

# South Hayling

<b>1.0 PARISH</b>	Havant (formerly South Hayling)
<b>2.0 HUNDRED</b>	Bosmere
<b>3.0 NGR</b>	4710500 100050
<b>4.0 GEOLOGY</b>	Brickearth.

## **5.0 SITE CONTEXT (Map 2)**

**5.1** Hayling Island is a little over 17 km<sup>2</sup> and it divides two expanses of shallow water known as Langstone (west) and Chichester harbours. The island is divided into two parishes, North Hayling and South Hayling; formerly these parishes were known as Northwood and Southwood respectively (VCH 3: 129) suggesting that the island was once heavily wooded. Minor place-names such as Great Woods Field support this hypothesis.

**5.2** The altitude of South Hayling varies little from that in the north with the highest ground reaching a maximum of *c.* 5m. The south shore has sandy beach rather than the offshore mud flats that characterise the rest of the island. It is these sands that have made South Hayling a holiday resort and the urban nature of this end of the island is in stark contrast to the rural north. The principal access road is the A3023 that connects Langstone on the mainland to West Town on the south coast of the island. There is also a ferry from Portsmouth that has a landing stage at Sinah Common on the south-west tip of Hayling Island.

## **6.0 PLAN TYPE & DESCRIPTION (Maps 3, 4, and 5)**

### **Church and manor house**

**6.1.1** Hayling Island is a drowned landscape and the present land surface could be in the region of half of the original size. This estimate can be made by taking into account the area of mud flats on the east and west sides of the island. It is not yet possible to establish when the island was at its optimum size but it is known that land was being lost before the C14. In 1324-5 there was serious inundation by the sea at East Stoke (Eastoke) to the south-east of the island which deprived it of its Saxon parish church and much of its principal settlement (Soffe, 1995:10).

**6.1.2** After the Conquest of 1066 the greater part of Hayling was given to the Benedictine Abbey of Jumieges near to Caen in Normandy and a daughter house, Hayling Priory, was established on the island. Current thinking is that there was no separate priory church on Hayling but that the established Saxon parish church at East Stoke was also used as the priory church (Soffe, 1995: 10). However, it should be noted that the Abbey of Troarn held the manor of East Stoke after 1066 (Paragraph 14.1). By 1163 Hayling Priory also held a chapel of St Mary on the island but it is not certain if this was on a separate entity to the parish church (Soffe, 1988: 21). The administration of the Priory lands and the other English possessions of Jumieges were administered from the Priory base at East Stoke.

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**6.1.3** By C13 the threat to East Stoke of coastal erosion must have been obvious and the Priory made a planned move further inland. A new parish and priory church of St Mary the Virgin was established and a new administrative centre was constructed at the site of the present moated Manor House. The new church was built on a slight knoll in the middle of the island, perhaps for practical reasons in the light of the ongoing problems around the coastline. Work commenced in the middle C13 but it was built in two phases. Not surprisingly, the chancel came first, essential for mass to be heard, but this would not have been ready for a number of years and there is an indicator that temporary provision for worship was made. In c.1827 a fragment of a Saxon cross shaft was found near to the medieval vicarage (maybe the church house opposite [IH]; Soffe, 1995: 42-4). It is virtually certain that this came from the extant church at East Stoke and was set up on the new site to provide a focus for worship. The central tower, nave, north and south aisles and chapels were constructed in a second phase but they are also C13. The transfer of Hayling Priory to the present site was timely. The old Saxon church, and presumably the original grange, was lost to the sea in 1324-5. Clearly, the Priors of Hayling had anticipated the inevitability of this disaster and planned accordingly. It is very possible that the substantial inundation of the sea over a period of years was the direct result of deforestation of the island (see Paragraph 5.1).

**6.1.4** The new grange was built c. 350m north of the church. It is quite conceivable that this site was moated from the outset but this remains to be confirmed. By 1777 the old house of the medieval priory grange was in a ruinous state and it was replaced by a brick manor house in the classical style (Soffe, 1995: 16).

**6.2.1** There is no *prima facie* evidence for medieval secular settlement associated with the church and manor house (grange) grouping. The Tithe Map shows the buildings of Church Farm adjacent to the north of the churchyard and Church House stood opposite the church on the east side of Church Road. Little is known about these and they have been swept away in favour of Modern buildings. Some 250m north-east of the Manor House is a saltwater inlet that is marked as a tidal mill pond on the Ordnance Survey First Edition. This was the manorial corn mill. North-west of the church was the hamlet of Higworth (see Paragraph 11.0, No. 3).

