

ENVIRONMENT TEAM – PLANNING CONSULTATIONS



PLANNING REFERENCE: PA/2012/0062

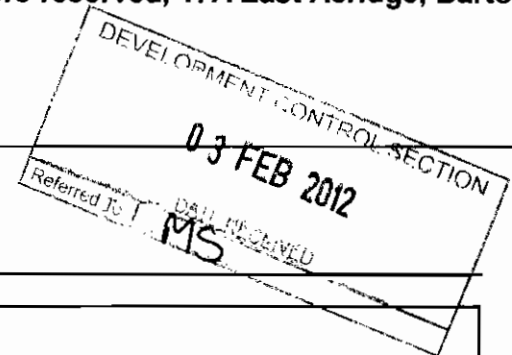
**GROUP: HISTORIC ENVIRONMENT
RECORD (HER)
LINE MANAGER:
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SUBJECT: Outline planning permission to erect 5 dwellings including the demolition of existing dwelling with some matters reserved, 17A East Acridge, Barton Upon Humber

PARISH: Barton upon Humber



DATE ISSUED: 01/02/2012

SUMMARY OF ADVICE

- The application site lies within the area of the early settlement of Barton where heritage assets of archaeological value are anticipated
- The application therefore requires a heritage assessment in accordance with policy HE6 of PPS5 Planning for the Historic Environment
- The HER advises a **HOLDING OBJECTION** until further information is provided regarding the potential impact of the development on the heritage assets
- The application should not be determined, except for a refusal, until this information is submitted and any appropriate mitigation measures agreed to avoid adverse impact or adequately mitigate loss of heritage remains
- Should a subsequent decision be taken to grant planning permission, conditions securing agreed mitigation measures may be needed.

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. The application site lies within the area of the early settlement of Barton where heritage assets of archaeological value are anticipated.

The site lies between the Saxon sub-circular enclosure surrounding the ancient manor site at Tyrwhitt Hall and the later town ditch known as the Castledyke. The western half of the Saxon enclosure can still be traced in today's street pattern, following the line of East Acridge on the north side and the footpath between St Peter's Church and Green Lane on the south. This massive ditch was traced beneath the (later) nave of St Peter's during the excavations there in the early 1980s. The eastern circuit of the ditch lies within the gardens off East Acridge, Saxon Close and Barrow Road and passes through the front garden of the application site at 17a East Acridge. Saxon occupation remains have been recovered both from within and beyond the enclosure ditch and settlement appears to have been polyfocal during this period.

Earlier, Roman activity is also attested across the wider area around the Church. An excavation in the late 1960s on the site of The Willows Residential home off East Grove close to the application site revealed a Roman road over 4m wide paved with packed chalk and flints running in a NNW – SSE direction, flanked by a roadside ditch containing a quantity of Roman domestic pottery and roof tile indicating the presence of a substantial building and settlement in the near vicinity. Further Saxon and Saxo-Norman finds were also recovered from this site.

A short distance east of the Saxon enclosure ditch and the application site lies the Castledyke 'town' ditch which forms a larger D-shaped enclosure around the early settlement of Barton, encompassing the earlier site; this enclosure has been variously interpreted as a Viking encampment or burh, though recent excavations through this ditch in locations off Barrow Road concluded that it was cut in the medieval period, probably during the early-mid 12th century. The application site is therefore likely to contain archaeological remains of a wide date range that will be significant to an understanding of the origins of Barton and its earliest settlers.

Policy HE6 of PPS5 Planning for the Historic Environment requires information to be submitted with a planning application that allows an assessment of the degree of impact of the development on heritage assets and their settings, and how this impact may be mitigated, if at all. Where heritage assets of archaeological interest are involved, this assessment may require desk based research and a field evaluation (HE6.1). In addition, policy HE8 provides a general presumption that identification of any previously unidentified heritage assets will take place pre-application, or at the earliest opportunity. This information allows the planning authority to make an informed and reasonable decision in line with the national and local planning policies including saved local plan policy HE9.

Unfortunately, this application is not accompanied by such information and the HER therefore advises a **HOLDING OBJECTION** to the application until such time as further information is submitted.

In order to provide this information, the applicant should commission a heritage assessment at the earliest opportunity. This assessment should comprise a rapid desk based survey of heritage assets within the vicinity of the application site, followed by archaeological field evaluation comprising the excavation of sample trial trenches to determine the nature, location, extent and importance of any archaeological remains within the application area. Appropriately qualified specialists should undertake this work on the applicant's behalf in accordance with the Institute for Archaeologists published Standards and Guidance (<http://www.archaeologists.net/>) and all relevant English Heritage guidelines (<http://www.english-heritage.org.uk/publications/guidelines-and-standards>)

On completion of the assessment, a written impact report should be submitted as supplementary information to the planning application (PPS5, HE6.2). The impact of development on heritage assets is a material consideration and the PPS includes policy principles to guide the determination of applications relating to designated and non-designated heritage assets (HE7, HE8, HE9 & HE10).

If the impact assessment shows that the significance of heritage assets of archaeological interest will be adversely affected by the proposed development, then appropriate mitigation measures should be drawn up to conserve them. This may include avoiding or minimizing disturbance to areas of significance, if necessary by modifying the layout and/or design of the proposals (HE7.2).

Where loss of heritage assets as a result of development is considered justified, the PPS makes provision to allow for the recording and advancing understanding of the heritage asset before it is lost using planning conditions or obligations as appropriate (HE12). Such archaeological recording may range from detailed pre-construction excavation of selected areas, followed by post-excavation analysis and publication of results, to archaeological monitoring and recording during construction work. The PPS states that the results of these investigations should be made available and the archive deposited in a suitable repository.

Mitigation proposals including any necessary layout or design amendments, and/or a programme of archaeological recording, should be submitted with the application in the form of a detailed written scheme of investigation (WSI) for consideration by the planning authority. Requiring the production and submission of a WSI is in accordance with PPS5 policy HE12, and paragraphs 131 and 140 of the PPS Practice Guide. This is to ensure that all parties understand the archaeological requirements. An appropriate mitigation strategy may then be secured by the council's standard conditions to any permission that may be granted.

The impact assessment could be undertaken relatively rapidly; if the results cannot be completed within the determination period the applicant could be advised to withdraw the application with a view to resubmission once the required information is available.

If the applicant does not submit this information, and if for any reason the planning authority has to determine the application in its present form, the application should be **refused** as it is contrary to PPS5, Core Strategy policy CS6 and Local Plan policy HE9; inadequate information has been provided to allow the Local Planning Authority to assess the impact of the development on the heritage assets, or to approve an appropriate mitigation strategy.

If the planning authority is minded to accept this advice, I would be grateful if you would inform the applicant of the requirement to submit the assessment at the earliest opportunity. I would be pleased to provide the applicant with further advice about the content of this.

I trust this recommendation is acceptable.