/ Solifluction Deposits	5.00-5.45+	-2.79- -3.26+	

Site Code: 244801		Site Name: Langstone FCERM		Borehole ID: DS104		
Coordinates (NGR) X: 471682.10		Coordinates (NGR) Y: 104863.50		Level (top): 3.19 m OD		
Length: -		Width: -		Depth: 5.00 m		
Context Number	Description	Interpretation		Depth m BGL	Depth m OD	Samples
41	Fairly friable (too loose to Munsell) silty clay/clay silt with frequent leaf litter/woody debris (0.00-0.20m), moderate small-large sub-rounded and sub-angular (occasional rounded) pebbles, very occasional small sub-rounded cobbles, moderate chalk inclusions (small-large fragments).	Made Ground		0.00-1.55	3.19- 1.64	



42	Firm 10YR 5/4 clayey silt with occasional small-large sub-angular flint pebbles, occasional to moderate manganese flecks and fragments, moderate iron staining, occasional root channels.	Head-Brickearth	1.55- 2.70	1.64- 0.49	
43	Firm 10YR 5/4 silty clay with moderate to frequent small-large angular and sub-angular flint pebbles, occasional small angular flint cobbles [flints possibly shattered by drilling?].	Head-Brickearth	2.70- 3.80	0.49- -0.61	
44	Soft 10YR 6/6 clayey silt with moderate to frequent chalk fragments and pebble/stone sized inclusions, moderate small-large angular and sub-angular flint pebbles. [Possibly same as 43 mixing with 45].	Head-Brickearth	3.80-3.90	-0.61- -0.71	
45	Firm 10YR 7/2 silt with moderate to frequent chalk fragments and small-large pebble sized inclusions, occasional small-large sub-angular and angular flint pebbles.	Chalky Silts	3.90-5.00+	-0.71- -1.81+	

Site Code: 244801		Site Name: Langstone FCERM		Borehole ID: DS105		
Coordinates (NGR) X: 471652.10		Coordinates (NGR) Y: 104932.30		Level (top): 3.19 m OD		
Length: -		Width: -		Depth: 5.45 m		
Context Number	Description	Interpretation	Depth m BGL	Depth m OD	Samples	
51	Loose (too loose to Munsell) silty clay/clayey silt with frequent roots/leaf litter/woody debris, iron bar, moderate small-large sub-angular flint pebbles , occasional small-medium sub-rounded flint cobbles, moderate small-large chalk fragments and pebble/stone sized inclusions with depth.	Made Ground	0 to 1.20	+3.19 to +1.99		
52	Fairly firm 10YR 5/4 slightly clayey silt with occasional to moderate small-large sub-angular flint pebbles , occasional to moderate chalk inclusions (small-large pebble/stone sized) occasional to moderate manganese flecks and fragments, moderate iron staining.	Head-Brickearth	1.20 to 2.41	+1.99 to +0.78		



