

To: Planning Department of Eastleigh Borough Council

From: Surrey County Council, Historic Environment Planning: Archaeology

Application Number: O/26/101417

Date Consultation Received: 26/08/2026



Address: Land adjacent to Windhover Roundabout, Bursledon Road, Bursledon, SO31 8BN

Proposal: Outline planning application (all matters reserved except for access) for employment development (Use Class B2/B8) of up to 18,580 square metres together with ancillary offices (Use Class E(g)(i)) and other ancillary buildings, structures, parking, servicing and manoeuvring areas, landscaping and sustainable urban drainage features, following demolition of existing buildings.

Comments:

Thank you for consulting Surrey County Council's Historic Environment Planning Advice Service regarding the above planning application. Please note that my response relates solely to the buried archaeological heritage and not to the historic built environment, which is a matter for your Conservation Officer.

The application has been submitted alongside a detailed archaeological assessment which meets the minimum national criteria. It has identified that the site retains archaeological potential, with medium potential for significant prehistoric remains. The document recommends that *"the archaeological interest of the site could be suitably mitigated by undertaking archaeological investigations secured via condition following development consent."* This office agrees this approach is appropriate.

It is therefore recommended that the following condition is applied should permission be granted to mitigate the impacts of development. This is in accordance with Policy HE10 of the National Planning Policy Framework (2026), which states that where a development proposal would result in the loss of the whole or part of a heritage asset, *"the applicant should record and advance understanding of the significance of the asset to be lost in a manner proportionate to its importance and the potential impact upon it; and should make this evidence (and any archive generated) publicly accessible by depositing it in the relevant Historic Environment Record, and any archives with a local museum or other public depository"*. Policy HE10 also states that *"heritage assets with archaeological interest should be preserved in situ where feasible. Where an asset cannot be preserved or managed on-site, appropriate provision should be made for the investigation, understanding, recording, dissemination and archiving of that asset, which should be undertaken by suitably-qualified individuals or organisations"*.

Condition:

- (A) No development, including demolition, shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority.
- (B) No development shall take place other than in accordance with the written scheme of investigation approved under Condition X(A) and any addenda to that WSI covering subsequent phases of mitigation.
- (C) The development shall not be occupied or put into first use until the site investigation and post-investigation assessment/report has been completed in accordance with the programme set out in the approved archaeological written scheme of investigation and submitted to and approved in writing by the Local Planning Authority.

Reason:

The site lies in an area of archaeological potential, particularly for, but not limited to prehistoric remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national policy.

Informative

In view of the nature and scale of the development any reserved matters application should be accompanied by the results of a scheme archaeological evaluation that has been undertaken in line with a written scheme of investigation that has been agreed as suitable with the archaeological advisors to the borough in order that the results of that work may be allowed to influence future design of the project, if necessary. This would also serve to substantially de-risk the continuing development of the site for the proposer.

I would be pleased to discuss the approach with the applicant or their archaeological consultant should permission be granted.

Signed: Matt Saywood, Senior Archaeologist

Date: 28/08/26
HEPT Ref: CSE7016