

Dear Mr Eaves

APP/17/00007: Land at Rook Farm, St Marys Road, Hayling Island: Outline planning application for the erection of up to 210 residential dwellings (including affordable housing) and 0.6ha for apartments with care (C2), structural planting and landscaping, informal public open space, children's play areas, sustainable drainage system (SuDS) vehicular access from St Mary's Road and associated ancillary works. All matters reserved with the exception of the main vehicular access

Thank you for your consultation. I would draw your attention to the HERITAGE AND ARCHAEOLOGICAL ASSESSMENT that is included among the documentation attached to the above application on your website. This assessment concludes that:

'This Assessment has identified evidence of general prehistoric and Roman activity within the study area, and Hayling Island as a whole. Based upon this information it is considered that there is some low potential for below ground remains of prehistoric and Roman dates to be present within the site.

The current site of St Mary's Church to the north-east of the site has been postulated as the site of potential early medieval activity, although this is not proven. There is no current evidence to suggest early medieval activity within the site.

There is no evidence for medieval or later settlement activity within the site, and it is thought to have comprised farmland from the medieval period onwards. As such any unknown archaeological features dating to the medieval and post-medieval periods are likely to comprise agricultural features of low archaeological significance. Such features might include remains of field boundary ditches and drainage ditches or channels.

There is no current evidence to suggest that any archaeological remains present within the site are of a significance as to preclude development.'

While I would concur with the final three paragraphs of this conclusion, I would take odds with the first. The assessment does not take into account finds reported to the Portable Antiquities Scheme (PAS) which include a spread of coins dating from the late Iron Age that were found immediately to the north of the site. This find, together with the general spread of later prehistoric and Roman activity across Hayling as a whole and the relatively undisturbed nature of the site, means that I would advise the archaeological potential for as yet unrecorded archaeological features within the site should be considered as moderate, rather than low. Given the scale of the proposed development it is possible that any previously unidentified archaeological deposits would be disturbed by the ground works associated with development. Therefore while this does not present an overriding concern I would recommend that the assessment and recording of any archaeological deposits 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. In the first instance this assessment should take the form of a geophysical survey in order to map anomalies of possible archaeological origin within the site, followed by the excavation of trial trenches that are located across these anomalies, with further trenching located across the remainder of the development area in order to check for features that may have been missed by the Geophysics

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 initial evaluation 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 including where 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.

Should you or the applicant have any queries please do not hesitate to contact me.

Yours sincerely,

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Senior Archaeologist

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