

Dear Mr. Eaves,

Planning Application APP/21/01434 Rook Farm, land off St Marys Road, Hayling Island

Thank you for your consultation. Hayling Island is an area where extensive archaeological activity has been previously identified, in particular activity dating to the later prehistoric and Roman periods.

I draw your attention to the 'Heritage & Archaeology Assessment' that was submitted alongside the application (Pegasus Group 2021). With regards to the site's archaeological potential, the document concludes:

'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 low to moderate potential for below ground remains of prehistoric and Roman dates to be present within the site.' (Para 8.1)

'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[1]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.' (Para 8.2/8.3)

'There is no current evidence to suggest that any archaeological remains present within the site are of a significance as to preclude development. Following consultation with Neil Adam, Senior Archaeologist at the Hampshire County Council, it has been agreed that further archaeological works can be secured through a condition attached to any permission granted.' (Para 8.4)

I broadly agree with this assessment and endorse the conclusions (with regards to below ground archaeology) to the planning authority. Given the archaeological record from the immediate vicinity of the proposed development site and the wider area of Hayling Island, it is fair to suggest that the site has a moderate potential for previously unrecorded archaeological remains dating to the later prehistoric or Roman periods. Whilst there is some potential for early-medieval/medieval remains, this is likely a lower potential with a lower potential significance. Although not assessed in the document, the potential impact of a residential development of this scale (as described chapter 3), is such that any *in situ* archaeological remains that might be present would be either partially or totally destroyed by the development. I agree with Para 8.4, that although this does not represent an overriding concern, I would recommend that a staged approach to archaeological mitigation be secured through condition.

As such, I would advise that the assessment, recording and reporting of archaeological deposits be secured by suitably worded conditions attached to any planning consent that may be granted. For example:

1) That no development shall take place until the applicant has secured the implementation of a programme of archaeological evaluation, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

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, 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.

With regards to the heritage statement's assessment of the setting of designated heritage assets, as this refers almost exclusively to built heritage, I would defer to the planning authority's conservation officer.

If you have any further questions, please do not hesitate to contact me.

Yours sincerely,

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