

From: Historic Environment <historic.environment@hants.gov.uk>
Sent: 11 December 2023 10:02
To: Planning @ Eastleigh Borough Council
Subject: RE: Planning Application Consultation Request O/23/96432

Dear Ms. Sharpe,

Planning Application Consultation Request O/23/96432

Thank you for your consultation. The site lies within a wider landscape that contains a poorly understood archaeological potential. Historically there have been few archaeological investigations but more recent developments have led to some localised archaeological work, which appears to indicate that there is sporadic archaeological occupation and activity, from the prehistoric and Roman periods, across the area.

I note that an archaeological desk-based assessment (DBA) has been submitted in support of this application (TVAS 2023). With regards to the site's archaeological potential, the DBA establishes that there are few archaeological records from within the immediate vicinity but highlights that this 'is as likely to reflect the paucity of archaeological investigation' as it is to reflect a true absence of archaeological potential. An analysis of LiDAR data within the document identified a small number of possible linear features, though it is unclear as to whether these represent archaeological features or more recent land management. No evidence of previous impacts, which might have compromised any archaeological potential, is established. The document concludes:

'It is considered that it may be necessary to provide further information about the potential of now extended proposal site from the field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. A scheme for this evaluation will need to be drawn up and approved by the archaeological advisers to the Council and carried out by a competent archaeological contractor. It could be implemented by a suitably worded condition attached to any consent gained.' (page 13)

I agree with this assessment and its conclusions, and endorse the DBA to planning authority to the planning authority. Although the Historic Environment Record contains relatively few archaeological records, this can be attributed as much to a lack of previous investigation as to a true absence of archaeological activity. The features identified within the LiDAR survey have a potential to be archaeological in origin and the proposed development would negatively impact and completely remove any below ground remains. Further archaeological work, initially in the form of archaeological evaluation, would be required to properly characterize these remains and to fully understand the site's wider archaeological potential. This would represent the phase of a staged approach to archaeological mitigation and would be followed, if the results of the evaluation indicate a requirement, by archaeological mitigation. However, I agree with DBA that this does not represent an overriding concern and would recommend that archaeological mitigation be secured through condition.

As such, I would advise 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 questions, please do not hesitate to contact me.

Yours sincerely,

Thom Hayes BA(Hons) MRes, ACIfA
Senior Archaeologist

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values**



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From: Planning (Eastleigh Borough Council) <planning@eastleigh.gov.uk>

Sent: Tuesday, December 5, 2023 2:46 PM

To: planning@eastleigh.gov.uk

Subject: Planning Application Consultation Request O/23/96432

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Application No: O/23/96432

Address: Land to the west of Cobbett Way (please see location plan) , Land Off Cobbett Way, Botley

Description: Outline application for residential development of up to 34 dwellings and associated infrastructure (access only to be considered).

Would you please let me have your observations on the above application.

You can access the plans and documents via our portal [O/23/96432](#)

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 21 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.

Planning Specialist Contact Details

Email: summer.sharpe@eastleigh.gov.uk

Kind regards
Planning