



Environmental Statement
CHAPTER 11 – Historic Environment
and Archaeology

Langstone FCERM Scheme

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Langstone FCERM Scheme Environmental Statement

Chapter 11

Historic Environment and Archaeology

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11. Historic Environment and Archaeology

11.1 Introduction

This chapter considers the potential archaeological and heritage impacts of the Scheme. **Chapter 7 (Designated Sites and Features)** includes a list of the historic assets which are located within the scheme area.

A Cultural Heritage Desk Based Assessment and a Heritage Statement have been completed and are included as **Appendix M1 and Appendix M2** respectively. This chapter will provide a summary of these documents only, therefore the reader is encouraged to review the appendices in detail.

11.2 Methodology and Approach to EIA

In support of this chapter, a number of assessments have been undertaken and completed, a list of which is included below, some of which are included as appendices and others available on request.

- Cultural Heritage Desk based Assessment.
- Heritage Statement.
- The EIA scoping report.
- Archaeological Watching Brief (from ground investigations).

Liaison with key stakeholders, including the Conservation Office, Historic England and County Archaeologist, has taken place throughout the development of the design. This engagement has included site visits, meetings and attendance at engagement events.

Specialists in heritage and archaeology, Wessex Archaeology, were appointed in 2021 and have inputted throughout design development and produced documentation in support of the application to which this Environmental Statement relates.

Listed building consents for listed structures impacted by the scheme will be submitted alongside this application.

11.2.1 Assessment Methodology

A detailed description of the methodology used in the assessment of the likely impact upon heritage assets and the historic environment / archaeology can be found in Chapter 3 of **Appendix M2** (Heritage Statement). This section provides a summary only.

The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment (CIfA 2014, revised 2020).

Historic England's 'The Setting of Heritage Assets' (Historic England 2017, 2nd edition) provides a recommended staged approach to assessing the implications of development proposals on the significance of heritage assets. The stages are:

- Step 1: identify which heritage assets and their settings are affected.

- Step 2: assess whether, how and to what degree these settings contribute to the significance of the heritage asset(s).
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance.
- Step 4: explore the way to maximise enhancement and avoid or minimise harm; and
- Step 5: make and document the decision and monitor outcomes.

The assessment was also informed by the advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: historic environment good practice advice in planning note 2* (2015).

A Study Area was established within a 1 km radius of the Site boundary. Several publicly accessible sources of primary and synthesised information were consulted. The Site was visited in order to gather observations upon which to assess the potential for the development proposals to affect the settings of heritage assets.

11.3 Baseline Conditions

11.3.1 Planning, legislation, policy and guidance (non-exhaustive list)

Planning (Listed Buildings and Conservation Areas) Act (1990)

The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (buildings that are seen to be of special architectural or historic interest) and designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance).

A Listed Building may not be demolished, altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted. There are three grades of listing (in descending order):

- Grade I: buildings of exceptional interest;
- Grade II*: particularly important buildings of more than special interest; and
- Grade II: buildings of special interest, warranting every effort to preserve them.

There are 19 Grade II Listed Buildings and 6 Conservation Areas located within the 1 km Study Area.

The Scheme runs through both the Mill Lane and Langstone Conservation Areas and the northeastern part of Frontage 5 adjoins the Wade Court Conservation Area. There are seven Grade II Listed Buildings located in close proximity to the Scheme, consisting of 18th century houses and public houses, in addition to a 19th century mill (NHLE [National Heritage List for England] 1303563, 1091604, 1091595, 1091596, 1091567, 1340200, 1340206).

As part of this planning submission, Listed Building Consent applications will be submitted for the structures directly impacted by the scheme. This will include:

- The Ship Inn (NHLE 1303563)
- Green Cottage (NHLE 1091604)
- The Royal Oak (NHLE 1091597)

- 16, 17 and 18 High Street (NHLE 1091596)

All designated heritage assets are listed in Appendix 3 of the Heritage Statement (**Appendix M2**).

