

Wiltshire Council Planning Consultation Response

07 July 2017

Wiltshire Council Archaeology
Wiltshire Council Archaeology

Officer's Name: Becky Jones
Officer's Title: Senior Planning Officer
Direct Line: 01722 434388

Application No: 17/05957/FUL
Demolition and replacement of the single family dwelling.
Knighton Mill, Knighton Road, Broad Chalke, SP5 5DX
405035 Northings: 125392
J Faith & D. Morrison

Please note the particulars in connection with the above planning application are available to view on the planning website <http://www.wiltshire.gov.uk/planninganddevelopment.htm>

I would welcome any comments that you have about this particular application by **10 August 2017**. If I do not receive your observations and comments by this date I will assume you have none. If you require an extension of time please contact the Planning Officer above who will do their best to accommodate this.

Recommendations:

<input type="checkbox"/>	No Comment
<input type="checkbox"/>	Support
<input checked="" type="checkbox"/>	Support subject to conditions (please set out below)
<input type="checkbox"/>	Object (for reasons set out below)
<input type="checkbox"/>	No objections

Matters Considered:

Thank you for your consultation with regard to this application.

I have now received a copy of the desk based assessment (DBA) for the site. I concur with the conclusions of the DBA, that there is some archaeological potential for the site but that the proposed development does not appear to have a significant impact outside the footprint of the existing building.

The National Planning and Policy Framework (NPPF) contains the following Policy:

“128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

In this case, I consider that the archaeological assessment meets the requirement of this paragraph. I do not consider that field evaluation is necessary.

The NPPF also says: *141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They 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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

It is therefore recommended that a programme of archaeological works in the form of an archaeological watching brief is carried out as part of any development. The applicant should be aware that, if archaeological remains are encountered, this may have an effect on their programme of works. If human remains are encountered during the works, they cannot be removed without the appropriate permissions.

If you would like to discuss this further please do not hesitate to contact me.

Conditions:

Recommendation: Full condition (WL26)

No development shall commence within the area indicated (proposed development site) until:

- A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

Informatives:

Further Recommendations: The work should be conducted by a professionally recognised archaeological contractor in accordance with a written scheme of investigation approved by this office and there will be a financial implication for the applicant.

Our ref: CWI16386 1

Date of this response: 09/08/2017

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