53	Fairly firm 2.5Y 8/2? silty clay/clayey silt with moderate to frequent small-large sub-angular and angular flint pebbles , same for chalk inclusions (rounded and sub-rounded) - chalk increasing with depth and flints decreasing, occasional iron staining.	Possible Chalky Silts/ Solifluction Deposits	2.40-5.45+	0.78--2.83+	
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Site Code: 244801		Site Name: Langstone FCERM		Borehole ID: DS106	
Coordinates (NGR) X: 471471.40		Coordinates (NGR) Y: 104897.40		Level (top): 2.97 m OD	
Length: -		Width: -		Depth: 6.00 m	
Context Number	Description	Interpretation	Depth m BGL	Depth m OD	Samples
61	Friable 10YR 5/4 silt with frequent rooting at top of unit, Occasional CBM fragments, occasional small-large sub-angular flint pebbles.	Modern soil profile	0.00- 0.60	2.97- 2.37	
62	Fairly firm becoming softer with depth 10YR 5/4 to 10YR 5/6 clay silt increasing in silt content with depth, moderate manganese flecks and fragments from 0.80m. Possibly laminated.	Laminated Chalky Silts	0.60-2.50	2.37-0.47	
63	Fairly firm 10YR 5/4 silt with moderate small-large sub-angular flint pebbles , occasional chalk flecks and fragments, moderate iron staining, occasional manganese flecks. Possibly laminated.	Laminated Chalky Silts	2.50-2.95	0.47- +=0.02	
64	Fairly firm 2.5Y 7/2 slightly clay silt with occasional to moderate small-large sub-angular and occasional angular and sub-rounded flint pebbles, occasional chalk fragments (pea gravel size).	Chalky Silts	2.95-5.80	0.02- -2.83	
65	Firm 10YR 8/1 silty clay/clay with occasional small-large sub-angular flint pebbles, moderate small-large sub-angular and sub-rounded chalk pebbles.	Possible Chalky Silts/ Solifluction Deposits	5.80-6.00+	-2.83--3.03+	



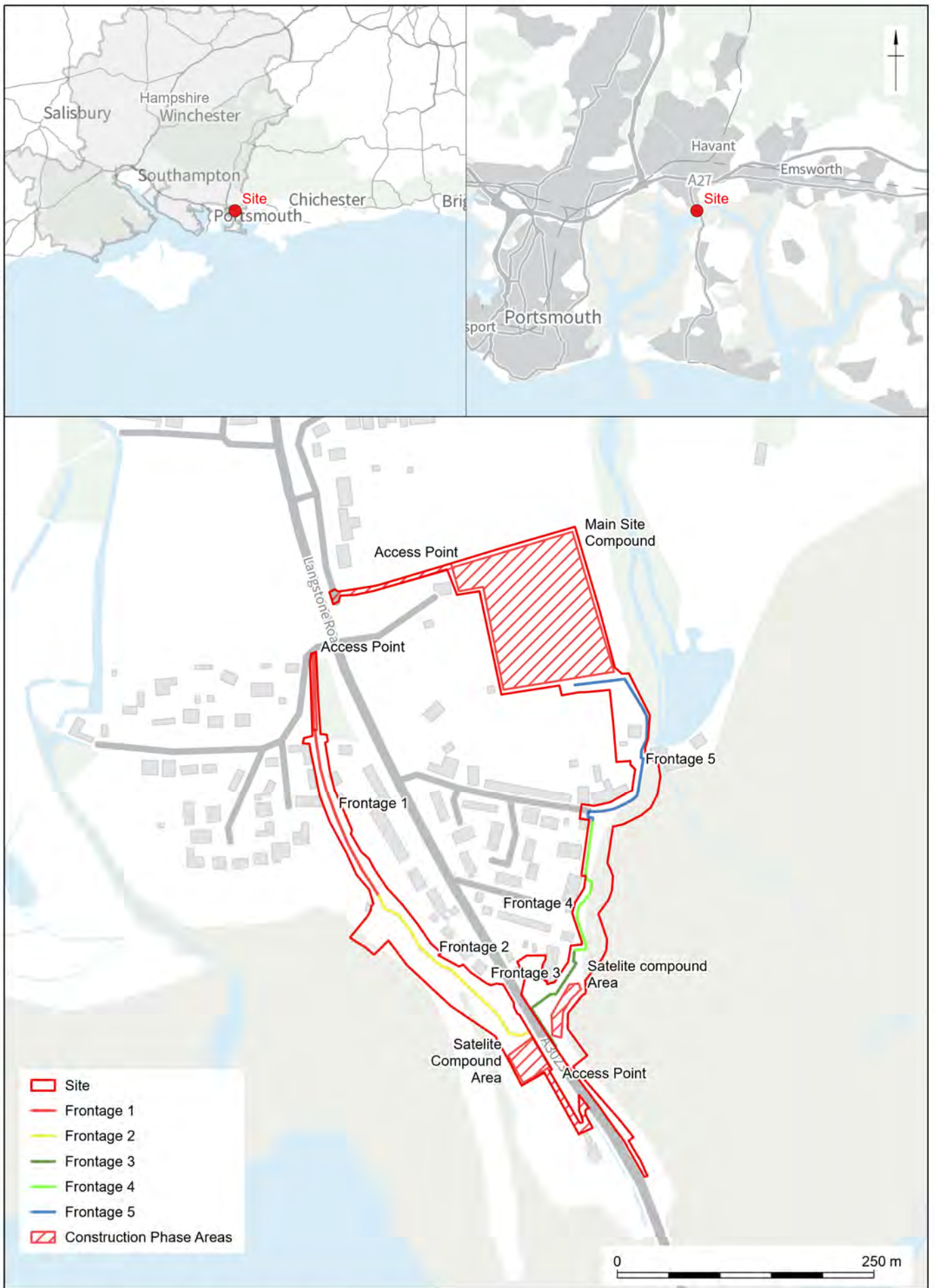
Site Code: 244801		Site Name: Langstone FCERM		Borehole ID: DS107		
Coordinates (NGR) X: 471471.90		Coordinates (NGR) Y: 104933.10		Level (top): 2.53 m OD		
Length: -		Width: -		Depth: 6.00 m		
Context Number	Description	Interpretation		Depth m BGL	Depth m OD	Samples
71	Fairly firm 10YR 5/4 silt with occasional small-large sub-angular flint pebbles.	Top Soil		0.00-0.60	2.53- 1.93	
72	Fairly firm 10YR 5/6 slightly clay silt with occasional small-large sub-angular flint pebbles (increasing from 1.80m to moderate small-large angular and sub-angular flint pebbles), occasional small sub-rounded flint cobbles, occasional pea gravel, moderate manganese flecks and fragments, moderate iron staining (with depth).	?Head-Brickearth		0.60- 2.65	1.93- -0.12	
73	Firm 10YR 6/4 slightly clayey silt with moderate to frequent small-large sub-rounded and rounded chalk pebble sized inclusions, occasional small-large angular flint pebbles , very occasional iron staining.	Chalky Silts		2.65-4.66	-0.12- -2.13	
74	Fairly firm 10YR 8/3 silty clay/clay silt with moderate to frequent chalk inclusions, occasional small-large angular and sub-angular flint pebbles, occasional iron staining.	Possible Chalky Silts/ Solifluction Deposits		4.66-5.70+	-2.13- -3.17+	