Ancient Monuments and Archaeological Areas Act 1979 (as amended)

Under the terms of the act, an archaeological site or historic building of national importance can be designated as a Scheduled Monument and is registered with the Department of Culture, Media and Sport [DCMS]. Any development that might affect either the Scheduled Monument or its setting is subject to the granting of Scheduled Monument Consent. Historic England [HE] advises the government on individual cases for consent and offers advice on the management of Scheduled Monuments.

There is 1 Scheduled Monument within the 1 km Study Area which is Black Barn in Warblington (NHLE 1001800). It is outside of the scheme extent and a considerable distance from the works. Neither it nor its setting are likely to be affected by the scheme.

National Planning Policy Framework

Section 16 (paragraphs 184 – 202) of the National Planning Policy Framework (Conserving and enhancing the historic environment) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.

The Framework recognises that 'heritage assets are an irreplaceable resource' and should be conserved 'in a manner appropriate to their significance' and requires that planning applicants should 'describe the significance of any heritage assets affected' by their application, 'including any contribution made by their setting'.

South Marine Plan policy S-HER-1

Objective 8 of the South Marine Plan outlines policy S-HER-1. It requires that proposals that may compromise or harm elements contributing to the significance of heritage assets should demonstrate that they will, in order of preference; avoid, minimise, mitigate harm.

If it is not possible to mitigate, the public benefits for proceeding with the proposal must outweigh the compromise or harm to the heritage asset.

In addition, Chapter 2 of the Heritage Statement (**Appendix M2**) provides a planning background including legislation, policy, and guidance.

11.3.2 Heritage Statement

A heritage statement has been prepared as part of this EIA and can be found within **Appendix M2**.

The aims of the Heritage Statement were to assess the known and potential heritage resource within the Scheme and the surrounding area, and to assess the likely impacts of the development proposals on this resource.

The document outlines the baseline resource including designated and non-designated assets, the archaeological and historical context of the site, and previous investigations of the site and geoarchaeological deposit model. It presents an assessment of the potential effects of the proposed development in relation to the settings of heritage assets, their significance, and in relation to the historic environment resource.

A summary of potential impacts and recommended mitigation measures has been listed in **Table 11.1**. For full details please read the Heritage Statement (**Appendix M2**).

The Heritage Statement makes recommendations for mitigation to offset potential harm to archaeology and geoarchaeological deposits. These recommendations will be agreed with the County Archaeologist and Historic England, and further outlined in an archaeological mitigation strategy in due course which is anticipated to be planning condition of the consent to which this application relates.

Through the use of appropriate materials, detailing and sympathetic design, no harm to the special character and significance of Conservation Areas or Listed Buildings is anticipated.

Table 11.1: Summary of Impacts to Heritage Assets and Recommended Mitigation

Asset	Designation	Frontages	Impacts	Recommended Mitigation
Potential deposits of geoarchaeological interest	N/A	2- 5	Ground disturbance across the scheme has the potential to disturb deposits with a geoarchaeological interest.	- Pre-construction purposive geoarchaeological boreholes targeted on sedimentary sequences with the greatest geoarchaeological potential to recover samples for palaeoenvironmental assessment, dating and, if required, analysis. - A limited program of Palaeolithic geoarchaeological test pitting in the area of Head-Brickearth deposits in Langstone Meadow to establish requirements for further mitigation, such as an archaeological watching brief, during construction.
Potential below ground remains of archaeological interest	N/A	1A - 5	Ground disturbance across the scheme has the potential to disturb deposits with an archaeological interest.	- A programme of archaeological monitoring during construction, to be agreed within an Archaeological Mitigation Strategy - A limited program of Palaeolithic geoarchaeological test pitting in the area of Head-Brickearth deposits in Langstone Meadow to establish requirements for further mitigation, such as an archaeological watching brief.
Mill Lane Conservation Area	Conservation Area	1A - 2	No harm to the special character and significance.	Through the use of appropriate materials, detailing and sympathetic design, no harm to the special character and significance of Conservation Areas or Listed Buildings is anticipated. No further mitigation is proposed.
Langstone Conservation Area	Conservation Area	3 - 5	No harm to the special character and significance.	
Wade Court Conservation Area	Conservation Area	5 (adjoining)	No harm to the special character and significance.	
The Ship Inn (NHLE 1303563)	Grade II Listed Building	3	Material changes to curtilage structures. Listed Building Consent will be required. Changes in setting, but no harm to its significance.	
The Green Cottage (NHLE 1091604)	Grade II Listed Building	4	Material changes to curtilage structures. Listed Building Consent will be required. Changes in setting, but no harm to its significance.	
8-14 High Street (NHLE 1091595),	Grade II Listed Building	5 (adjoining)	Changes in setting, but no harm to its significance.	
16, 17, 18 High Street (NHLE 1091596)	Grade II Listed Building	5	Material changes to the curtilage boundary. Listed Building Consent will be required. Changes in setting, but no harm to its significance.	
The Royal Oak Public House (NHLE 1091597)	Grade II Listed Building	5	Material changes to the curtilage boundary. Listed Building Consent will be required. Changes in setting, but no harm to its significance.	
The Old Mill (NHLE 1340200).	Grade II Listed Building	5 (adjoining)	Changes in setting, but no harm to its significance.	

