

## PLANNING CONSULTATIONS

REFERENCE: PA/2015/0903

CASE OFFICER: James Roberts



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**SUBJECT:** Outline planning permission to erect two dwellings with scale, appearance and landscaping reserved for subsequent approval. Land adjacent to, Manor House, Dark Lane, Amcotts, DN17 4AN

**PARISH:** Amcotts

**DATE ISSUED:** 31/07/2015

### SUMMARY OF ADVICE

- The application site lies within an area where archaeological remains are anticipated.
- The HER has no objection subject to conditions securing a programme of archaeological monitoring and recording prior to and during construction work.

**HISTORIC ENVIRONMENT RECORD (HER) GROUP FUNCTION:** To hold, maintain, interpret and manage heritage information, enhancing the understanding of the area's historical development as a distinctive and attractive place. HER information provides source material for interpretation by heritage professionals and for use by community groups and individuals.

The Group also provides advice on development proposals that affect, or may affect, the sites and settings of all heritage assets i.e. designated and non-designated historic buildings, archaeological sites and monuments, and historic places, areas and landscapes. This advice is provided against saved local plan policies and national historic environment policies.

**DETAILED ADVICE:** Thank you for consulting the HER on this application.

Paragraphs 128 & 129 of the National Planning Policy Framework (NPPF) require an applicant to submit sufficient information about the significance of any heritage assets that their proposals may affect that allows the local planning authority to assess the degree of impact on heritage assets and their settings, and how this impact may be mitigated, if at all; paragraph 128 states that consultation of the HER is a requirement of this assessment process.

Where loss of heritage assets as a result of development is considered justified, paragraph 141 of the NPPF states that the 'Local Planning Authority... should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible [within the Historic Environment Record]'. This procedure also accords with saved Local Plan policy HE9.

In this instance the applicant did not consult the HER, and the potential for the development to affect below ground heritage assets is not referred to in the application.

The application site is located within the medieval core of Amcotts, adjacent to the Manor House, and there is the potential that any below-ground construction works in this area will encounter archaeological deposits of the medieval village settlement.

Given the nature and scale of the proposals, the HER does not consider that this impact would amount to a significant adverse effect on the below ground heritage asset as a whole and does not wish to object to the application.

It is important however that a programme of archaeological work should be carried out so that any remains that might be uncovered by the development can be properly identified and recorded. This programme should comprise monitoring, excavation and recording during any ground disturbance associated with the construction of the dwellings, followed by post-excavation assessment reporting, analysis and publication of results as required.

A suitably qualified archaeological contractor should undertake this work on the developer's behalf in accordance with a Written Scheme of Investigation (WSI) submitted to and agreed with the planning authority in advance of any development commencing. I would be happy to advise the developer on the content of a WSI that would deal with the anticipated archaeological deposits, or advise on a specification produced by the developer's archaeologist. All archaeological work should be undertaken in accordance with the relevant Institute of Archaeologists' Standards and Guidance ([www.archaeologists.net](http://www.archaeologists.net)) and relevant Historic England professional guidelines (<http://www.historicengland.org.uk/images-books/publications/>).

The provision for this archaeological monitoring and recording programme can be accommodated by the standard conditions and so I would be grateful if the following wording could be added to any permission that may be granted:

**Condition 1**

No development shall take place until an archaeological mitigation strategy, as defined in a brief prepared by the North Lincolnshire Historic Environment Record, has been submitted to, and approved in writing, by the local planning authority. The strategy shall include details of the following:

- i. Measures to ensure the preservation by record of archaeological features of identified importance.
- ii. Methodologies for the recording and recovery of archaeological remains including artefacts and ecofacts.
- iii. Post-fieldwork methodologies for assessment and analyses.
- iv. Report content and arrangements for dissemination, and publication proposals.
- v. Archive preparation and deposition with recognised repositories.
- vi. A timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy.
- vii. Monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record Office of the commencement of archaeological works and the opportunity to monitor such works.
- viii. A list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

**Condition 2**

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

**Condition 3**

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

**Reason**

To comply with policy HE9 of the North Lincolnshire Local Plan because the site is of archaeological significance.

It would also be useful to attach a standard informative to a decision notice, to explain to the developer the requirements for the archaeological mitigation strategy, and when these works should take place. I would suggest the following:

Informative

i) Developers are advised to contact the North Lincolnshire Historic Environment Record for a discussion about the archaeological mitigation strategy at least 20 working days prior to the proposed commencement of development (email [mike.hemblade@northlincs.gov.uk](mailto:mike.hemblade@northlincs.gov.uk) ; tel: 01724 297506).

ii) Measures to achieve preservation by record of any archaeological remains should include a programme of archaeological observation and recording work during all groundwork associated with the development, followed by appropriate assessment, analysis and reporting of the results. The Historic Environment Office can prepare a brief for this mitigation strategy; alternatively an archaeological contractor may prepare a specification for approval.

I trust this recommendation is acceptable.