



Memorandum

DATE: 3rd September 2009

FROM: Alison Williams, Sites and Monuments Record, North Lincolnshire Museum, Asset Management and Culture (297055 Ext: 105)

TO: David Wordsworth, Development Control Team, Highways and Planning

REF: PA/2009/1003

SUBJECT: Planning permission to change the use of land to two temporary car parks and communal gardens, construction of access road and erection of brick walls at Market Place, High Street and Johnsons Lane, Market Place, Crowle

Thank you for consulting the Sites and Monuments Record. The nature and scale of the current application is such that an archaeological assessment is required in advance of any determination of permission.

This is a major development at the centre of the historic core of the town. A short historical background is provided in the Built Heritage Appraisal (3.3) submitted with the application. The town has developed since Saxon times and through the Middle Ages grew into an important market centre under the control of Selby Abbey, the market charter being granted in 1305. Medieval documents for the town survive, including 14th century rentals, and the presence of a religious house and cell is also recorded within the town. It is therefore probable that the town market place and its immediate surroundings will contain potentially significant archaeological remains. Any below-ground construction work in this area is thus likely to disturb or destroy evidence of the town's history. The proposed change of use involves a considerable amount of groundwork including a new drainage scheme and flood attenuation storage tank; although not included in the current application, future development proposals are illustrated with the submitted plans.

In view of this potential, an archaeological assessment is required in advance of the determination of the planning application to provide sufficient information to allow the impacts of the proposed development to be adequately assessed and appropriate mitigation to be considered. This in accordance with Local Plan Policy HE9 and PPG16 'Archaeology and Planning', and is now also a requirement arising from the standard planning application form. Until this information is available the planning authority cannot make an informed and reasonable planning decision.

In order to provide the necessary archaeological information the applicant will need to commission an archaeological assessment to determine the nature, location, extent and importance of any archaeological deposits within the application area. The assessment should comprise a preliminary desk based study to establish the archaeological potential of the proposed site, followed by the excavation of trial trenches and test pits to confirm the potential. A professional archaeological organisation should undertake this work on the applicant's behalf.

If the assessment shows that there are important archaeological deposits that will be affected by the proposed development, then appropriate mitigation measures should be drawn up to preserve remains in situ (if necessary by modifying the layout and/or design of the proposals) or, to preserve them through archaeological recording (this may involve detailed excavation followed by post-excavation analysis and publication of results). This procedure is in accordance with Local Plan Policies HE8 & 9, and PPG16. PPG16 established the principle that there should be a presumption in favour of physical or in situ preservation of nationally important remains, and wherever feasible in the case of other remains of regional or local importance.

On completion of the desk and field assessment, a written archaeological and impact assessment report and an appropriate mitigation strategy should be submitted as supplementary information to the planning application, together with any layout or design amendments necessitated by the mitigation strategy.

It is important that the archaeological issues relating to this application are clarified before any planning permission is granted. It would be illogical to grant planning consent on the basis that the archaeological mitigation strategy needed to inform the decision can be worked out after that decision has been made. The evaluation could be undertaken rapidly and the results made available within the determination period. If the evaluation cannot be completed within this timescale the applicant could be advised to withdraw the application with a view to resubmission once the required information is available.

If the planning authority is required to determine the application in its present form, the application should be **REFUSED** as it is contrary to local plan policy HE9; inadequate information has been provided to allow the Local Planning Authority to assess the archaeological significance of the site and approve an appropriate mitigation strategy.

Clearly, it is an advantage to all concerned if the archaeological considerations are resolved at the earliest possible stage. I would be grateful if you would inform the applicant of the requirement to undertake the archaeological evaluation at the earliest opportunity. However, if there is any outstanding reason you cannot support this recommendation, I would be grateful if you would consult me again to discuss securing a suitable programme of archaeological work conditional on planning permission (to be based on AC9,10 & 11), although this is the least preferred option.

I trust this advice is of assistance.