11.4 Cumulative Effects

The Cumulative Impact Assessment (CIA) considers the wider projects and activities, that in combination, could result in additional heritage and archaeological impacts. The guidance and methodology described in **Chapter 16 (Cumulative Impacts)** has been used to assess potential cumulative effects from the proposed Scheme.

Table 16.1 in **Chapter 16 (Cumulative Impacts)** lists the plans and projects scoped into the cumulative impacts assessment for the proposed Scheme. A 1km study area was used to assess the heritage and archaeological impacts as part of the Heritage statement (Appendix M2). As such the following projects have been scoped out of the cumulative assessment as they are outside the study area:

- South Hayling Beach Management Plan (BMP) – located approximately 5.5km away.
- North Portsea Island FCERM Scheme – located approximately 4.5km away.
- Land Adjacent to Bosmere Medical Centre. Proposal for new headquarters building for Portsmouth Water and new commercial buildings – located approximately 1.5km away.
- Land at Kingscroft Farm. Proposed development of land at Kingscroft farm for up to 120 dwellings – located approximately 2km away.
- Rook farm – development of up to 300 dwellings – located approximately 5km away.
- Farlington Marshes FCERM Project – located approximately 3km away.
- Land to the rear of 49 - 71, Fathoms Reach, Hayling Island. Development of 51 dwellings. APP/22/00001 – located approximately 5km away.
- Land north of Oysters, Station Road, Hayling Island. Development of 29 dwellings and associated highway works. APP/21/01350 – located approximately 5km away.
- Land south of Saltmarsh Lane, Hayling Island. Development of up to 60 dwellings and associated landscape and highway works. APP/21/01351 – located approximately 4km away.
- Redevelopment of a brownfield site to include the provision of 4No. Apartment blocks comprising of 90No. residential dwellings, parking, public open space, landscaping and other associated works, including demolition of existing buildings on site, with access from Palk Road. APP/22/01231 – located approximately 2km away.

Table 11.2 below provides an assessment of potential cumulative effects on heritage and archaeology of the scoped in plans and projects listed in **Table 16.1**.

The assessments in **Table 11.2** demonstrate that it is unlikely that any of the plans and projects will have significant cumulative adverse landscape and visual impacts with the proposed Scheme.

