

**ARCHAEOLOGICAL
DESK-BASED
ASSESSMENT**

**LAND AT STATION ROAD
HAYLING ISLAND
WEST TOWN
HAMPSHIRE**

AUGUST 2015

**Planning Authority:
Havant Borough Council**

**Site centred at:
SZ 71072 99793**

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Final**

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CONTENTS

Executive Summary

- 1.0 Introduction and Scope of Study
- 2.0 Planning Background and Development Plan Framework
- 3.0 Geology and Topography
- 4.0 Archaeological and Historical Background, including an Assessment of Significance
- 5.0 Site Conditions, the Proposed Development & Impact on Archaeological Assets
- 6.0 Summary and Conclusions

Sources Consulted

LIST OF ILLUSTRATIONS

- Fig. 1 Site Location
- Fig. 2 HER Plot
- Fig. 3 1759 Taylor
- Fig. 4 1791 Milne
- Fig. 5 1797 Ordnance Survey Drawing
- Fig. 6 1826 C & J Greenwood
- Fig. 7 1844 South Hayling Tithe
- Fig. 8 1867 Ordnance Survey
- Fig. 9 1898 Ordnance Survey
- Fig. 10 1908-10 Ordnance Survey
- Fig. 11 1932 Ordnance Survey
- Fig. 12 1937-40 Ordnance Survey
- Fig. 13 1962 Ordnance Survey
- Fig. 14 1990 Ordnance Survey
- Fig. 15 2007 Google Earth
- Fig. 16 Proposed Development

EXECUTIVE SUMMARY

Land at Station Road, West Town, Hayling Island, Hampshire has been assessed to consider the impact of a proposed development on its archaeological potential.

The site is considered to have a low to moderate archaeological potential for the later prehistoric and Roman periods, and a low archaeological potential for evidence from all remaining past periods. Such remains have been assessed to be of local archaeological interest.

The site has remained undeveloped agricultural land throughout the historic periods.

It is considered likely that the proposed development would not have an impact on any significant archaeological assets.

On the basis of all the available evidence we would suggest that any requirement for further archaeological mitigation measures could follow planning consent secured by an archaeological planning condition.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been prepared by Lorraine Mayo of CgMs Consulting on behalf of Barratt Developments Plc.
- 1.2 The subject of this Assessment comprises land at Station Road, Hayling Island, Hampshire. The site is centred at SZ 71072 99793 within the Borough of Havant (see Figures 1 and 2). The site is irregular in shape and measures approximately 2.8 ha in extent. The site is bounded to the north by fields, to the east and south by houses, to the south-west by Station Road and properties fronting Station Road, and to the west by fields (Fig. 1).
- 1.3 In accordance with government policy, National Planning Policy Framework (NPPF), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the archaeological potential of the site and the significance of any heritage assets on or near the site.
- 1.4 Additionally, in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Institute for Archaeologists 1994, revised 2012), this desk-based assessment comprises an examination of evidence on the Hampshire Archaeology and Historic Building Record (AHBR) the assessment includes an examination of published and unpublished material and charts historic land-use through a map regression exercise.
- 1.5 The Assessment thus enables relevant parties to assess the archaeological potential of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 National legislation regarding archaeology, including scheduled ancient monuments, is contained in the Ancient Monuments and Archaeological Areas (AMAA) Act 1979, amended by the National Heritage Act 1983 and 2002.

2.2 In March 2012, the government published the National Planning Policy Framework (NPPF). More recently (March 2014) National Planning Policy Guidance (NPPG) has been published.

2.2.1 Section 12 of the NPPF, entitled *Conserving and enhancing the historic environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
- Conservation of England's heritage assets in a manner appropriate to their significance, and
- Recognition that heritage contributes to our knowledge and understanding of the past.

2.2.2 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.

2.2.3 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

2.2.4 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at

some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

2.2.5 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.2.6 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.2.7 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.2.8 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas).
- Protects the settings of such designations.
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions.
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.3 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.4 The Local Plan framework is provided by the Havant Borough Core Strategy, adopted in March 2011, has the following heritage policy:

POLICY CS11 PROTECTING AND ENHANCING THE SPECIAL ENVIRONMENT AND HERITAGE OF HAVANT BOROUGH
PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT THAT:

1. ENSURES THE KEY LANDSCAPE AND BUILT FORM PRINCIPLES SET OUT IN THE HAVANT BOROUGH TOWNSCAPE, LANDSCAPE AND SEASCAPE CHARACTER ASSESSMENT ARE PROTECTED AND WHERE POSSIBLE ENHANCED BY PARTNERSHIP WORKING WITH DEVELOPERS, GROUPS AND THE WIDER COMMUNITY.

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.

- 2.5 In terms of designated heritage assets as defined above in the NPPF, and as shown on Figure 2, no World Heritage Sites, Historic Battlefield, Registered Parks and Gardens or Historic Wreck designations lie within a 1km radius study area.
- 2.6 A Scheduled Monument, a World War II Heavy Anti-Aircraft Gunsite, is located c.950m to the south-west at Sinah Common. In addition the Coastguards Conservation Area lies c. 750m to the south-west of the study site. There is no intervisibility between the study site and the Scheduled Monument or the Conservation Area due to the presence of intervening residential development and the topography.
- 2.7 The site does not lie within an 'Area of Archaeological Potential' defined by the Borough Council. However the South Hayling Area of Archaeological Potential lies c. 800m north-east of the study site, and the South Hayling Area of High Archaeological Potential lies c. 900m north-east of the study site.
- 2.8 This desk based assessment therefore aims to meet the national and local policy as set out above, in clarifying the archaeological potential of the study site and the need or otherwise for mitigation measures

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The solid geology of the study site is shown by the British Geological Survey Online (2014) Portsmouth Sand Member and Whitecliff Sand Member, overlain by superficial deposits consisting of River Terrace Deposits (Sand, Silt and Clay).

