

Our Ref: 1000-GK-Ferry Island

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BY EMAIL ONLY

Yuebi Yang
Director
GARDINER & THEOBALD LLP

24th November 2025

Dear Yuebi

Archaeology HGY/2018/2223 Conditions B23 and F14: Ferry Island, Plots B & F, Tottenham Hale Centre (site code FSL20).

As requested, I have set out below the current position with regard to the outstanding archaeological planning deliverables at the above site. This letter could be submitted to the LPA's planning case officer as an evidence base on progress, resources and to show compliance with the wording of the planning conditions. We hope this letter will suffice as evidence that full discharge of the planning conditions could now take place.

The Post Excavation Assessment (PXA) has been completed and issued to the Historic England Archaeological Advisor, Greer Dewdney, at Historic England (GLAAS) on 4th November 2025 by me and also prior to that on 24th February 2025 by my colleague Serena Ranieri (both by email).

I can confirm that the Welbourne publication is in preparation and will cover all prehistoric material from the three combined sites (Welbourne, Ferry Island and North Island). The Ferry Island publication which will be published in the *London and Middlesex Archaeological Society* (LAMAS) journal will cover all medieval and post-medieval archaeology from the three sites and this is also in an advanced stage of preparation.

I attach again for ease of reference the PXA and I set out below an updated Post-Excavation Schedule from Pre-Construct Archaeology (PCA) which gives a programme for delivery of the outstanding post-excavation requirements. PCA have reported this week, that all is on track for delivery as set out below.

This letter confirms that the client has paid upfront fully for all these post-excavation deliverables, so there are no concerns pertaining to resourcing and delivery. We hope that based on this assurance Conditions B23 and F14 of HGY/2018/2223 can now be discharged.

The Programme of Deliverables and Publication Schedule is as follows:

- Dec-2025 Radiocarbon dates (C14) are received back from the source laboratories, and the documentary research element is completed.
- Feb-2026 The site stratigraphic phasing analyses is refined and completed.
- May-2026 The subject matter specialist reports are completed.
- Aug-2026 A publication draft is completed.
- Nov-2026 The publication illustrations and all figures are completed.
- Jan-2027 The final publication text is edited and a final draft submitted for publication in the journal according to their schedule of articles.

Please let me know if you would like any further updates or information at this stage. As standard, I will routinely review the programme and periodically send updates to the client and the advisor at Historic England (GLAAS).

Yours sincerely,



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