Site Code: 244801		Site Name: Langstone FCERM		Borehole ID: DS109		
Coordinates (NGR) X: 471940.80		Coordinates (NGR) Y: 104898.90		Level (top): 1.65 m OD		
Length: -		Width: -		Depth: 5.00 m		
Context Number	Description	Interpretation		Depth m BGL	Depth m OD	Samples
91	Loose slightly silty sand and gravel (small-large frequent sub-rounded and moderate sub-rounded flint pebbles , very occasional small sub-rounded cobbles), occasional CBM fragments, occasional oyster shell.	Beach Deposit		0.00-0.50	1.65- 1.15	



92	Firm 10YR 6/4 silty clay/clayey silt (increasing silt content with depth) with moderate to frequent (fewer with depth) small-large sub-angular and sub-rounded flint pebbles and pea gravel, occasional small sub-rounded cobbles, frequent iron staining throughout, occasional to moderate manganese flecks and fragments Sub-angular blocky ped structure.	?Head-Brickearth	0.50-1.10	1.15 -0.55	
93	Firm 10YR 7/3 silt with moderate small-large sub-angular and sub-rounded flint pebbles and small-large chalk inclusions, very occasional small sub-rounded/sub-angular cobbles - increasing in chalk with depth (context 94 appears in SPT shoe at 2.45-2.50 therefore change from contexts 93-94 is around 2.45m).	Chalky Silts	1.10-2.45	0.55- -0.80	
94	Firm silt with moderate to frequent fractured chalk and chalk inclusions.	Possible Chalky Silts/ Solifluction Deposits	2.45-5.00+	-0.80--3.35+	