**6.2.2** Any of the sites mentioned in Paragraph 6.2.1 could be of medieval origin. The salt house mentioned in Domesday Book (10, 1) was probably in the region of Mengham at the south-east of the island where Salter Lane passes the inlet known as My Lord's Pond. The precise site of the salt house is likely to have been a victim of coastal erosion.

**6.3** *Site visit conditions:* sunshine with light cloud (18.5.2001)

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## 7.0 ARCHAEOLOGICAL POTENTIAL (Map 5)

### 7.1 *AsAP*

**7.1.1** This AP includes the area within the conjectural bounds of the medieval moated site but also takes in the site of Manor Farm on the northern margin of the moat. The Manor House and associated buildings and yards are dealt with in Paragraph 7.2.1.

**7.1.2** The former hamlet of Higworth. Note also the comments under Paragraph 11.0, No. 3 which identifies low earthworks that can be seen over an extensive area east of the surviving cottages in Higworth Lane. This area can be described as a shrunken settlement.

### 7.2 *AsHAP*

**7.2.1** An area defined by the Manor House, outbuildings and yards (see Paragraph 7.1.1). These occupy the site of the medieval priory grange.

**7.2.2** The C13 church and churchyard of the Parish and Priory Church of St Mary.

## 8.0 CHURCH & CHURCHYARD

### St Mary the Virgin (formerly Our Lady)

- C13 constructed in 2 phases as a parish and priory church;
- St Mary replaced an earlier church that was submerged as a result of coastal erosion off the south-east coast of the island;
- 1869 nave restored (*architect*: Street);
- 1892-3 further restoration (*architect*: Blomfield);
- For a detailed description of the church see Soffe (1995).

## 9.0 BUILDINGS (Map 4)

PRN	Details	Dates	Grade
283	Deep Thatch and outbuilding, Manor Road	late C18	II
284	Nos 35-53 (odd) Norfolk Crescent, The Beach	c. 1825	II
1908	No. 34 (Gothic Lodge), Bacon Lane	c. 1830	II
6813	The Royal Hotel	c. 1825	II
6835	St Mary's Church, Church Road	C13, 1869	II*
6859	Manor Farm: stable block	C18	II
6860	Manor Farm: granary 20m NW of farmhouse	C18	II
6923	South Hayling Manor, Manor Road	1777	II
6924	South Hayling Manor: barn 30m W of	C18	II
6925	South Hayling Manor: granary 30m N of	C18	II
6926	Flint Cottage, Manor Road	early C19	II
6927	Newtown House Hotel, Manor Road	early C19	II
6976	No. 42 (Saltings), Sinah Lane	1935	II

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7021	Clarence Cottage, Stamford Avenue	c. 1830	II
7022	Stamford Lodge, Stamford Avenue	c. 1830	II
41644	Mengham House: barn 20m WSW of	1879	Unlisted
41645	Mengham House: cowshed 50m W of	1835-99	Unlisted
41646	Mengham House: stables 70m WSW of	1879	Unlisted
41647	Mengham House: milking parlour 60m WSW of	1835-99	Unlisted
41648	Mengham House: tack room 40m SW of The Cottage and Little Thatch, Higworth Lane	1871	Unlisted
		C18 or earlier	Unlisted

### 10.0 SMR DATA SW 471600 100000, NE 472500 101000 (Map 4)

SU 70 SW	No.		
	3	472200 100040	Medieval. Parish Church of St Mary (see 8.0).
	56	472000 101000	Mesolithic. Tranchet axe. Now in Portsmouth City Museum.
	58	472200 100040	Early Medieval Saxon sculpture, fragment of. Thought to be a Saxon font or cross base. Probably later than C9. Found near the present vicarage.
	59A	473240 100590	Bronze Age. Round barrow approximately 30m in diameter and 0.7m high.
and	59B	473240 100590	Prehistoric. Flint artefacts including scrapers arrowheads found during excavation of 59A.
	67A	473240 100590	Medieval. Cruciform trench found during excavation of a round barrow (59A). The barrow had been re-used as a windmill base during the medieval period.
	67B	473240 100590	Medieval. Iron nails found during excavation of 59A.
of	67C	473240 100590	Medieval. Pot shards found during excavation of 59A.
	68	472140 100800	Medieval. Manor on site of monastic grange.
	69	472200 100800	Medieval. Site of 11th century alien priory.
	72	472000 100200	Neolithic. Half of a polished axe. Now in Portsmouth City Museum.
	73	472000 100200	Bronze Age. Arrowheads found in the same field as 72. Exact location unknown.
	74	471300 101300	Palaeolithic. Hand axe find. Retained by finder.
	85	471300 101300	Modern. Pillbox, type 22.

