

Dear Mr. Christie,

Planning Application APP/22/00001 Land to the rear of 49 - 71, Fathoms Reach, Hayling Island

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

The application is supported by an Archaeological Desk-Based Assessment (RPS 2021), which addresses the specific archaeological potential of the proposed development site. This document concludes:

In terms of relevant designated heritage assets, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site. (Para 6.2) In terms of relevant local designations, the study site is not located within an Area of Archaeological Potential as defined by the Hampshire Historic Environment Record. (Para 6.3)

Based on current evidence, a low to moderate archaeological potential is identified at the study site for the Later Prehistoric periods, whilst a generally low archaeological potential has been identified for all other past periods of human activity within the study site. If present at the site, archaeological remains would most likely be of a local significance only. (Para 6.4) However, Modern development impacts will have had a widespread negative archaeological impact, in particular across southern and central areas of the site. (Para 6.5)

Overall, given the site's modest archaeological potential and the scope of past ground disturbance, the proposed development is considered unlikely to impact upon any significant archaeological assets that might preclude development at the site. (Para 6.6)

Whilst I broadly agree with the documents assessment and conclusion, its assessment of past impact does not fully address the level of previous impact and lack some specificity in using the term widespread. Figure 11, showing the site as depicted in the 1968 ordnance survey map, does show what could be potentially significant development in the south of the site and a tennis court in centre west of the site, but shows large areas in the north and east as undeveloped. There is no evidence that these areas have ever been developed and are likely to retain some archaeological potential. I would agree with document in its assertion that the assessed archaeological potential is not sufficient to preclude development but I would recommend that the site's archaeological potential should be addressed through suitably worded conditions being attached to any planning permission 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.

If you have any further question regarding this consultation, please do not hesitate to contact me.

Yours sincerely,

Thom Hayes BA(Hons) MRes, ACIfA

Senior Archaeologist

Hampshire County Council

Specialist Environmental Services

Economy, Transport and Environment Department

Elizabeth II Court West, The Castle, Winchester SO23 8UD

Email: thom.hayes@hants.gov.uk

Phone: 0370 779 3795