Site Code: 244801		Site Name: Langstone FCERM		Borehole ID: DS110		
Coordinates (NGR) X: 471827.70		Coordinates (NGR) Y: 104482.00		Level (top): 1.97 m OD		
Length: -		Width: -		Depth: 2.50 m		
Context Number	Description	Interpretation		Depth m BGL	Depth m OD	Samples
101	0.05m of loose shingle onto - Loose (too loose to Munsell) light grey sand with moderate small-large sub-angular and sub-rounded flint pebbles, occasional small sub-rounded cobble Diffuse lower boundary (marked more by collapsing sediment).	Beach Deposit		0.00-0.60	1.97-1.37	
102	Loose sand with moderate to frequent small-large sub-rounded and sub-angular flint pebbles , occasional small sub-rounded cobbles.	Beach Deposit		0.60 -2.50+	1.37- -0.53+	



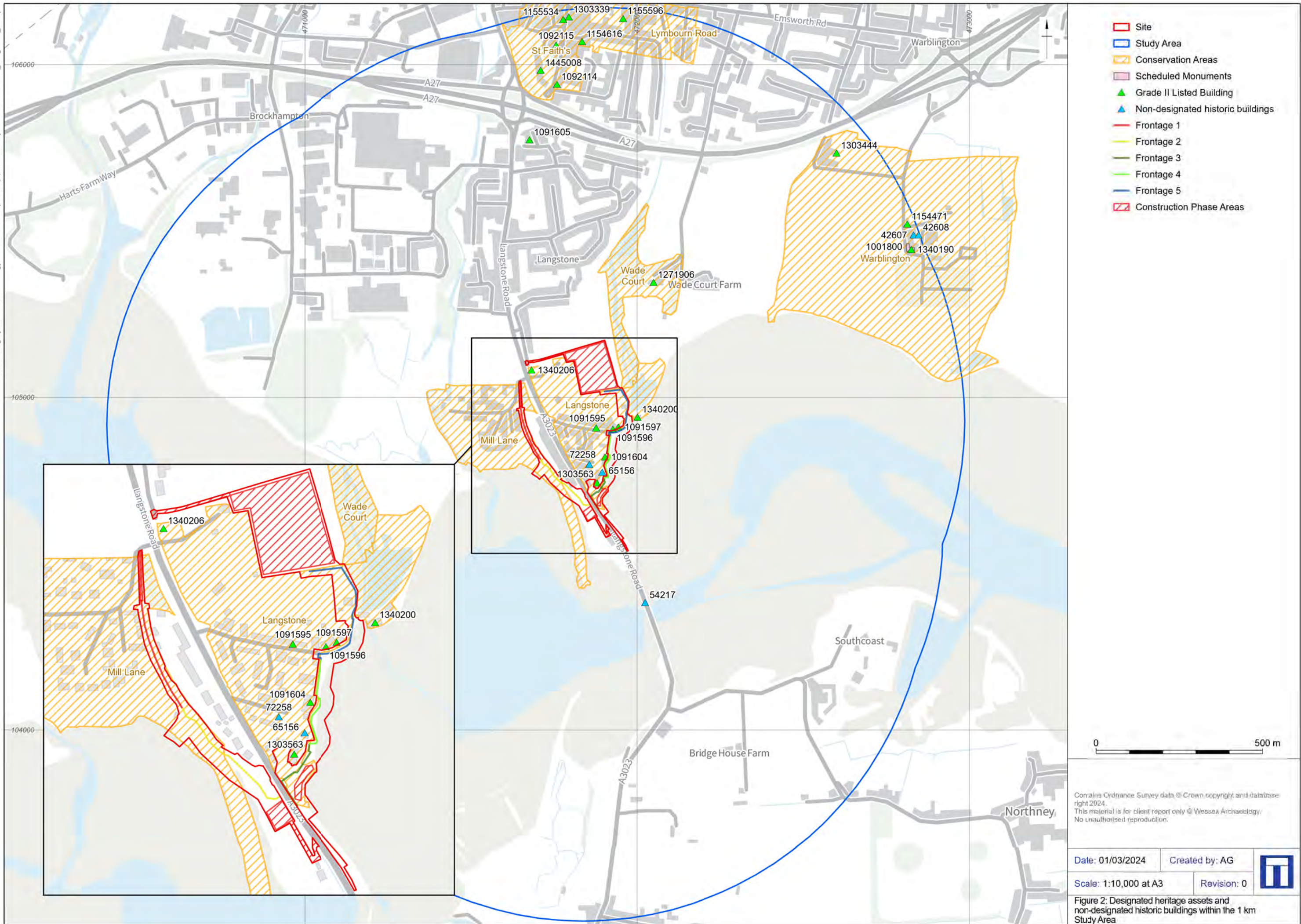
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Figure 1: Site location and proposed works areas