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	91	472000 101000	Mesolithic. Tranchet axe, now at Portsmouth City Museum.
	93A	471750 100950	Bronze Age. Founders hoard.
	93B	471750 100950	Bronze Age pottery.
	96	472600 101200	Post-medieval tide mill.
	100	471500 101200	Modern. Bombing Decoy.
	107	472130 100780	Post-medieval. Dovecote.
	115	473300 100600	Modern. Underground Royal Observer Corps monitoring post.
SZ 79 NW	No.		
	1A	472500 099300	Iron Age. Univallate fort (Tournerbury).
	1B	472500 099300	Iron Age. Pottery finds.
	2	473150 099860	Medieval. 2 x shards of pottery of Norman date found in outer rampart during 1960.
	6A	472020 099360	Bronze Age. Hoard find in Oakwood Road, 1962. Now in Portsmouth City Museum.
	6B	472020 099360	Bronze Age. Two bracelets and a quoit-headed pin fragment associated with 6A. Now in Portsmouth City Museum.
	7	471310 099900	Bronze Age. Barbed and tanged arrowhead. Retained by the finder.
	8A	472030 099330	Bronze Age hearth associated with burnt stones and pottery.
8A.	8B	472030 099330	Bronze Age flints and stones associated with
	8C	472030 099330	Bronze Age pottery associated with 8A and B.
	9	471960 099390	Bronze Age pottery sherds now in Portsmouth City Museum Acc. No. 53/61.
	10	472500 099300	Romano-British. Coarseware pottery finds of C1 to C3. Now in Portsmouth City Museum.
	11A	472500 099300	Romano-British. Three pits.
	11B	472500 099300	Romano- British. Gully associated with 11A. Finds indicated a C2 to C3 date.
	11C	472500 099300	Romano-British. Pottery and a fragment of glass associated with 11B.
	11D	472500 099300	Romano-British glass (see 11C).
	11E	472500 099300	Romano-British brick fragment associated with 11F.
	11F	472500 099300	Romano-British ditch 30m long north / south.
	12A	472500 099300	Medieval. Floor and associated pottery on the Mengham Lane Estate. Pre-1200.

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12B	472500 099300	Medieval gully associated with 12 A.
12C	472500 099300	Medieval pottery associated with 12 A & B.
12D	472500 099300	Medieval. Greensand quernstone fragment associated with 12A-C.
28	473060 099970	Negative evidence at Tournerbury Farm.
37	471400 099300	Medieval. West Town first documented 1327.
38	472100 099500	Modern. Searchlight battery.

### 10.1 Hampshire Romano-British Settlements survey

Hants No.	NGR	Parish	NAR / NMR Nos
Note paragraph 10.0 no. 11A - E.			

### 10.2 Scheduled Ancient Monuments (SAMs)

SAM No.	NGR	Site
38	473200 199900	Tourner Bury, South Hayling, Hayling Island.

### 11.0 ADDITIONAL SITES / FEATURES (Map 4)

1	472330 100760	Pond approximately 200m in length on the eastern boundary of the Manor House curtilage. This is likely to comprise part of the moated site of the Hayling Priory grange.
2	472295 100640	Manorial pound. Destroyed and rebuilt in stone in 1778.
3	471820 100330	Low earthworks probably associated with the hamlet of Higworth which is represented on the Tithe Map of c. 1844. The name of the settlement is preserved in Higworth Lane and surviving buildings include The Cottage, Little Thatch (both C18) and Earley Cottage, Higworth Lane continues south-east as a footpath to St Mary's Church, c. 450m distant.
4	472200 100005	Earthwork south boundary to St Mary's churchyard.
5	472030 100640	Section of mid-C19 or earlier road to the Manor House.
6	472060 100610	Site of former building with yard represented on the c. 1844 Tithe Map.

