



Historic England

Ms Liz Harrison
Eastleigh Borough Council - Planning
Eastleigh House
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Eastleigh
Hampshire
SO50 9YN

Direct Dial: 020 7973 3739

Our ref: P01545782

16 August 2023

Dear Ms Harrison

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**THE AGEAS BOWL, MARSHALL DRIVE, WEST END, SOUTHAMPTON
Application No. F/22/93194**

Thank you for your letter of 3 August 2023 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The significance of the adjacent heritage assets, impact of the proposals and relevant policy considerations were outlined in my previous letter dated 12 October 2022 (attached for your convenience).

The applicant has submitted a series of revised technical assessments and related drawings to amend and support their current application proposals. Of relevance to matters concerning the historic environment are the Landscape and Visual Appraisal, LVIA Appendix G - Heritage Assets Photoview Sheets and Viewpoint Location Plan.

Background

My previous letter noted that not enough information has been provided in line with the requirements of the NPPF, to meaningfully assess the level of harm that would be caused. In addition to this, we are not assured that enough work has been undertaken to minimise or avoid potential harm to the scheduled sites and note that no heritage benefits have been proposed that can be considered as part of the balancing process.

Specifically we requested photomontages showing the proposed housing from the two Scheduled Monuments (Hickley Wood Hillfort and Telegraph Woods beacon), further research and understanding of the significance of views from the beacon, potential



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amendments to the design of the development to create a buffer between it and the designated heritage assets and the introduction of heritage benefits to form part of the balancing process.

Between my previous advice letter and the latest amendments, representatives of the applicant provided some current views from the two Scheduled Monuments (identical to what has recently been submitted).

Further information required

Regarding the Telegraph Woods beacon - it is accepted that the development site is not presently visible from the beacon due to tree cover, nonetheless it was a useful exercise to demonstrate this.

My previous consultation response noted that trees require special consideration when considering setting due to their potential impermanence. As such, it was agreed that although a full photomontage would not be required here, a wireline showing building heights would still be necessary - particularly augmented by research that should be able to indicate the intended location of the next beacon in the chain. This would demonstrate if the development would impact this relationship in any way. This work is not included in the latest submission and so the impacts are still unclear.

Regarding Hickley Wood Hillfort - in an e-mail from Boyer dated 14 December 2022, it was indicated that photomontages would be produced (summertime and wintertime), demonstrating the visual impact of the new development. The message also noted that heritage benefits would be explored concerning public realm, interpretation and access to the monuments, which could be utilised as part of the balancing process in consideration of the harm the incursion of new housing would have on the setting of the monument.

Although current views have been submitted, these are not photomontages and do not show the proposed development as would be seen from the designated heritage asset. The impact and harm, as such, cannot be assessed. The Cultural Heritage Constraints Desk Based Assessment, submitted previously, has not been updated and there is no information on any proposed heritage benefits.

Although it is noted that a modest 20m buffer has been created between the housing to the west and Telegraph Woods, without the above information that has been previously requested, it is still not possible to ascertain the level of harm the development will cause in line with the requirements of the NPPF.

To this end, I confirm that our previous advice still stands.

Recommendation



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Historic England has concerns regarding the application on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of the NPPF.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Iain Bright

Inspector of Ancient Monuments

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