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- Site
- Study Area
- Previous Investigation
- Frontage 1
- Frontage 2
- Frontage 3
- Frontage 4
- Frontage 5
- Construction Phase Areas

0 500 m

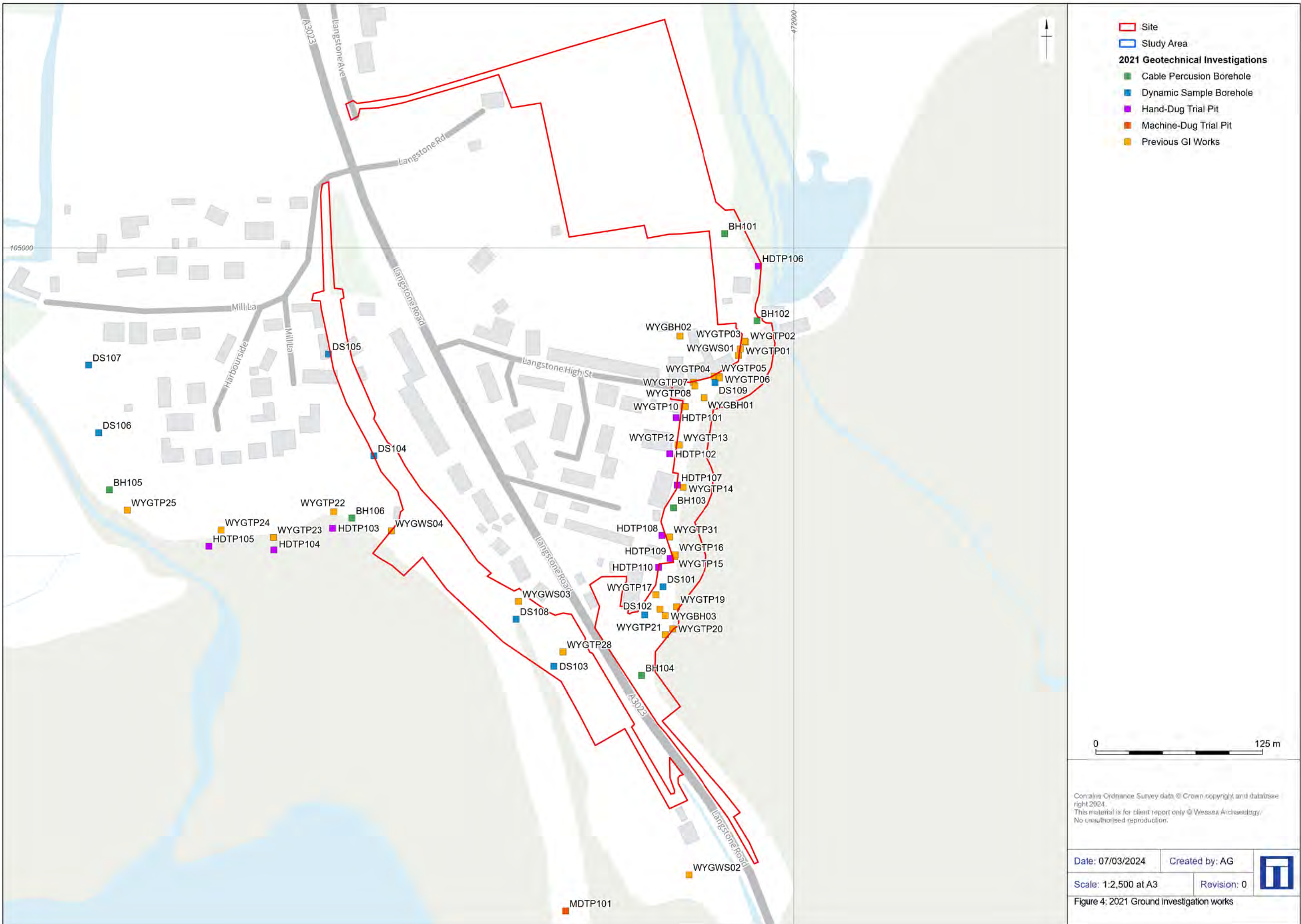
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Figure 3: Previous archaeological investigations undertaken within the Study Area