3.1.2 No geotechnical information is currently available for the site.

3.2 Topography

3.2.1 The site is located on roughly level ground, and a spot height on Station Road at the south-west of the study site lies at c. 5.8m Above Ordnance Datum (AOD).

3.2.2 There are no watercourses within the study site. Drains to the north of the study site flow towards Langstone Harbour which lies c. 250m north-west of the study site.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report:

Prehistoric

Palaeolithic	450,000 - 12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 1,800 BC
Bronze Age	1,800 - 600 BC
Iron Age	600 - AD 43

Historic

Roman	AD 43 - 410
Anglo Saxon/Early Medieval	AD 410 - 1066
Medieval	AD 1066 - 1485
Post Medieval	AD 1486 - 1749
Modern	AD 1750 - Present

4.1 Introduction

- 4.1.1 This assessment comprises a review of archaeological findspots within a 1km radius of the study site, also referred to as the study area, held on the Hampshire Archaeology and Historic Building Record (AHBR) (Figure 2), together with a historic map regression exercise charting the development of the study area from the 18th century onwards.
- 4.1.2 No designated World Heritage Sites, Registered Parks and Gardens, Historic Wrecks or Historic Battlefields lie within the study area (Figure 2). The site does not lie within an Area of Archaeological Potential.
- 4.1.3 A Scheduled Monument, a World War II Heavy Anti-Aircraft Gunsite, is located c.950m to the south-west at Sinah Common. The site does not lie within an 'Area of Archaeological Potential' defined by the Borough Council. However the South Hayling Area of Archaeological Potential lies c. 800m north-east of the study site, representing the earthwork remains of the historic Hamlet of Higworth, and the South Hayling Area of High Archaeological Potential lies c. 900m north-east of the study site, representing the Grade II* Listed Parish Church of St Mary which dates from the 13th century. There

is no intervisibility between the study site and the Grade II* Listed Church due to the presence of intervening residential development.

4.2 **Early Prehistoric - Palaeolithic, Mesolithic & Neolithic**

4.2.1 Although there are several extremely important early prehistoric archaeological sites along the Coastal Plain, Boxgrove for instance, their location tends to depend on very specific geological and topographical factors.

4.2.2 No archaeological assets belonging to the earliest Prehistoric periods (Palaeolithic and Mesolithic) have been recorded either within the study site or the 1km study area.

4.2.3 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance. Locally sea level rise (and periodic regressions) would also have been a significant influence on prehistoric land use.

4.2.4 A reworked Neolithic flint axe was found on a public footpath c.850m to the north-east of the study site at SU472000 100200 (AHBR Ref 23602). The polished flint axe had broken and then been fashioned into a scraper.

4.2.5 A review of the data from the AHBR indicates that only a limited scatter of early prehistoric artefacts have been recovered, although the presence of naturally occurring springs and marshes in the vicinity of site may suggest that the general area was attractive to early human populations. The likelihood of early prehistoric material/deposits being found on the study site is considered to be low and any evidence is likely to relate to isolated flint tools/flakes associated with periodic hunting episodes.

4.3 **Late Prehistoric - Bronze Age & Iron Age**

4.3.1 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.

- 4.3.2 Several records clustered together on the AHBR indicate the presence of a Bronze Age settlement located near to the Elm Close Estate (Figure 2), c.900m to the south-east of the study site. The records include; three hearths (23338 at SU47203 99330) suggesting three separate round houses, pottery (23341 and 41017) and a hoard of 27 bronze palstaves (23335).
- 4.3.3 To the north-east of the site a number of Bronze Age arrowheads (23603) were found on the same footpath as the Neolithic polished axe fragment (paragraph 4.2.4).
- 4.3.4 A barbed and tanged arrowhead is recorded c. 150m to the east of the site (Figure 2 AHBR reference 23337).
- 4.3.5 A Bronze Age hoard including 27 bronze palstaves, two bracelets and a quoit-headed pin fragment were found during trench digging in the south pavement of Oakwood Road in 1962, c. 900m south-east of the study site (HER Ref 23335; SU 47202099360).
- 4.3.6 No Iron Age finds or sites are recorded on the AHBR within 1km of the study site.
- 4.3.7 Due to the presence of Bronze Age finds recorded within the study area, the likelihood for material of the later prehistoric period being found on the study site is thought to be low to moderate.

4.4 **Roman**

- 4.4.1 In 1971 a large collection of Roman pottery sherds were found c. 600m north of the study site. Pottery sherds dating to the 2nd and 3rd century AD were recovered including some sherds from large grain storage jars. The quantity and nature of the pottery suggested a Roman villa may once have been located in this area. (HER Ref 58140; SU 470997100404).
- 4.4.2 Overall, the archaeological potential of the study site for Roman evidence is defined as low to moderate. Evidence for agricultural activity may be represented.

4.5 **Saxon and Medieval**

- 4.5.1 A single entry on the AHBR (23584 at SU47220 100040) records a Saxon inscribed stone located at St Mary's Church, located 900m to the north of the site. The inscribed

stone is believed to originate from the site of the Saxon church in East Stoke and was brought to the current spot to mark the founding of a new church.

4.5.2 The South Hayling Area of High Archaeological Potential lies c. 900m north-east of the study site, representing the site of the Grade II* Listed Parish Church of St Mary.

4.5.3 Overall the archaeological potential of the study site for Saxon evidence is considered to be low.

4.5.4 Throughout the early Medieval period, Hayling Island was covered in dense woodland (VCH Vol 3, 1908). The current names of North Hayling and South Hayling replaced North Wood and South Wood.

