

Matthew Adams - Archaeologist  
LCC - Archaeology

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Date: 11 June 2020

**Consultation Date: 11 June 2020**

<b>Proposal:</b>	Residential development of 103 dwellings and associated access and infrastructure
<b>Site Address:</b>	Field Reference Number 7108 Eakring Road Bilsthorpe Nottinghamshire
<b>Planning Application Ref:</b>	20/00873/FULM
<b>Target Date for Decision:</b>	8 September 2020
<b>Case Officer:</b>	Laura Gardner

You are invited to make comment on the above planning application. Please indicate below whether you support or object to the proposal. Your comments need to be with us by **2 July 2020**.

Details of the case officer will be confirmed on our website within 48 hours.

Application details, including plans, site boundary (using 'Map' facility) and supporting information are available to view on our website at [www.newark-sherwooddc.gov.uk/planningapplications](http://www.newark-sherwooddc.gov.uk/planningapplications). If this consultation relates to the renewal of an extant planning permission, please refer to documents associated with the previous application also available online (the previous planning application number is mentioned in the proposal).

Your comments can be submitted either online using the above website (if you are a registered user), by email to [planning@nsdc.info](mailto:planning@nsdc.info) or by post to the above address.

Please be aware, all information including signatures and contact details you provide will be publicly available.

In the event of an appeal against a refusal of planning permission, if the application refers to a 'householder application', any representations made this application will be sent to the Secretary of State, and there will be no further opportunity to comment at appeal stage.

A copy of the decision notice and officer/committee report will be available on our website after the application has been decided.

Data protection and privacy:

We are committed to protecting your personal data and privacy. The personal information you provide will only be used by the Council, in accordance with General Data Protection Regulation (GDPR) 2016 and used for the purposes of determining the application.

All information including signatures and contact details you provide will be published (publically available) in full. You should also ensure that there are no third party references which could breach the privacy requirements of the GDPR.

Please see our website for further information regarding our privacy notice.

Support Proposal  Object to Proposal

Comments:

The site lies within an area of known pre-historic and Roman activity with a hillfort at Camp Hill located to south-east and a Roman marching camp to the south-west. A Roman vexillation fort is located near Kirklington.

Evidence for activity in the immediate vicinity of the site is limited, more likely due to the lack of archaeological investigation rather than a lack of archaeology itself. Of particular note though, is a Roman road (NHER: 5485), the course of which may cross, or run adjacent to, the proposed site.

The application is accompanied by an archaeological Desk-Based Assessment which includes the results of a geophysical survey. The DBA forms a good baseline for information for this site and the survey records evidence for medieval ridge and furrow cultivation over much of the site as well as a single slightly curving boundary ditch, running approximately north-south, which does not coincide with any field boundaries on earlier maps. Areas for burning with possible archaeological origins were also noted.

The DBA recommends that no further work is necessary, however I do not support this conclusion based on the evidence provided, the lack of archaeological investigation in the area and the current guidance on geophysical survey as a tool in commercial archaeology, which advises that it should be used in conjunction with targeted trial trench evaluation to test the results of the survey.

Recommendation:

Given all the above, if permission is granted I recommend there be an archaeological condition for a mitigation strategy to effectively deal with this site. This will initially include, but may not be limited to, a targeted trial trench evaluation to test the geophysical survey results and conclusions of the desk-based assessment and will aim to determine the presence, absence, significance, depth and character of any archaeology which could be impacted by the proposed development as noted above. **Further archaeological mitigation work may be required if archaeological remains are identified in the evaluation.**

This should be secured by appropriate condition to enable any remaining archaeology which currently survives on this site to be properly assessed and characterised and to allow for an informed archaeological mitigation strategy to be implemented. The following condition wording is based on current guidance from the Association of Local Government Archaeological Officers and the Lincolnshire Handbook (2019):

#### **Part 1**

*No development shall take place until a written scheme of archaeological investigation has been submitted to and approved by the Local Planning Authority. This scheme should include the following:*

- 1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).*
- 2. A methodology and timetable of site investigation and recording*
- 3. Provision for site analysis*
- 4. Provision for publication and dissemination of analysis and records*
- 5. Provision for archive deposition*
- 6. Nomination of a competent person/organisation to undertake the work*

*The scheme of archaeological investigation must only be undertaken in accordance with the approved details.*

*Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with the National Planning Policy Framework.*

#### **Part 2**

*The archaeological site work must be undertaken only in full accordance with the approved written scheme referred to in the above Condition. The applicant will notify the Local Planning Authority of the intention to commence at least fourteen days before the start of archaeological work in order to facilitate adequate monitoring arrangements. No variation shall take place without prior consent of the Local Planning Authority.*

*Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with the National Planning Policy Framework.*

**Part 3**

*A report of the archaeologist's findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Nottinghamshire County Council within 3 months of the works hereby given consent being commenced unless otherwise agreed in writing by the Local Planning Authority.*

*Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site. This Condition is imposed in accordance with the National Planning Policy Framework.*

NPPF states that local planning authorities should '**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**' (para 199).

If planning permission is granted with an archaeological condition, please ask the developer to contact this office and we will prepare a brief for the works..

Archaeological specifications for the work should be approved prior to commencement

Name: Matthew Adams Date: 30/06/2020

Designation: Historic Environment Officer