- Site
- Study Area
- HHER Data
 - Prehistoric
 - Mesolithic
 - Neolithic
 - Bronze Age
 - Iron Age
 - Romano-British
 - Medieval
 - Post-medieval
 - 19th Century
 - Modern
- Roman Road

0 500 m

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Figure 5: HHER records





- Site
- Study Area
- HHER Cropmarks
- NMP Data**
- Bank
- Ditch
- Ridge and Furrow Alignment
- Ridge and Furrow Extent
- Structure
- Extent of Feature

0 500 m

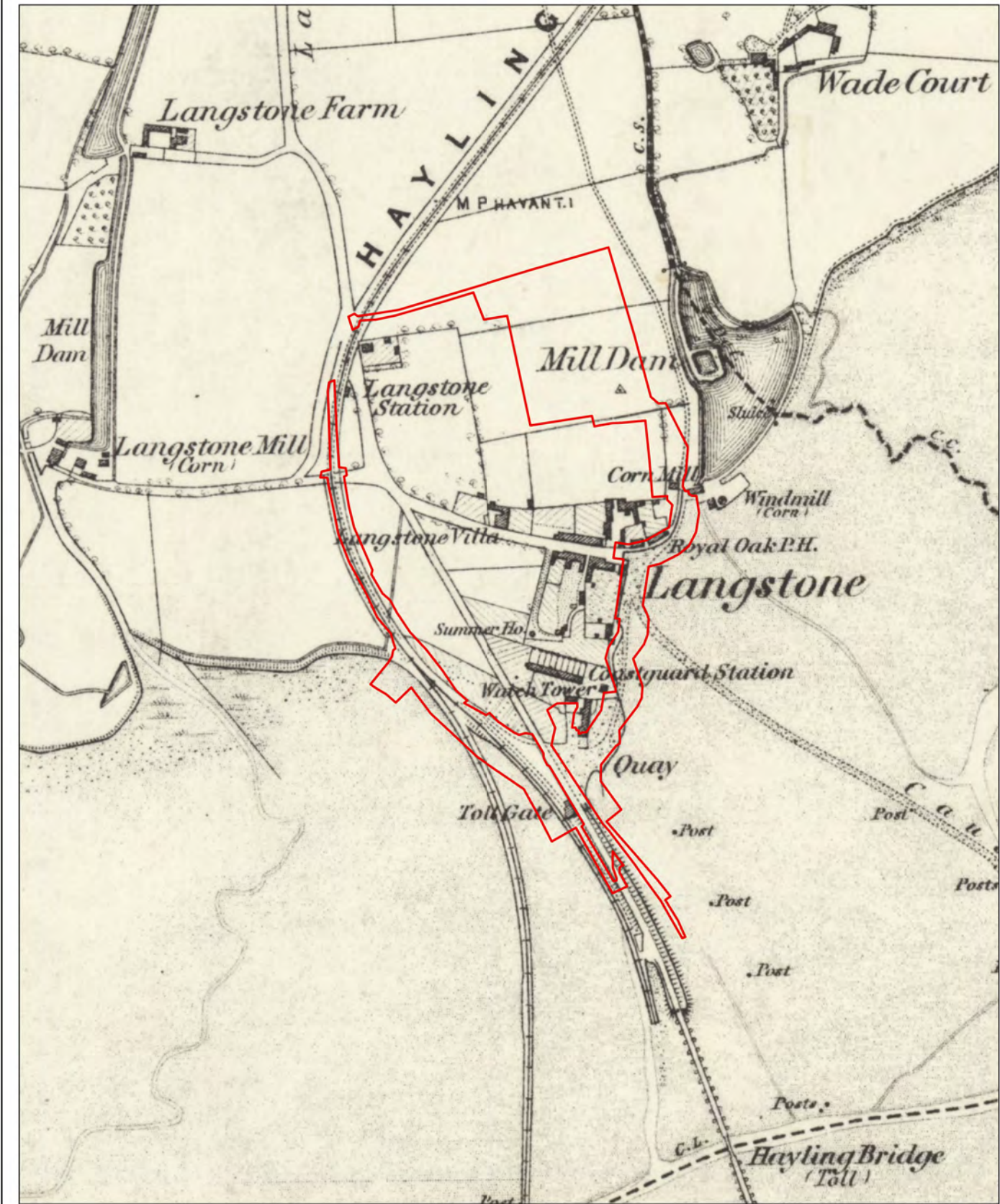
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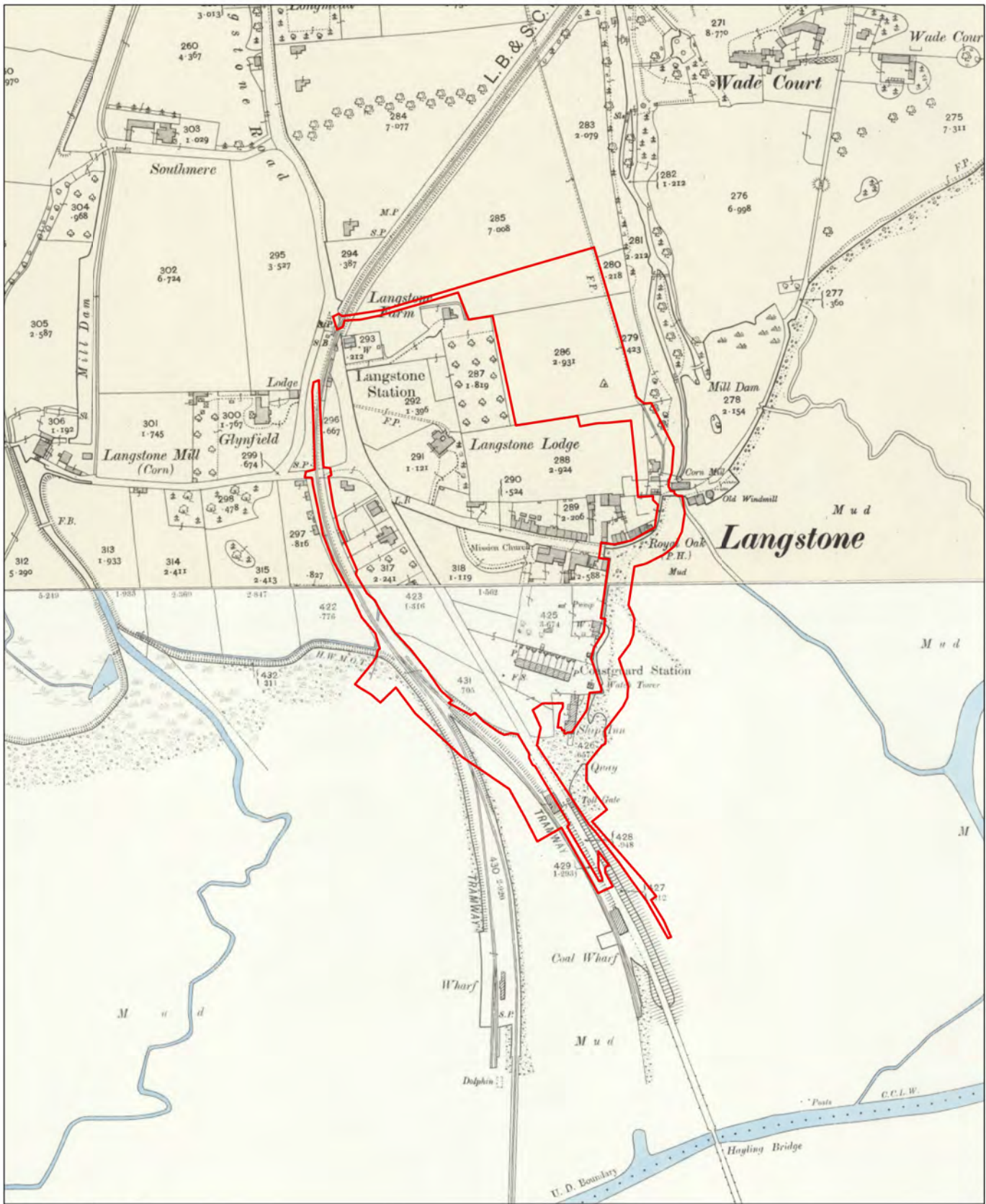
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Figure 6: HHER cropmarks and National Mapping
Programme records within the 1 km Study Area