Table 11.2: Assessment of potential cumulative landscape and visual impacts

Plan or Project	Potential for cumulative landscape and visual impacts?
The North Solent Shoreline Management Plan (North Solent SMP)	Any potential heritage and archaeological impacts from the implementation of the SMP and the PEMS strategy policies is assessed at the individual scheme level as schemes come forward.
Portchester to Emsworth FCERM Strategy (PEMS)	
Hayling Island Coastal Management Strategy (HICMS)	Any potential heritage and archaeological visual impacts from the implementation of the HICMS policies will be assessed at individual scheme level as schemes come forward. The HICMS is currently in draft and has not yet been adopted by Havant Borough Council or approved by the Environment Agency.
Havant Borough Local Plan – The Core Strategy (2011) and The Allocations Plan (2014)	Any potential heritage and archaeological impacts from the implementation of the Local Plan policies and the Allocations Plan will be assessed at individual scheme level as schemes come forward.
Havant Borough Regeneration Strategy	Any potential heritage and archaeological impacts from the implementation of the Regeneration Strategy will be assessed at individual scheme level as schemes come forward.
Langstone Technology Park. Application for part demolition and reconfiguration of building 1000, reconfiguration of car park layout and new industrial units – located approximately 850 metres away	Insufficient information available on the proposed works and timing, so an assessment of cumulative effects is not possible. This site is not visible from the proposed scheme area and therefore unlikely for cumulative impacts.
Northney Marina maintenance dredging – located approximately 850 metres away	No. This maintenance dredging licence is for dredging of subtidal sediments within the marina and will not result in any cumulative impacts to the setting of heritage assets or archaeology within the Scheme
King Charles III England Coast Path: Portsmouth to South Hayling Stretch	No. This part of the ECP route was approved by Secretary of State on 6 th March 2024. The next steps include liaison with landowners to discuss the location and design of any new infrastructure. Insufficient information available on the proposed works and timing, so an assessment of cumulative effects is not possible.
King Charles III England Coast Path: South Hayling to East Head Stretch	No. This part of the ECP is awaiting approval by the Secretary of State as part of the determination stage. Insufficient information available on the proposed works and timing, so an assessment of cumulative effects is not possible.
Southern Water 10-year marine licence application for minor maintenance works on their coastal outfalls (MMO reference MLA/2019/00027)	No. This marine licence was granted by the MMO in 2021 to Southern Water for minor maintenance work to their coastal outfalls covering a 10-year period. The licence covers 605 coastal outfalls which fall below Mean High Water Springs (MHWS) in the Southern Water region, two of which are located within the proposed Scheme area. Due to the small scale of the minor maintenance activities (time and scale) and the mitigation measures included in both the maintenance and Langstone FCERM proposals, it

Plan or Project	Potential for cumulative landscape and visual impacts?
	is unlikely that there will be any significant cumulative visual and landscape impacts.
Land south of the Mallards and west of Langstone Road, Havant. Development of 65 dwellings. APP/21/00647	No. This application has not yet received planning approval. Insufficient information available on the proposed works and timing, so an assessment of cumulative effects is not possible. This site is not visible from the proposed scheme area and therefore no potential for cumulative impacts.
Partial Reinstatement and Repair of existing sea wall to a height of 1.4m and Creation of an inner bund with a maximum height of 2.25m to protect habitat for wintering bird populations. Northney Farm, St Peters Road, Hayling Island. APP/23/00507	No. This application has not yet received planning approval. Insufficient information available on the proposed works and timing, so an assessment of cumulative effects is not possible. However, the landscape sensitivity of the site is recorded as Medium-High and wider landscape sensitivity stated as high. However, with the mitigation measures included in the Langstone FCERM proposals, it is unlikely that there will be any significant cumulative visual and landscape impacts.

11.5 Conclusions

The Heritage Statement summarises that the effect of the development proposals on the historic environment resource will be a material consideration in the determination of the planning application. It identified no overriding heritage constraints which are likely to prohibit development.

Where the proposed works would include substantial ground disturbance, the Heritage Statement identifies that this could lead to disturbance or truncation of archaeological remains and geoarchaeological deposits with palaeoenvironmental potential, which could result in a total or partial loss of their significance. An appropriate scheme of possible mitigation works has been suggested.

The settings assessment undertaken as part of the Heritage Statement identified that the proposed development would not result in harm to the significance of any heritage assets through changes in their setting. This is principally due to the use of sympathetic designs and materials which allow for a continued connection between Langstone Harbour and the heritage assets located within and in close proximity to the Scheme.