

# Southampton City Council

## Archaeological planning conditions explained

This document explains the standard archaeological conditions that may be imposed on planning permissions (conditionally approved planning consent) in Southampton.

Archaeological conditions will be attached to consents where a development may damage archaeological deposits. Where the nature or the state of survival of archaeological deposits is not fully understood the Council may impose a requirement to carry out an archaeological evaluation, to be completed before the application is determined. **Developers are required to fund all the works covered by the conditions set out below.**

Two or more of the conditions will be imposed together, depending on the development. The pre-commencement conditions must be met before work on site begins. The performance conditions will only be discharged once all archaeological work, both on-site and associated off-site work has been completed and the archive deposited (as explained further below). Please note that the developer is required to fund archaeological works.

These notes are provided for general guidance. The arrangements for specific developments will vary considerably. For detailed advice about specific developments contact the Council's Planning Archaeologist at [planning.archaeology@southampton.gov.uk](mailto:planning.archaeology@southampton.gov.uk).

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### **APPROVAL CONDITION – Archaeological evaluation investigation**

#### **[Pre-Commencement Condition]**

No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local planning Authority.

#### **Reason:**

To ensure that the archaeological investigation is initiated at an appropriate point in development procedure.

#### **What does this mean?**

A programme of archaeological work is also known as a written scheme of investigation (WSI). To satisfy this condition you must commission a WSI for the archaeological work and hire an archaeological contractor to carry it out. The WSI must also cover post-fieldwork analysis, publication to an appropriate level, and deposition of the archive. The WSI must be approved by the council's Planning Archaeologist. The evaluation excavation will need to be done before any development begins.

For archaeological purposes, development means any ground disturbance or groundworks, for example, removing existing foundations, digging new foundations, ground reduction / levelling, installation of services and contamination remediation.

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### **APPROVAL CONDITION – Archaeological evaluation work programme**

#### **[Performance Condition]**

The developer will secure the completion of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

#### **Reason:**

To ensure that the archaeological investigation is completed.

### **What does this mean?**

The key word here is “complete”. The investigations set out in the WSI must be completed to the satisfaction of the planning archaeologist. This not only includes all on-site work, but also analysis of the results, publication to an appropriate level, and deposition of the site archive and finds with Southampton City Council’s Museum Service.

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### **APPROVAL CONDITION – Archaeological investigation (further works)**

#### **[Performance Condition]**

The Developer will secure the implementation of a programme of archaeological works in accordance with a written scheme of investigation which will be submitted to and approved by the Local Planning Authority.

#### **Reason:**

To ensure that the additional archaeological investigation is initiated at an appropriate point in development procedure.

### **What does this mean?**

A programme of archaeological works is also known as a written scheme of investigation (WSI). If more archaeological work is needed after the completion of the archaeological evaluation, you must obtain another WSI from a recognised archaeological contractor and hire an archaeological contractor to carry it out. The planning archaeologist will determine the level of archaeological work required at any stage.

The WSI must cover post-fieldwork analysis, publication to an appropriate level, and deposition of the archive as well as work on site. Some of the further archaeological work may need to be done before any development begins.

For archaeological purposes, development means any ground disturbance or groundworks, for example, removing existing foundations, digging new foundations, ground reduction / levelling, installation of services and contamination remediation.

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### **APPROVAL CONDITION – Archaeological work programme (further works)**

#### **[Performance Condition]**

The developer will secure the completion of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

#### **Reason:**

To ensure that the archaeological investigation is completed.

### **What does this mean?**

The key word here is “complete”. The investigations set out in the WSI must be completed to the satisfaction of the planning archaeologist. This not only includes all on-site work, but also analysis of the results, publication to an appropriate level, and deposition of the site archive and finds with Southampton City Council’s Museum Service. These latter stages can continue for some time after the end of on-site archaeological work; for large sites this can last several years. The Local Planning Authority will not formally discharge this condition until the archive has been deposited.

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## **APPROVAL CONDITION – Archaeological watching brief investigation**

### **[Pre-Commencement Condition]**

No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

#### **Reason:**

To ensure that the archaeological investigation is initiated at an appropriate point in development procedure.

#### **What does this mean?**

A programme of archaeological work is also known as a written scheme of investigation (WSI). An archaeological watching brief involves an archaeologist being present during groundworks to record any archaeology exposed. If important archaeology is found, it may be necessary to archaeologically excavate it. To satisfy this condition you must commission a WSI for the archaeological work and hire an archaeological contractor to carry it out. The WSI must also cover post-fieldwork analysis, publication to an appropriate level, and deposition of the archive. The WSI must be approved by the council's Planning Archaeologist.

For archaeological purposes, development means any ground disturbance or groundworks, for example, removing existing foundations, digging new foundations, ground reduction / levelling, installation of services and contamination remediation.

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## **APPROVAL CONDITION – Archaeological watching brief work programme**

### **[Performance Condition]**

The developer will secure the completion of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

#### **Reason:**

To ensure that the archaeological investigation is completed.