### 12.0 CARTOGRAPHIC SOURCES

- Tithe Map 21M65/F7/216/2 (\* / 1844)
- GSGB 331 Portsmouth
- OS 1: 2500 SW 471600 100000, NE 472500 101000
- OS 1: 25000 Explorer: Chichester, South Harting & Selsey
- OS 1: 10,560 County Series, c. 1879

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## 13.0 BIBLIOGRAPHY

- Harmer FE 1989 *Anglo-Saxon Writs* Stamford, Paul Watkins
- Sawyer PH 1968 *Anglo-Saxon Charters: an annotated list & Bibliography* London, Royal Historical Society
- Soffe G 1988 Recent Work on Hayling Island Priory *Hampshire Field Club and Archaeological Society Sectional Newsletter* 9: 20-22
- Soffe G 1995 *The Parish and Priory Church of St Mary the Virgin, Hayling Island* Private Publication
- VCH 3: 129-34

## 14.0 PRIMARY HISTORIC SOURCES

### 14.1 Domesday Book

*1,12* The King himself holds in *Hayling Island* 2½ hides. Leman held them from King Edward jointly. Harold took them from him when he annexed the kingdom and put them in his revenue; and so it is still. Then it answered for 2½ hides; now for nothing. Land for 1½ ploughs. In lordship 1 plough; 1 villager and 8 smallholders with ½ plough. Meadow, 1½ acres. Value before 1066, 40s; later 20s; now 70s.

*10,1* The Abbey of Jumieges holds *Hayling Island*. Wulfward White held it from Queen Edith in freehold. Then it paid tax for 12 hides; now for 7 hides. Land for 14 ploughs. In lordship 2 ploughs; 23 villagers and 37 smallholders with 17 ploughs. 3 slaves; a salt-house at 6s 8d; 2 fisheries at 20d; meadow, 1 acre; woodland at 20 pigs pasturage. Value before 1066 £15; later £10; now £12; however, it pays £15 of revenue.

The monks of the Bishopric of Winchester claim this manor in that Queen Emma gave it to the Church of St Peter and St Swithin; then she put the monks in possession of half. The other half she relinquished to Wulfward in his lifetime only in order that after his death he should be buried at, and the manor should return to, the Monastery; and so Wulfward held part of the manor from the monks until he died, after 1066. So Alfsi, Abbot of Ramsey, and the whole Hundred confirms.

*21,8* Troarn Abbey holds 5 hides (*East Stoke* or *Eastoke*) from the Earl (Roger). Alward held it from King Edward in freehold as a manor. Then it paid tax for 5 hides; now for 3 hides. Land for 3 ploughs. 11 villagers with 4 ploughs. Meadow, 1 acre; woodland for fencing. Value before 1066 and now £4; when acquired £3; in fact it pays, 100s

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### 14.2 Subsidy Rolls

1334		£2.7.11	(South Hayling)
		£2.2.0	(Eastoke)
		£2.8.1	(West Town)
		£0.11.8	(Hayling Island)
1524	<i>1st survey:</i>	£3.13.7	(39 taxpayers)
	<i>2nd survey:</i>	£3.1.6	(36 taxpayers)

**NB** The precise location of the area listed as Hayling Island in 1334 is not known. Consequently, it has been listed under North Hayling and South Hayling.

The returns for 1524 are for Hayling only which suggests that some manors have been omitted. North Stoke is listed separately and this possibly refers to Stoke in North Hayling.

### 14.3 Manorial Documents

Manors recorded are: Hayling; East Stoke.

### 14.4 Hearth Tax 1665

74 hearths chargeable (35 houses)

6 hearths not chargeable (6 houses). Total: 80 houses.

### 15.0 PLACE NAME

956 (C12) (*to helingaigæ, (to) hælingaigæ*; 1086 *Helingey, Helingei*; 1139 X 1142 *Hailinges*; 1242 *Heling, Heyling*; 1261 *Helinghey*; 1316 *Hayling*. OE *hægalinga ieg* ‘island of the Heaglingas’. In the late medieval period the two parishes of Hayling were known as *Northwode* and *Southwode*. The disappearance of the wood may account for the modern replacement names North and South Hayling (Coates, 1989: 89).

### 16.0 PHOTOGRAPHS

None taken.