4.5.5 Mengham (AHBR 41282) centred 600m to the south of the site is first mentioned in 1272 (Mongeham) and West Town (AHBR 41284) is first mentioned in 1327 (Westeter, west of village).

4.5.6 Earthworks observed c. 800m to the north-east of the site (AHBR 54959) may represent the shrunken remains of the hamlet of Higworth.

4.5.7 Throughout these periods it is probable that woodland clearance occurred at a greater pace across the southern part of Hayling Island resulting in dispersed small scale agricultural settlement.

4.5.8 Overall the archaeological potential of the study site for Medieval evidence can be defined as low/nil.

4.6 **Post Medieval and Modern (including map regression exercise)**

4.6.1 During the majority of the Post-Medieval period the site is likely to have remained as agricultural land within a sparsely populated landscape.

4.6.2 Taylor's map of 1759 (Figure 3) indicates the sites lay in open ground to the south-west of St Mary's Church, and Milne's map of 1791 (Figure 4) depicts a similar layout.

4.6.3 The 1797 Ordnance Survey Drawing (Figure 5) shows the study site occupied a single field plot to the north of a road on the line of Station Road. This sparsely populated landscape is shown on C & J Greenwood's map of 1826 (Figure 6).

4.6.4 The South Hayling Tithe map of 1844 (Figure 7) and associated Award record the study site occupied by an arable field 'North Way'.

4.6.5 The Ordnance Survey of 1867 (Figure 8) shows the study site lying within the field to the north-west of 'Westlands'.

4.6.6 No further changes are shown at the study site between 1998 and 1990 (Figs 9-14). The 1898 Ordnance Survey shows a railway line terminating at South Hayling Island Station (HER 65150) (Fig. 9).

4.6.7 The Google Earth image (2007, Figure 14) depicts the extreme south-west of the site as rough ground and the remainder of the study site as occupied by arable land.

4.6.8 The potential of the study site for Post-Medieval and Modern evidence can be identified as low.

4.7 **Assessment of Significance**

4.7.1 National policy for archaeology (NPPF section 1.3) enshrines the concept of the 'significance' of heritage assets. 'Significance' (as defined in the NPPF) centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.

4.7.2 There are no designated or undesignated archaeological assets located within the study site and the potential for as yet undiscovered assets of any significance is low.

4.7.3 The study site is considered to have a low to moderate archaeological potential for the later prehistoric and Roman periods and a low potential for all remaining past periods. If any as yet to be identified archaeological remains are present, these are considered likely to be of local significance.

5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & IMPACT ON HERITAGE ASSETS

5.1 Site Conditions

5.1.1 Land at Station Road, Hayling Island is mainly occupied by an arable field, the extreme south-west of the study site fronting Station Road is occupied by rough ground (Fig. 15).

5.1.2 Medieval and Post-Medieval ploughing on the site will have had a widespread but superficial archaeological impact across the study site.

5.2 The Proposed Development

5.2.1 The proposed development would comprise the construction of a mixed-used scheme comprising of 76 dwellings and 1000sqm of light-industrial accommodation (Use B1 class) with associated parking, access, landscaping, and surface water drainage (Figure 16).

5.3 Impact on Heritage Assets

5.3.1 Proposed development on the study site would not impact any designated archaeological assets nor any nationally important non-scheduled monuments or their settings.

5.3.2 Proposed development of the study site is considered unlikely to have a significant archaeological impact.

5.3.3 However, due to the size of the study site and the low to moderate archaeological potential for later prehistoric and Roman evidence, it is considered likely that the Hampshire County Council Archaeological Officer will take a precautionary approach and seek field evaluation of the site. It is nevertheless anticipated that the archaeological interest of the site can be secured by a planning condition.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 Land at Station Road, Hayling Island, Hampshire has been reviewed for its archaeological potential.
- 6.2 In accordance with central and local government planning policy, a desk-based assessment has been undertaken to clarify the archaeological potential of the study site.
- 6.3 A review of available archaeological and historical sources indicates that the site has a low to moderate archaeological potential for the later prehistoric and Roman periods and a low archaeological potential for evidence from all remaining past periods.
- 6.4 There are no designated or non-designated archaeological assets on or particularly near to the study site. The study site has remained undeveloped agricultural land throughout the historic periods.
- 6.5 Proposed development of the study site is considered unlikely to have a significant archaeological impact.
- 6.6 On the basis of all the available evidence we would suggest that any requirement for further archaeological mitigation measures could follow planning consent secured by an archaeological planning condition.

SOURCES CONSULTED

1. **General**

British Library
Hampshire Historic Environment Record
Hampshire Records Office

2. **Internet**

<http://www.british-history.ac.uk/>
<http://list.english-heritage.org.uk/>
<http://www.bgs.ac.uk/>
<http://opendomesday.org/>

3. **Bibliographic**

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Manley, J (Ed) *The Archaeology of Fishbourne and Chichester. A Framework for its Future.*

