

PLANNING CONSULTATIONS

REFERENCE: PA/2020/1210

CASE OFFICER: SCOTT JACKSON



TEAM: HISTORIC ENVIRONMENT RECORD

AUTHOR: ALISON WILLIAMS, HISTORIC ENVIRONMENT OFFICER

TEL: 01724 297471

EMAIL: alison.williams@northlincs.gov.uk



SUBJECT: Planning permission to erect 5 industrial units (B2 & B8 use) with associated car parking and landscaping, land north of Plot B, Atherton Way, Ancholme Business Park, Brigg

PARISH: BRIGG

DATE ISSUED: 05/10/2020

SUMMARY OF ADVICE

- The application site lies close to the Old River Ancholme where heritage assets of high archaeological value may be encountered
- Groundworks associated with construction such as drainage and flood attenuation installations may disturb or destroy archaeological evidence
- A programme of archaeological monitoring and recording should therefore be maintained during specified construction groundwork
- The applicant should submit a written scheme of investigation (WSI) for archaeological mitigation to be considered with this application
- Where the planning authority is minded to grant consent prior to the submission of a Mitigation WSI, pre-commencement conditions would be required to secure the archaeological mitigation scheme
- This procedure is in accordance with NPPF 199, and local planning policies CS6 and HE9

HISTORIC ENVIRONMENT RECORD (HER) 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 HER database is updated as new information about the historic environment is discovered.

The HER 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. See <https://www.northlincs.gov.uk/planning-and-environment/historic-environment-and-conservation/>

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

Heritage Policy

The National Planning Policy Framework (NPPF) provides guidance to local authorities for conserving heritage assets and their settings, including historic landscapes. Policies 189 and 190 require an applicant and local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset). This assessment should be taken into account when considering the impact of a proposal on a heritage asset, and used to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

This information allows the planning authority to make an informed and reasonable decision in line with the NPPF and local planning policies including policy CS6 of the North Lincolnshire Core Strategy which states that ***'The council will seek to protect, conserve and enhance North Lincolnshire's historic environment, as well as the character and setting of areas of acknowledged importance including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains.'***

Effects of an application on non-designated heritage assets are a material consideration and local planning authorities are directed to have regard to the scale of any harm or loss and the significance of the heritage asset when judging the planning balance (NPPF 197).

NPPF 199 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 ***'When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before and during development.'***

Archaeological Assessment

The HER database has been checked and our records indicate that development on this site has potential to impact non-designated heritage assets of archaeological interest. The applicant has not consulted the HER in order to identify whether their plans affect any heritage assets and has not submitted a heritage statement.

The site lies within the floodplain of the Old River Ancholme that has the potential to contain important archaeological and palaeoenvironmental wetland remains. In the late 19th century archaeological discoveries of two late Bronze Age wooden boats and a timber trackway were made along this particular half kilometre stretch of the Old River. The remains were well-preserved in the underlying alluvial deposits, and it is possible therefore, that any groundwork in this area could encounter further important archaeological remains of this nature.

Archaeological investigations on the primary school site opposite the application site identified a layer of peat radiocarbon dated to the Bronze Age. The peat lay at a depth of 2.30m below the modern street level, at approximately -0.10m OD. The peat may have been associated with a former palaeochannel.

It is possible therefore, that groundwork associated with construction in this area could encounter further important archaeological objects of prehistoric date at such depths. It is likely that only the drainage and potential flood attenuation tanks would extend to this depth. It should be noted that the random nature of the location of such finds within the wetland zone can make it difficult to predict or evaluate their presence on a development site.

Recommendation

Should the planning authority consider granting planning permission for this development it will be important that a programme of archaeological work is carried out during specified construction

groundworks 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 unit at depth. This will allow the in-situ identification of any archaeological deposits that are uncovered during groundwork, and an immediate assessment of their significance and the impact of the development work. If this assessment shows that the significance of the archaeological remains will be affected by the development, mitigation measures, where feasible, should be immediately explored to ensure their preservation.

This may include avoiding or minimizing disturbance to the remains, to secure conditions favourable for in-situ preservation. Where destruction is unavoidable, the remains should be recorded to a level proportionate to their significance, ranging from detailed excavation ahead of further construction to sample recording during construction work followed by post-excavation assessment reporting, analysis and publication of results as required.

Prior to determining this application, the planning authority may require as additional information a Written Scheme of Investigation (WSI) setting out the details of the archaeological mitigation strategy outlined above for consideration during the decision-making process. This procedure is in accordance with NPPF 199, and local planning policies CS6 and HE9 above.

The applicant should appoint a suitably qualified individual or archaeological organisation to prepare this WSI on their behalf. The archaeological contractor's specification should set out that they would undertake the recording using appropriate equipment and materials to create an archival quality record.

All archaeological work should be undertaken in accordance with the relevant Chartered Institute of Archaeologists' Standards and Guidance (www.archaeologists.net) and relevant Historic England professional guidelines (<http://www.historicengland.org.uk/images-books/publications/>). The recording would be carried out in strict accordance with the applicant's proposed timetable and would cause no delay to the development unless otherwise agreed. The HER can provide a brief for the recording programme and offer advice on a WSI produced by the developer's contractor.

Where the planning authority decides it does not require the preparation and submission of the WSI prior to the planning determination, standard pre-commencement conditions would be required to secure the post-determination agreement of the appropriate archaeological mitigation strategy and its implementation.

In this case, I would be grateful therefore if you could attach the following specifically worded conditions to any permission that might be granted:

Condition 1

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological mitigation strategy, to be defined in a Written Scheme of Investigation that has been submitted to, and approved in writing, by the local planning authority. The strategy shall accord with a brief provided by North Lincolnshire Historic Environment Record and shall include details of the following:

- i. Measures to ensure the *preservation in situ* or 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 including the ADS.
- 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 applicant shall notify the planning authority in writing of the intention to commence the archaeological site works at least one week/ 7 days before commencement. Thereafter, the

archaeological mitigation strategy shall be carried out in accordance with the approved details and timings.

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 paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy, policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

I trust this recommendation is satisfactory.