# South Hayling

## 17.0 OTHER PROJECT ELEMENTS

### 17.1 Pre-Conquest Charters & Writs

- *c.* AD 1053 Agreement between Bishop Stigand, the community at Old Minster, Winchester, and Wulfweard the White concerning land at Hayling Island, Hampshire. English (Sawyer: 413 / **1476**)
- 1052-3 King Edward declares that he has granted his mother's bequest to the monks of Old Minster of the message in Winchester called Ælfric Goodsgetter's shall stand, and that the ten hides at Hayling shall remain just as she bequeathed them to them. English (Harmer: 399 / **111**)

### 17.2 Other parish settlements include:

<i>Name</i>	<i>MSP No.</i>	<i>NGR / map ref.</i>	<i>First recorded</i>
Ham Farm	2214		1234
Mengham	2215	473300 099200	1272
Stoke East Farm	2212	474500 098500	956
Tournerbury	2216	473200 099900	1518
Town (west)	2217	471100 099200	1327

### 17.3 Enclosures

#### *Parliamentary:*

<i>NEP No.</i>	<i>Act</i>	<i>Order</i>	<i>Award</i>	<i>Details</i>
See North Hayling.				

#### *Formal Agreements:*

<i>NEP No.</i>	<i>Agreement</i>	<i>Award</i>	<i>Details</i>
See North Hayling.			

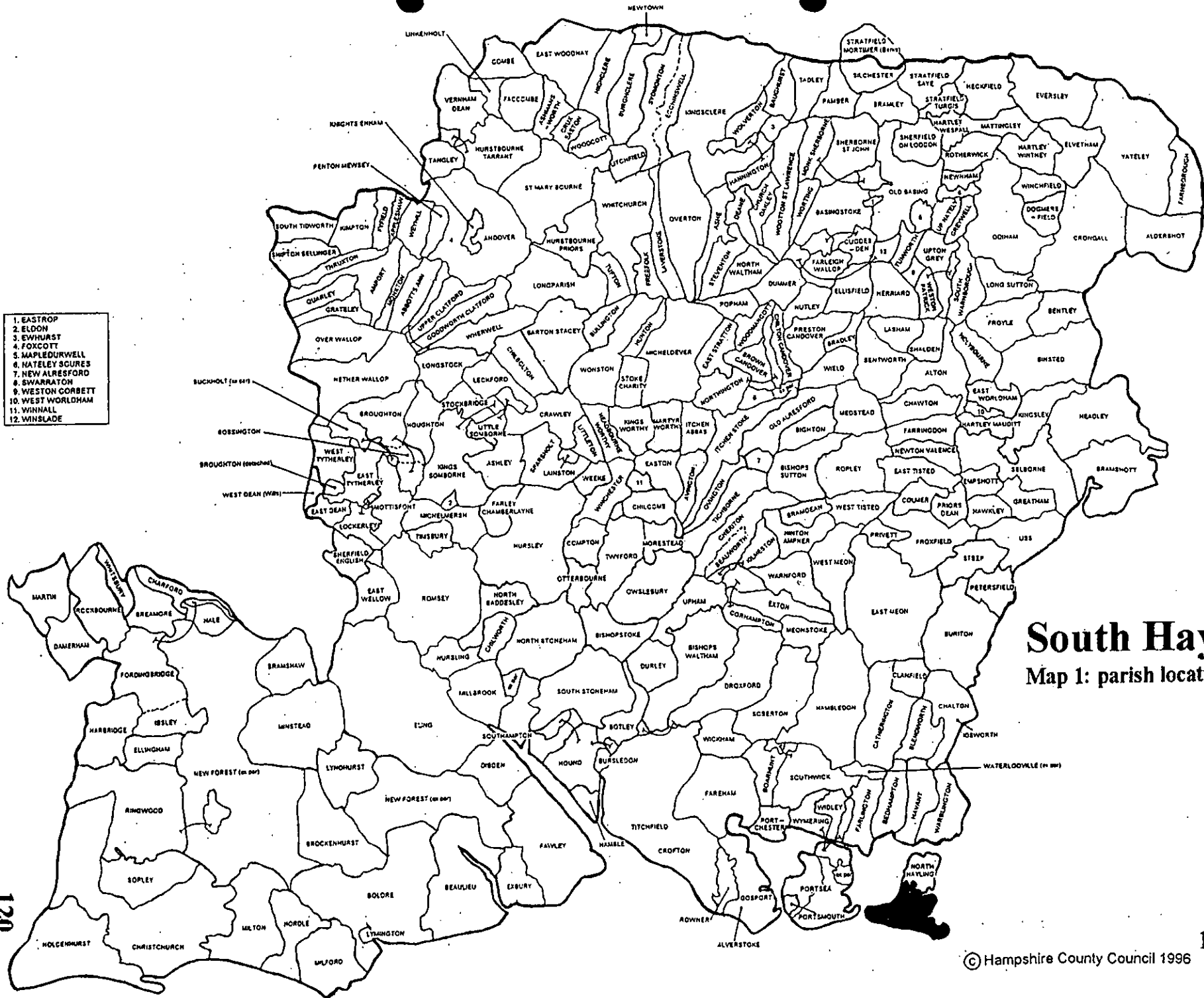
### 17.4 Commons & Greens (residual)

137 acres recorded as open in 1837 and presumably this included Stoke Common, Sinah Common and Verner Common.