Margary, I. D. *Roman Roads in Britain: I.* Phoenix House 1955

Oxford Archaeology 2008 Solent Thames Archaeology Research Framework

Pevsner, N 1966 *The Buildings of England: Hampshire*

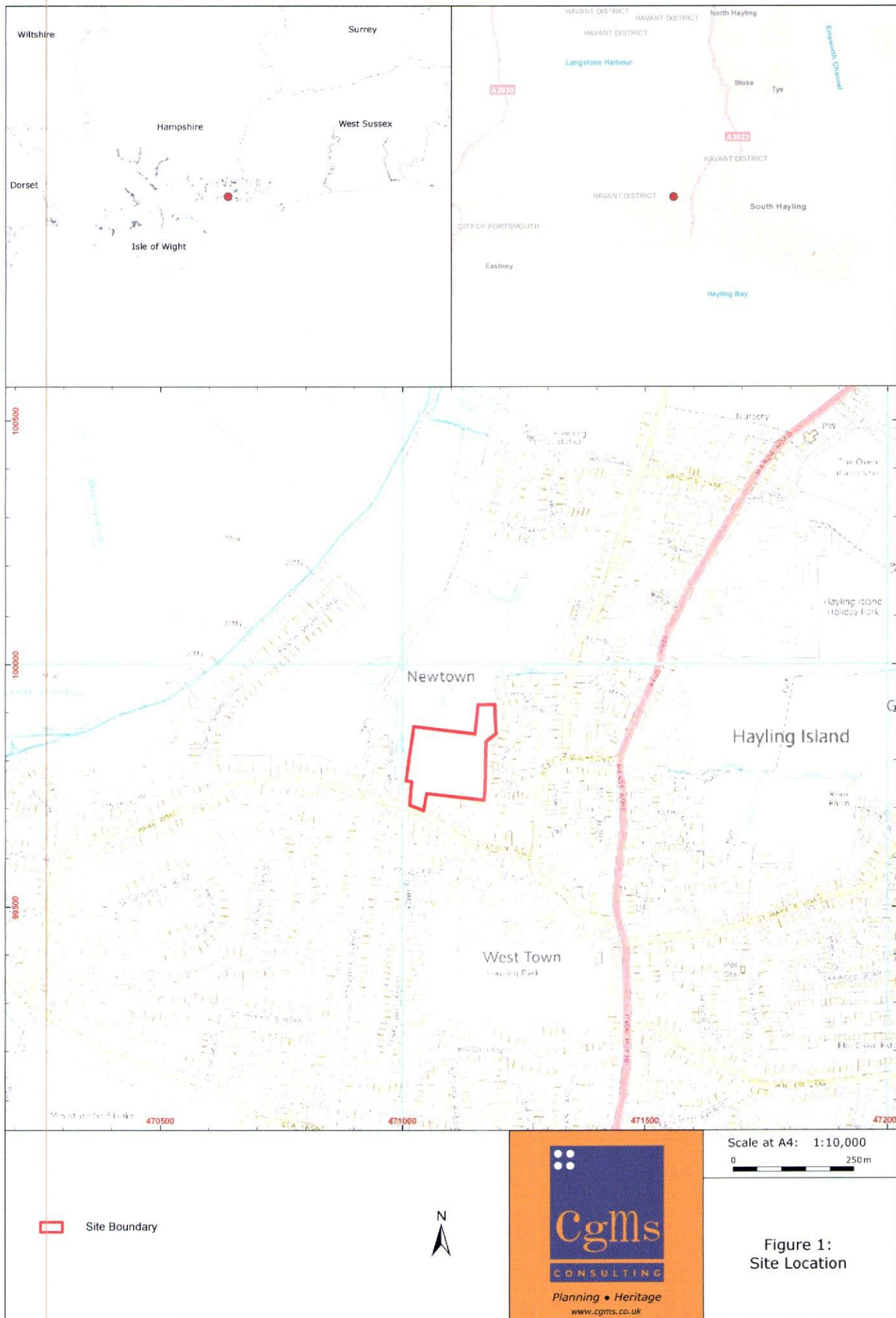
RCHME 1996 Medieval Settlement Project – South Hayling

Victoria County History *A History of the County of Hampshire: Volume 3* 1908

4. **Cartographic**

1759 Taylor
1791 Milne
1797 Ordnance Survey Drawing
1826 C & J Greenwood
1842 Havant Tithe
1869 Ordnance Survey
1898 Ordnance Survey

1909 Ordnance Survey
1933 Ordnance Survey
1963 Ordnance Survey
1975 Ordnance Survey
2007 Google Earth View



- Site Boundary
- Search Radius 1.25km
- Designated Heritage Assets:
 - Scheduled Monument
 - Conservation Area
 - Listed Building
- Areas of Archaeological Potential
 - Area of High Archaeological Potential
 - Area of Archaeological Potential
- Non-Designated Heritage Assets:
 - + HER Record (Point)
 - Find Spot
 - ▲ Monument
 - Maritime
 - Historic Building
 - Historic Park



Scale at A3: 1:10,000
0 250m

Figure 2:
HER Plot





○ Site Location (Approximate)



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Scale at A4: 1:25,000



Figure 3:
1759 Taylor



○ Site Location (Approximate)



Scale at A4: 1:25,000



Figure 4:
1791 Milne



 Site Boundary



Scale at A4: 1:25,000



Figure 5:
1797 Ordnance Survey
Drawing

ished by Greenwood Pringle & Co June 15th 1826.