A) 1870 OS Map 6"



B) 1897 OS Map 25"

Site Boundary

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Figure 7: Selected Historic Mapping





Photo 1) View looking south along Shipwrights Way from the northern end of Frontage 1



Photo 2) View looking south-east along Shipwrights Way at the transition from Frontage 1 to Frontage 2

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	Photos 1-2		



Photo 3) View looking north-east across the south-west shore



Photo 4) View looking south-east along the south-west shore

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	Photos 3-4		



Photo 5) View looking south-west across Langstone Sailing Club and the point where Frontage 2 meets Langstone Road



Photo 6) View looking north-east across the Langstone Sailing Club access point

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	Photos 5-6		



Photo 7) View looking north-east across the Ship Inn carpark, along the Frontage 3 harbour front



Photo 8) View looking north-east along the southern portion of the Frontage 4 harbour front

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Photo 9) View looking north-east along the northern portion of the Frontage 4 harbour front



Photo 10) View looking south-east across the Langstone High Street slipway

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	Photos 9-10		



Photo 11) View looking north-east past The Old Mill (NHLE 1340200) from the south-east harbour front



Photo 12) View looking north towards the boatyard adjoining The Old Mill (NHLE 1340200)

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	Photos 11-12		



Photo 13) View looking north along the footpath connecting Frontage 5 to Langstone Meadows



Photo 14) View looking north-west across Langstone Meadows from its south-east corner

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	Photos 13-14		



Photo 15) View looking west along the northern part of Langstone Meadows



Photo 16) View looking west along the proposed access route to Langstone Meadows

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	Photos 15-16		



Photo 17) View looking north-east across the proposed access route to Langstone Meadows, at the junction of Langstone Road and Shipwrights Way

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	Photo 17		



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