## 18.0 ILLUSTRATIONS

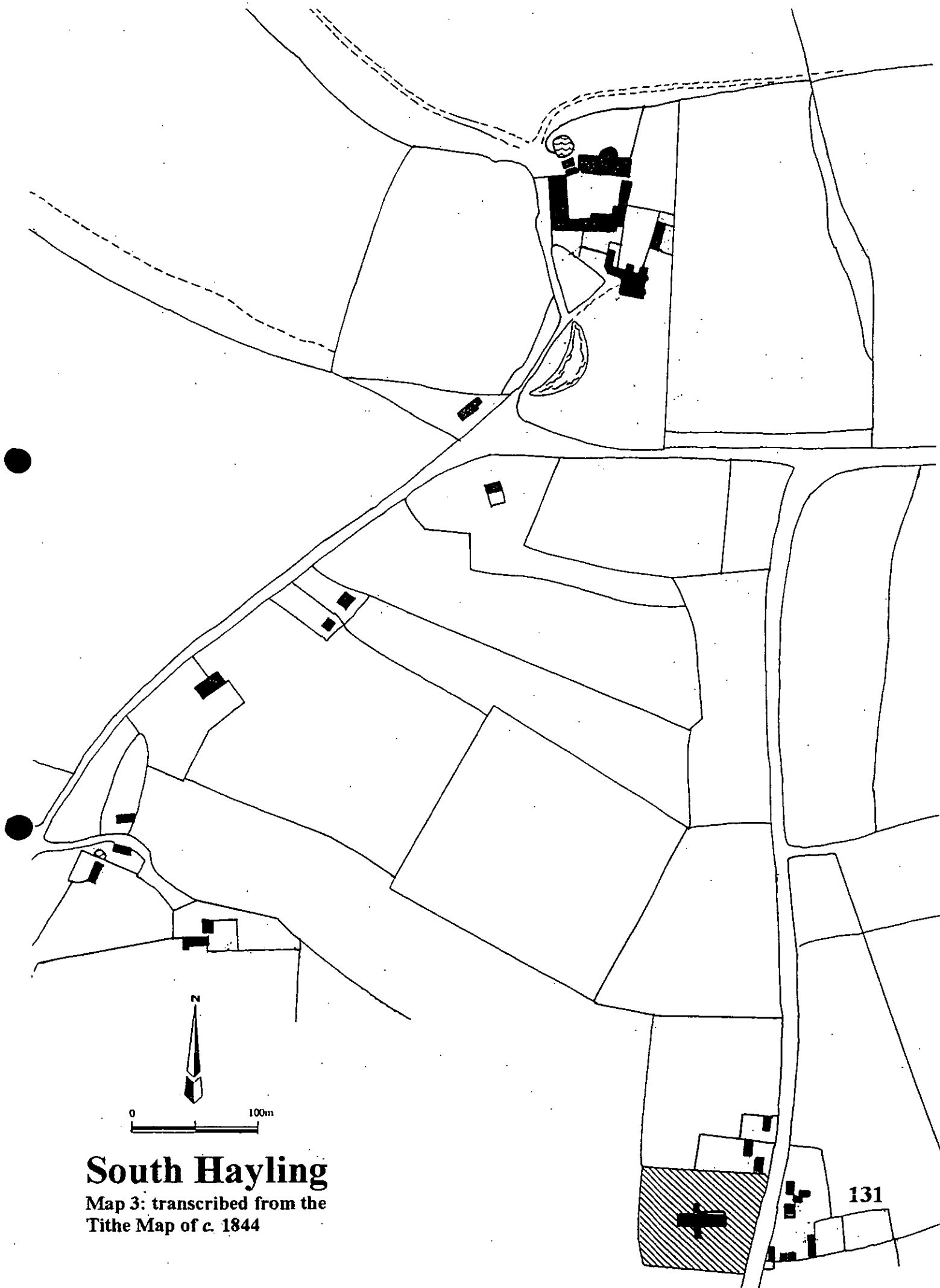
- 1 Map 1: Parish location (not to scale)
- 2 Map 2: Settlement location at 1: 2500
- 3 Map 3: 1844 Tithe Map transcribed at 1: 2500 reduced to 71%
- 4 Map 4: Development & archaeological features at 1: 2500 reduced to 71%
- 5 Map 5: Areas of archaeological potential at 1: 2500 reduced to 71%