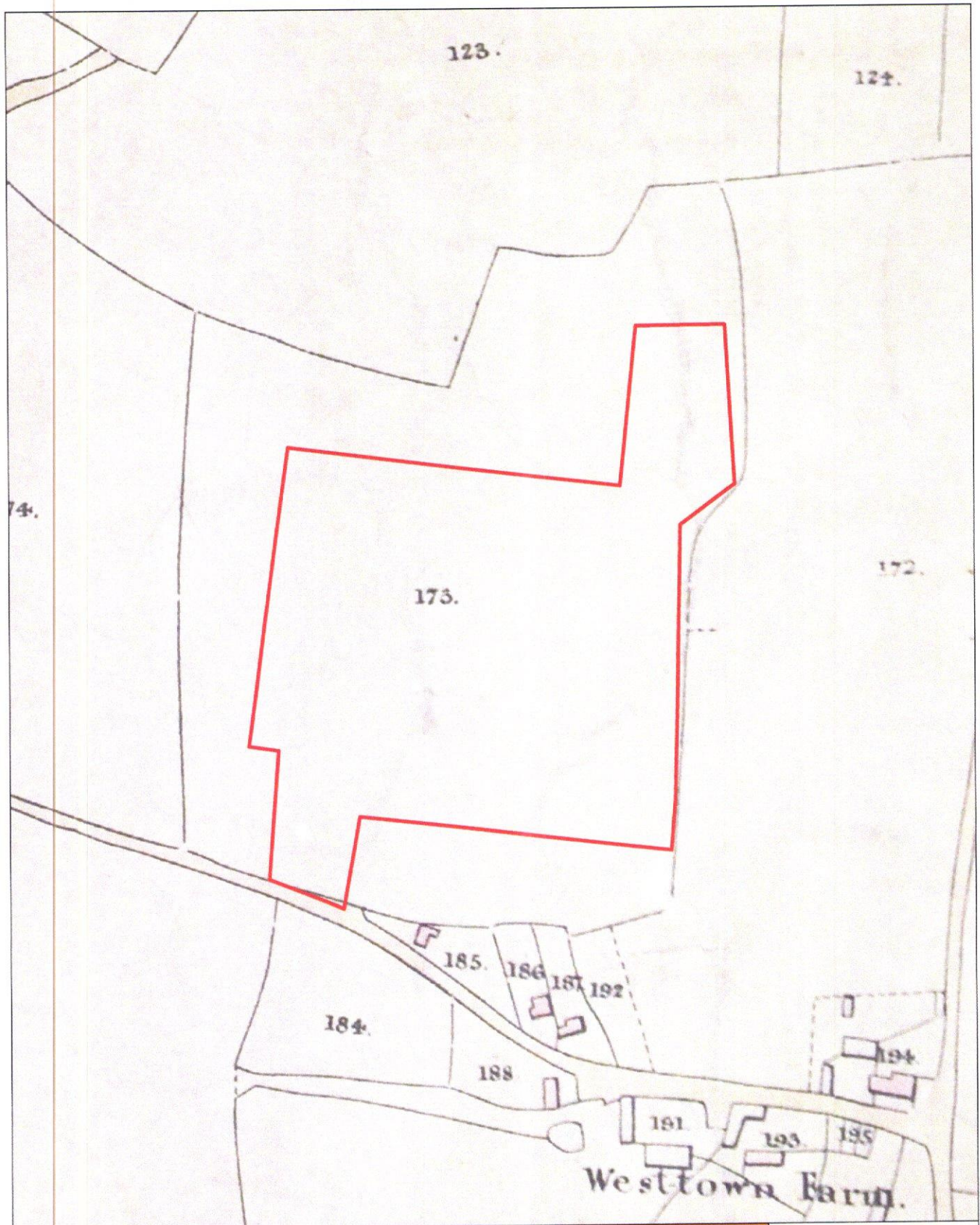
 Site Boundary



Scale at A4: 1:25,000



Figure 6:
