

From: Historic Environment [<mailto:historic.environment@hants.gov.uk>]
Sent: 04 September 2015 09:28
To: Planning and Development Shared Mailbox
Cc: Havant Auto-Reply
Subject: APP/15/00919: Land north of, Station Road, Hayling Island FAO Mrs D Haywood

Dear Mrs Haywood,

APP/15/00919: Land north of, Station Road, Hayling Island: Mixed-use development comprising 76No dwellings (including 30% affordable housing); 4No 1bed, 22No 2 bed, 31No 3bed; and 19No 4 bed dwellings; and 1000sqm of light-industrial accommodation (use Class B1) with associated parking, access, landscaping and surface water drainage

Thank you for your consultation. I would draw you attention to the *Archaeological Desktop Assessment* that is included among the documentation attached to the above application on your website. This concludes:

*'6.3 A review of available archaeological and historical sources indicates that the site has a low to moderate archaeological potential for the later prehistoric and Roman periods and a low archaeological potential for evidence from all remaining past periods.
6.4 There are no designated or non-designated archaeological assets on or particularly near to the study site. The study site has remained undeveloped agricultural land throughout the historic periods.
6.5 Proposed development of the study site is considered unlikely to have a significant archaeological impact.'*

I feel that the archaeological assessment has rather underestimated the archaeological potential of the site. Although there are no known archaeological finds or features from within the site itself this is probably as much a reflection of the lack of archaeological investigation as a genuine absence of archaeology. It lies within an area of archaeological interest, Hayling Island is known to have been a focus of activity at least from the Bronze Age to the Roman period. New discoveries indicating Bronze Age funerary activity, Roman and Iron age activity come to light not infrequently from this area. Hayling undoubtedly drew interest in the Roman period with the Roman temple in the north of the island. It is likely that this spiritual association went back in time and the concentrations of Bronze Age burials in Hayling and within nearby Langstone Harbour seem to reflect this. Hayling and Langstone were also important for salt production in the later prehistoric and Roman periods and there is a growing body of evidence that this part of Hampshire enjoyed significant trade with the continent in the Iron Age and Roman periods, probably capitalising on the local resources. The proposed development site has the potential to contain previously unidentified archaeological sites and features relating to prehistoric and Roman occupation that may be disturbed by the ground works associated with the development. I note that the Archaeological Assessment also concludes:

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

Therefore, although I would dispute the site's degree of archaeological potential, I would concur with the Archaeological Assessment that the assessment and recording of any archaeological deposits should 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 evaluation in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority. The first stage of this evaluation should be a geophysical survey, followed by trial trenching that targets features identified by the geophysics as well as any 'blank' areas.

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 archaeological 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.

I understand that the site in question is one of local sensitivity, but it is my opinion that these conditions, if implemented, should satisfy the Local Planning Authority that the scheme is archaeologically sustainable under the terms of NPPF.

If you have any further queries then please do not hesitate to contact me.

Yours sincerely,

Neil J. Adam BA ACIfA

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