1. EASTROP
2. ELDON
3. EWHURST
4. FOXCOTT
5. MAPLEOURWELL
6. NATELEY SCORES
7. NEW ALRESFORD
8. SWARRATON
9. WESTON CORBETT
10. WEST WORLDHAM
11. WINHALL
12. WINSLADE



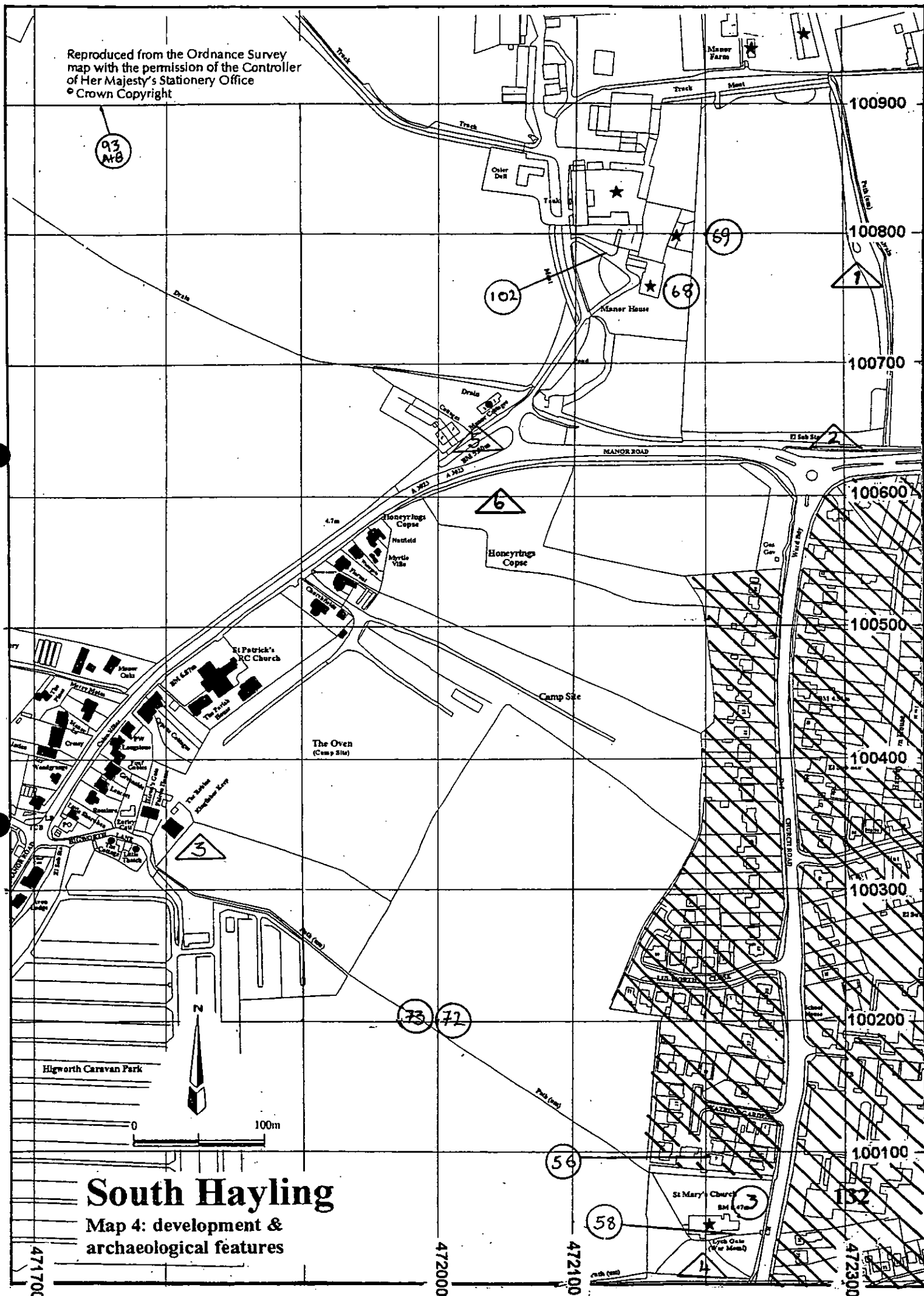
**South Hayling**  
Map 1: parish location