1826 C & J Greenwood



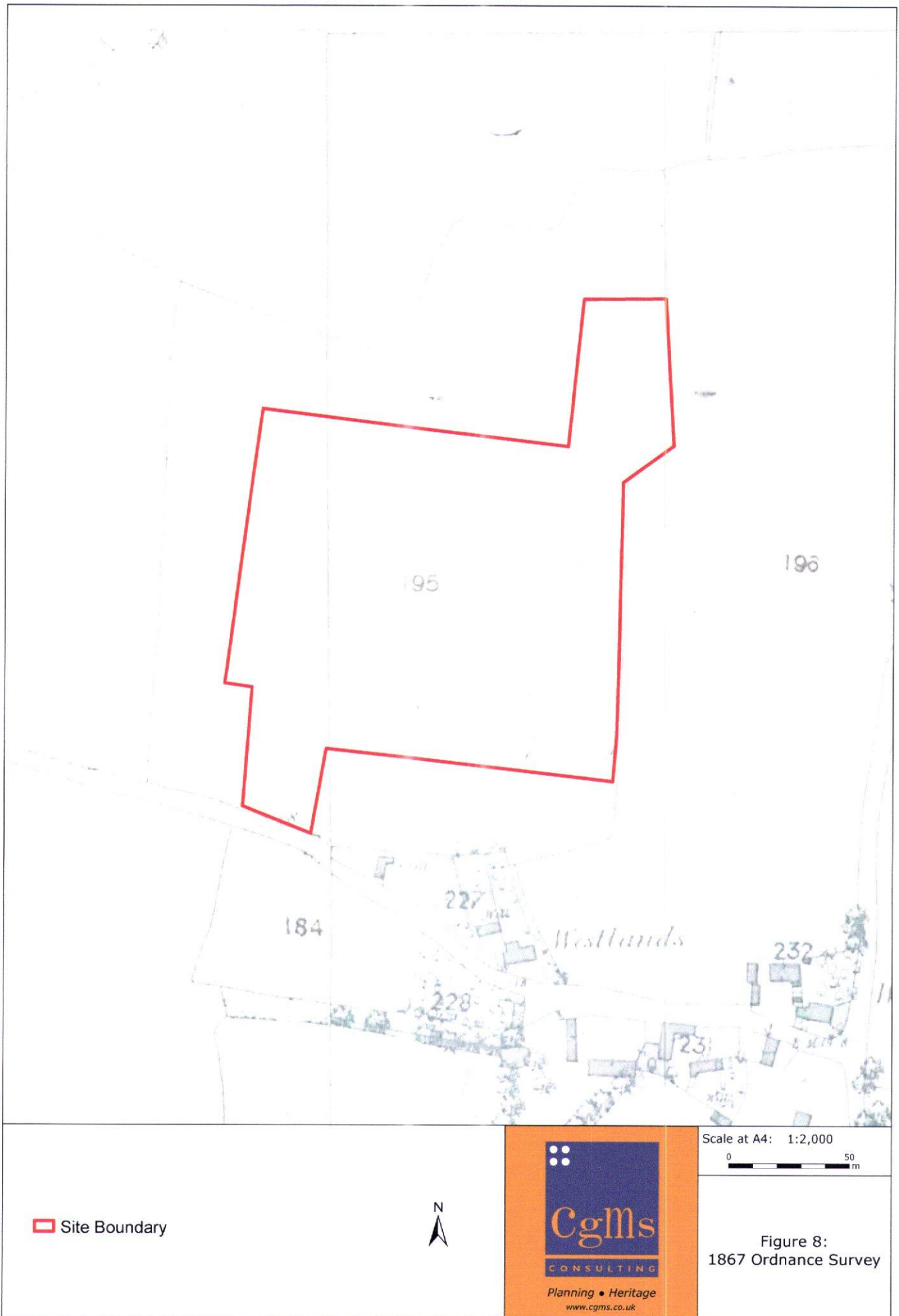
 Site Boundary



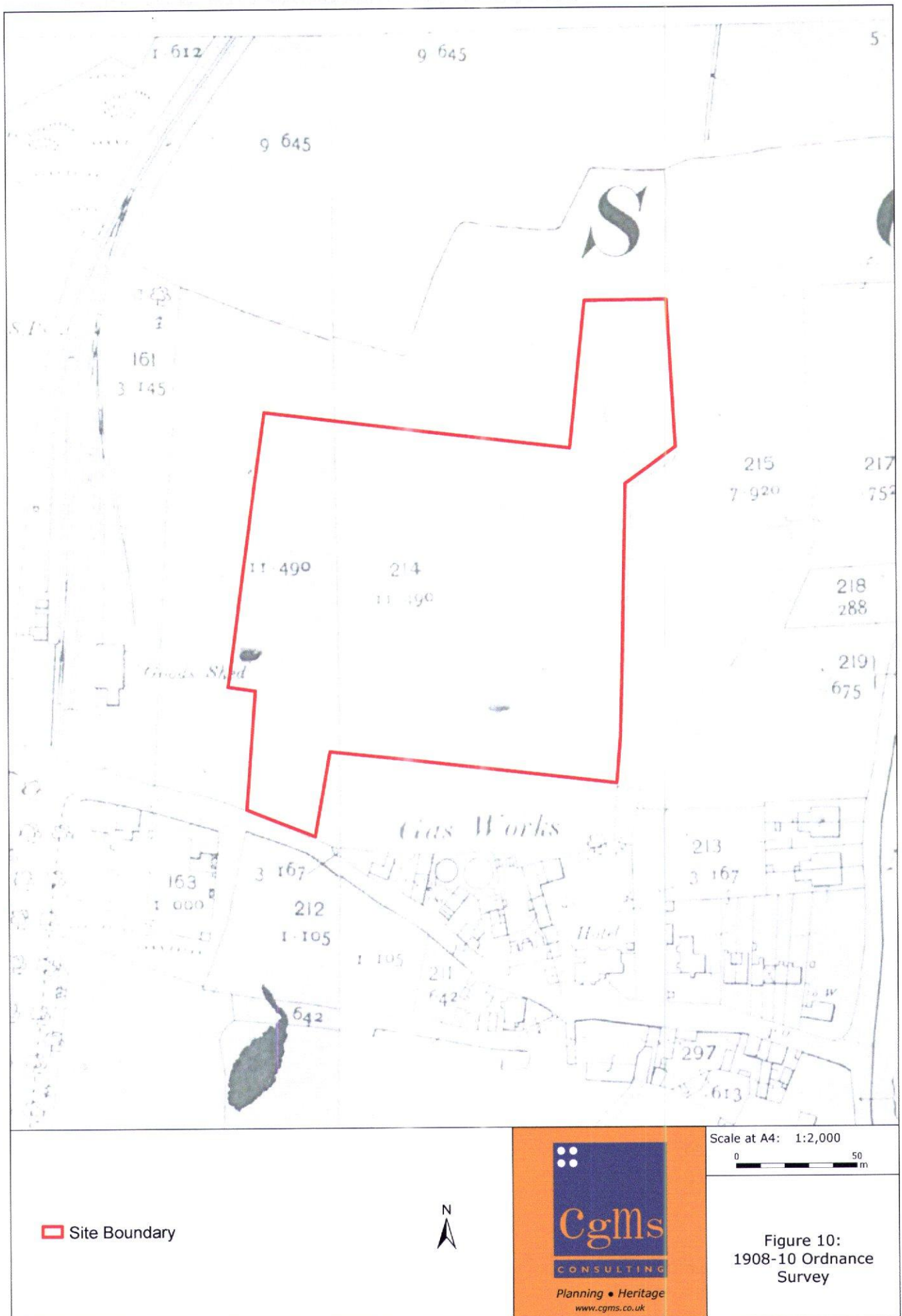