#### **What does this mean?**

The key word here is "complete". The investigations set out in the WSI must be completed to the satisfaction of the planning archaeologist. This not only includes all on-site work, but also analysis of the results, publication to an appropriate level, and deposition of the site archive and finds with Southampton City Council's Museum Service. These latter stages can continue for some time after the end of on-site archaeological work. The Local Planning Authority will not formally discharge this condition until the archive has been deposited

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## **APPROVAL CONDITION – Archaeological investigation**

### **[Pre-Commencement Condition]**

No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

#### **Reason:**

To ensure that the archaeological investigation is initiated at an appropriate point in development procedure.

#### **What does this mean?**

A programme of archaeological works is also known as a written scheme of investigation (WSI). To satisfy this condition you must commission a WSI for the archaeological work and hire an archaeological contractor to carry it out. The WSI must also cover post-fieldwork analysis,

publication to an appropriate level, and deposition of the archive. The WSI must be approved by the council's Planning Archaeologist. Depending on the site, the programme of archaeological work can vary from an evaluation (which would usually lead to further work if archaeology is present), a watching brief on groundworks (where an archaeologist is present to record any archaeology exposed by the development) or full archaeological excavation. The planning archaeologist will determine the level of archaeological work required at any stage.

(Since 21 November 2011 this condition has been applied only where full archaeological excavation is required, perhaps with a watching brief on selected groundworks. There are now separate conditions for evaluation excavation and watching brief. However conditions imposed before that date may still refer to all types of archaeological investigation. If in doubt, contact the Planning Archaeologist.)

Some of the archaeological work, for instance a desk-based assessment and/or an evaluation excavation, may need to be done before any development begins.

For archaeological purposes, development means any ground disturbance or groundworks, for example, removing existing foundations, digging new foundations, ground reduction / levelling, installation of services and contamination remediation.

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### **APPROVAL CONDITION – Archaeological work programme**

#### **[Performance Condition]**

The developer will secure the completion of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

#### **Reason:**

To ensure that the archaeological investigation is completed.

#### **What does this mean?**

The key word here is "complete". The investigations set out in the WSI must be completed to the satisfaction of the planning archaeologist. This not only includes all on-site work, but also analysis of the results, publication to an appropriate level, and deposition of the site archive and finds with Southampton City Council's Museum Service. These latter stages can continue for some time after the end of on-site archaeological work; for large sites this can last several years. The Local Planning Authority will not formally discharge this condition until the archive has been deposited

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### **APPROVAL CONDITION – Archaeological damage-assessment**

#### **[Pre-Commencement Condition]**

No development shall take place within the site until the type and dimensions of all proposed groundworks have been submitted to and agreed by the Local Planning Authority. The developer will restrict groundworks accordingly unless a variation is agreed in writing by the Local Planning Authority.

#### **Reason:**

To inform and update the assessment of the threat to the archaeological deposits.

#### **What does this mean?**

This condition is applied in cases where the type and dimensions of groundworks are unknown when the planning application is approved. The nature and extent of the groundworks will affect the nature and extent of archaeological on-site work required. In certain cases it might be necessary, advisable or desirable to amend the ground plan and design of the development to avoid certain archaeological deposits and hence reduce the amount of archaeological work required. For instance, if an

archaeological evaluation has shown that highly important archaeological deposits such as human remains or underground structures survive in one part of the site but not elsewhere.

“Groundworks” here means any ground disturbance, for example, grubbing removing existing foundations, digging new foundations, ground reduction / levelling, installation of services and contamination remediation.

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## **APPROVAL CONDITION – Archaeological structure-recording**

### **[Pre-Commencement Condition]**

No development shall take place within the site until the implementation of a programme of recording has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

#### **Reason:**

To ensure that the recording of a significant structure is initiated at an appropriate point in development procedure.

#### **What does this mean?**

Archaeological investigation applies to standing buildings and remains as well as to below-ground deposits. If this condition has been imposed, it means that a standing building or buildings on the site have been deemed significant enough to warrant archaeological building recording prior to redevelopment (whether refurbishment or demolition).

This condition may be applied to buildings that are statutorily designated, as scheduled monuments, listed buildings and buildings in conservation areas. It might also be applied to locally listed buildings or other buildings identified as non-designated heritage assets by the planning archaeologist.

The planning archaeologist will determine the level of building recording required, using English Heritage guidance.

It is the responsibility of the developer to commission a written scheme of investigation (WSI) for the building recording and hire a recognised archaeological contractor to carry out the on-site work before development begins. The WSI must also cover background research, analysis, publication of the results to an appropriate level, and deposition of the archive.

The WSI should be drafted by a recognised archaeological contractor. The planning archaeologist will provide advice on this free of charge.

“No development shall take place” until the WSI has been approved by the planning archaeologist and an archaeological contractor has been appointed to do the survey. The building recording would normally be carried out before redevelopment begins, although sometimes might continue during development.