

Consultee Comments for Planning Application APP/18/00724

Application Summary

Application Number: APP/18/00724

Address: Land at Sinah Lane, Hayling Island

Proposal: Erection of 195 No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area

Case Officer: Daphney Haywood

Consultee Details

Name: Mr Neil Adam

Address: Hampshire County Council, Strategic Environment Group, Winchester SO23 8UD

Email: historic.environment@hants.gov.uk

On Behalf Of: County Archaeologist

Comments

Dear Mrs Haywood,

Thank you for your consultation. I would draw your attention to the DESK BASED ARCHAEOLOGICAL ASSESSMENT (DBA) that is included among the documentation attached to the above application on your website. This DBA concludes that:

6.3 There are no designated archaeological assets on or particularly near to the study site. The study site has remained undeveloped agricultural land throughout the historic periods.

6.4 A review of available archaeological and historical sources indicates that the site has a moderate archaeological potential for the Roman periods and a low to moderate potential for the later Prehistoric. A low archaeological potential is identified for evidence from all other past periods of human activity.

6.5 Based on the results of the recent archaeological evaluation a short distance to the east of the site, it is considered that the proposed development of the site is unlikely to have a widespread or significant archaeological impact upon any undiscovered archaeological heritage assets within the site boundary.

6.6 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.

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

I would concur with these conclusions and therefore while there is no indication that archaeology presents an overriding concern I would advise that the assessment, recording and reporting of any archaeological features affected by construction be secured through the attachment of suitable conditions to any planning consent that might be granted. For instance:

1) That no development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority. The assessment should take the form of trial trenches located across the proposed area of housing to ensure that any archaeological remains encountered within the site are recognised, characterised and recorded.
Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets.

2) That no development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact, based on the results of the trial trenching, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.
Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations.

3) Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme submitted by the developer and approved in writing by the local planning authority setting out and securing appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.
Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available.

If you have any further queries regarding this application, then please do not hesitate to contact me.

Yours sincerely,

Neil J. Adam BA ACIfA
Senior Archaeologist
Hampshire County Council