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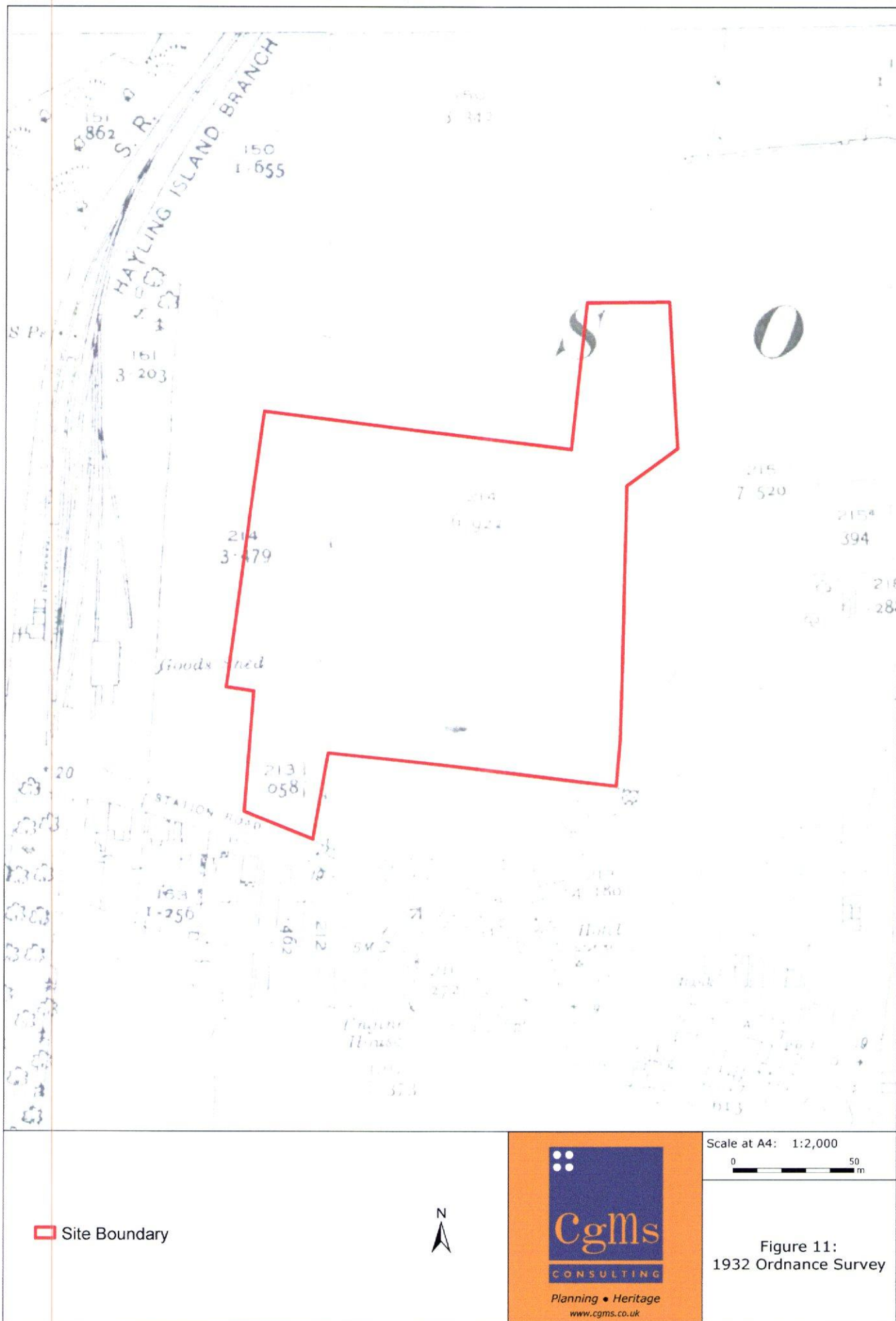


