

Clark, Jacky

From: Hopkins, David (Universal Services) <david.hopkins@hants.gov.uk>
Sent: 18 September 2025 09:43
To: Clark, Jacky
Subject: RE: Reconsultation Request for APP/21/01350 Land north of Oysters, Station Road, Hayling Island

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Dear Ms Mszewska,

Thank you for your consultation. I would reiterate the advice offered by my colleague Mr Hayes 24 March 2022. (see below)

Yours sincerely

David Hopkins
(County Archaeologist)

From: Hayes, Thom <Thom.Hayes@hants.gov.uk>
Sent on: Thursday, March 24, 2022 9:18:52 AM
To: planning.development@havant.gov.uk
Subject: RE: Planning Application APP/21/01350 Land north of Oysters, Station Road, Hayling Island

Dear Mr. Oliver,

Planning Application APP/21/01350 Land north of Oysters, Station Road, Hayling Island

Thank you for your consultation. The site lies within a wider landscape of extensive archaeological activity, with significant remains being identified dating to the later prehistoric and Roman periods.

I would draw your attention to the archaeological Desk-Based Assessment (DBA), which was submitted in support of this application (Orion 2021). The document describes the site's as having 'a low potential to contain archaeological features from all periods, although unstratified Prehistoric finds may be present in the topsoil and remnants of Post-medieval agricultural activity may be detected' (para 5.3). An evaluation, undertaken immediately to the south of the site is described as having 'indicated a low archaeological potential in this area, revealing only one undated ditch and gully, most likely reflecting Post-medieval land use, as well as limited amounts of unstratified Prehistoric worked flint' (para 5.4).

The document assesses the general previous impacts within the site as being '...restricted to general historic ploughing...' (para 5.6) and if remains, similar to those discovered to the south, were present they 'would be considered of no more than local significance' and that 'remains of regional significance or of national significance requiring preservation in situ are not considered likely' (para 5.5).

The document concludes (para 6.8):

‘Archaeology is not considered to be a design constraint on development of the study site and no immediate impacts to archaeological features are anticipated. No further archaeological mitigation works are recommended to support the planning application although further work may be requested by the Local Planning Officer as a condition of consent.’

Whilst I broadly agree the assessment presented in the document, I believe that the when assess the potential of the site to contain archaeological remains slightly more weight needed to be given to the geophysical survey undertaken 150m to the north of the site (discussed in para 4.9), which identified a possible building and discreet features. Although these are currently unexcavated and undated, they indicate the presence of more significant archaeological remains in close proximity to the development site. This would not significantly alter the assessment of potential, but would suggest a slightly higher level of archaeological potential than is described in the document. I agree that archaeological matters would not present an overriding concern and that archaeological mitigation can be secured through condition.

As such, I would recommend 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.

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

Yours sincerely,

Thom Hayes BA(Hons) MRes, ACIfA

Senior Archaeologist

David Hopkins

County Archaeologist

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From: Jacky Clark <jacky.clark@havant.gov.uk>

Sent: 17 September 2025 15:04

To: Historic Environment <historic.environment@hants.gov.uk>

Subject: Reconsultation Request for APP/21/01350 Land north of Oysters, Station Road, Hayling Island

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The Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Address: Land north of Oysters, Station Road, Hayling Island

Proposed Development: Outline application for erection of up to 29 dwelling units and associated highway works with all other matters reserved.

Planning Officer: Arleta Miszewska

The above application is expected to be determined at the Planning Committee on 9th October 2025. You commented on the application in 2022. Given the passage of time, the Local Planning Authority requests your up-to-date position on the proposal to inform the recommendation, therefore, please specify any recommended conditions (in case of a recommendation to approve) or reasons to refuse (in case of an objection).

The documents and plans are available on the council website and can be viewed here:

<https://service.havant.gov.uk/pr/s/detail/a1ESI000004liAP>

Contact details for this application:

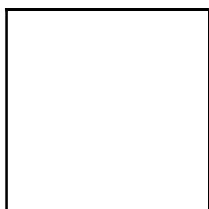
Planning Officer: Arleta Miszewska

Email arleta.miszewska@havant.gov.uk

Telephone 02392 446513.

Kind regards

Planning Services



Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX

Havant Planning Office Contact Details

Email: planning.development@havant.gov.uk

Telephone: 02392 446530

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