**South Hayling**  
Map 3: transcribed from the  
Tithe Map of c. 1844

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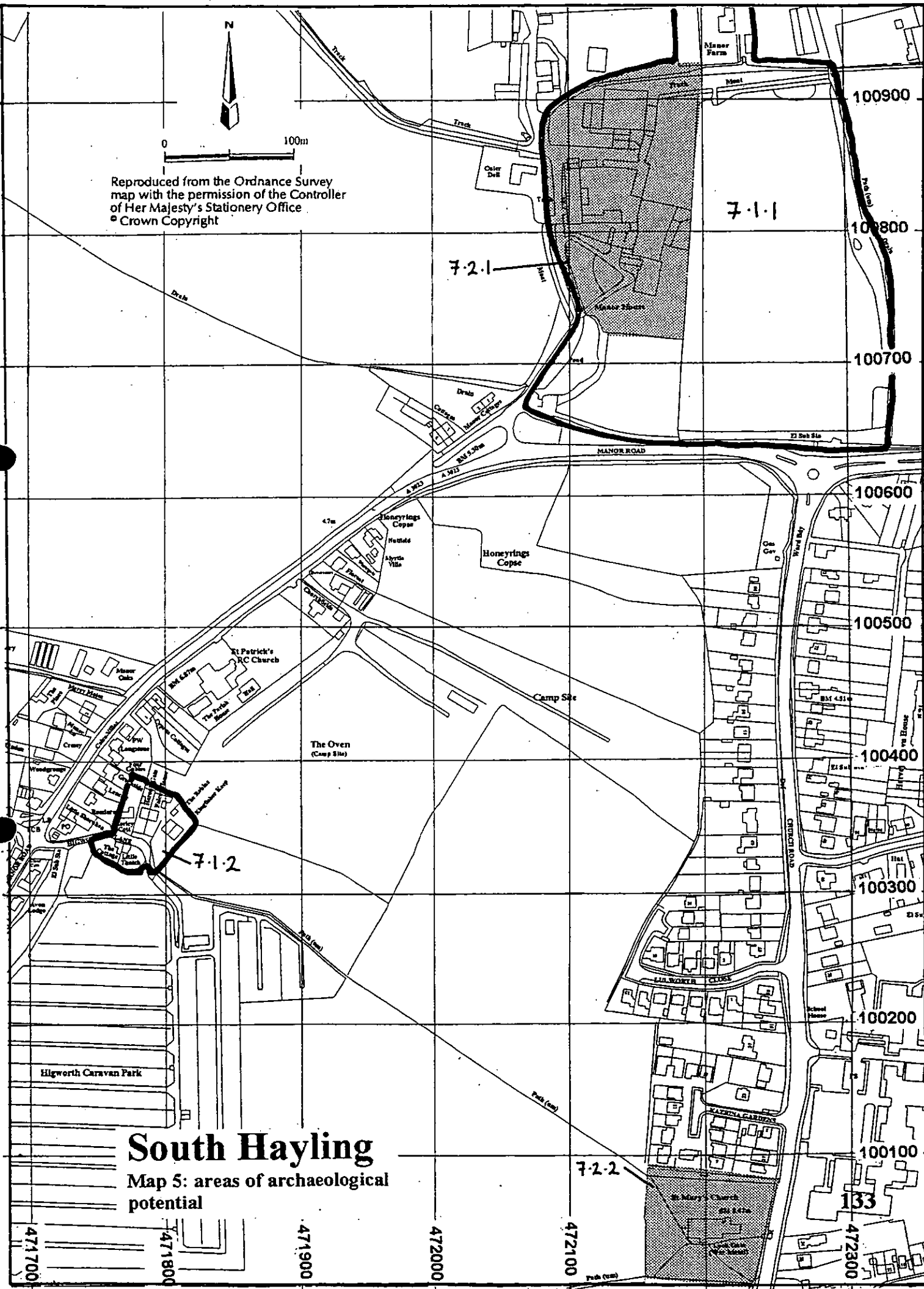
Map 4: development & archaeological features

471700

472000

472100

472300



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**South Hayling**  
 Map 5: areas of archaeological potential

471700 471800 471900 472000 472100 472200 472300

100900  
 100800  
 100700  
 100600  
 100500  
 100400  
 100300  
 100200  
 100100  
 133  
 472300