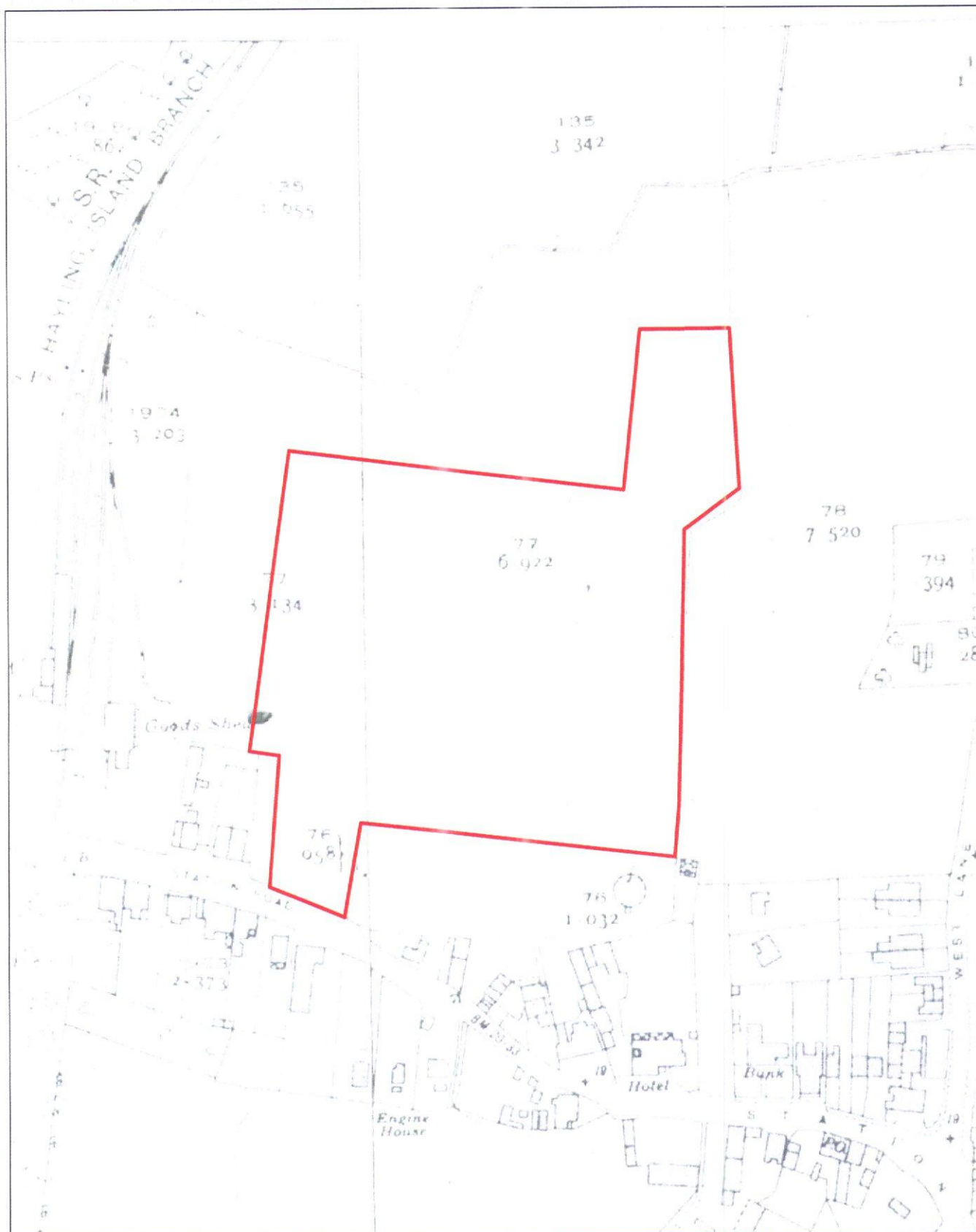
Figure 7:
1844 South Hayling
Tithe











Site Boundary



Scale at A4: 1:2,000



Figure 12:
1937-40 Ordnance
Survey



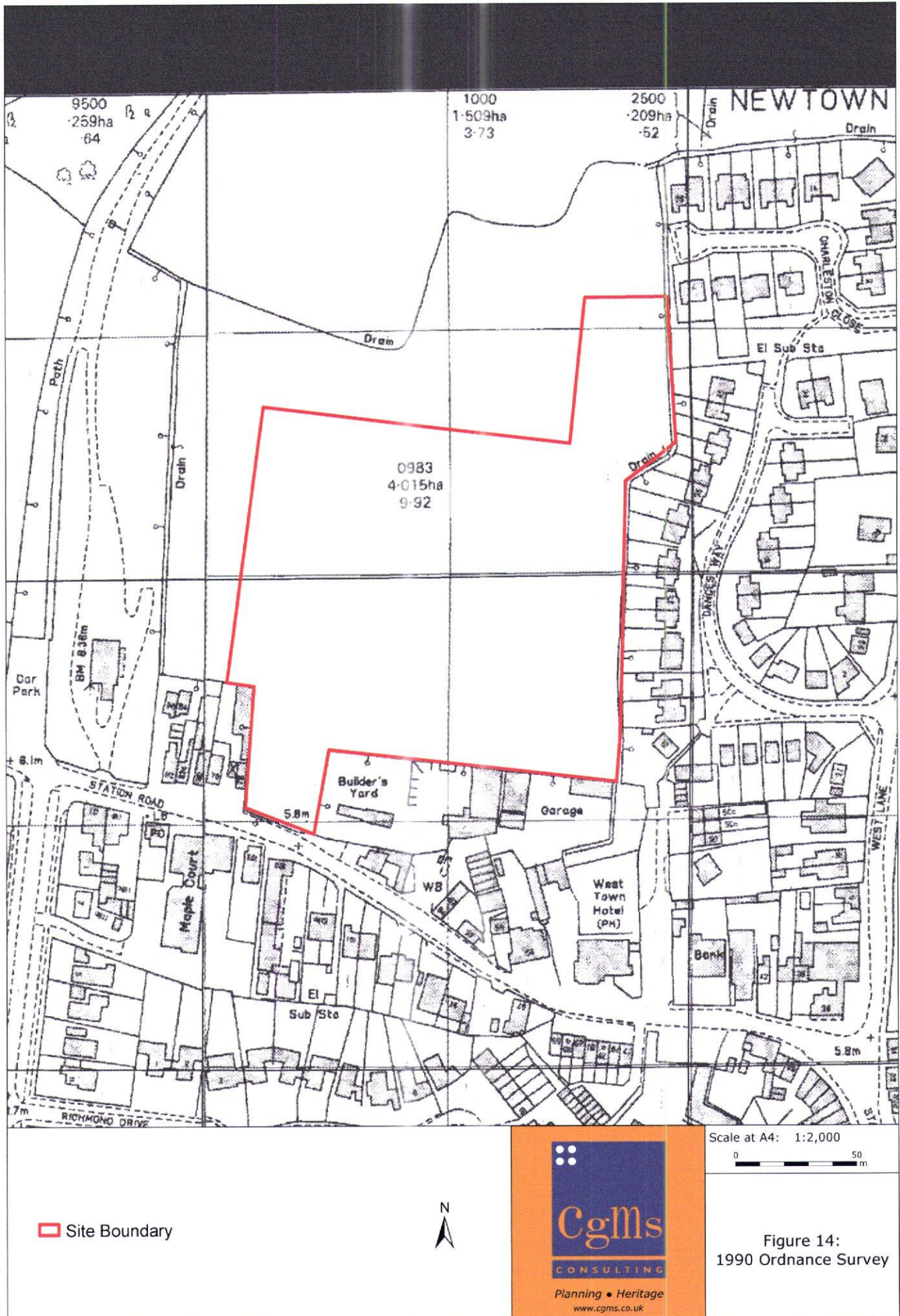
 Site Boundary



Scale at A4: 1:2,000

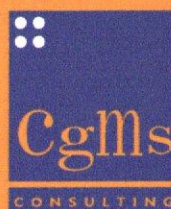


Figure 13:
1962 Ordnance Survey





 Site Boundary



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Scale at A4: 1:2,000



Figure 15:
2007 Google Earth



Site Boundary



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Scale at A4: 1:1,250

0 40 m

Figure 16:
Proposed Development

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