

From: Neil Bayliss <Neil.Bayliss@heneb.org.uk>
Sent: 09 January 2025 13:25
To: Matthew Phillips
Subject: RE: Planning Consultation - P/2024/1466

Good afternoon, Matthew, and Happy New Year to you!

The pre-determination evaluation trenching is designed to test the significance of the archaeology present here before any permission is given so that we can advise whether some areas of the proposed development might need to be altered or removed from the layout to preserve important archaeology and it also helps to inform the applicant on the potential cost implications of archaeological mitigation if additional survey and excavation are required as a condition of any consent. The development would effectively have permission at the Reserved Matters stage, and we need to reserve the right to object to certain aspects of the development if necessary and Cadw may also need to be consulted if nationally important archaeology is found. This follows best practice and guidance in TAN 24 relating to prior assessments.

The evaluation trenching would not significantly disrupt any agricultural practices in each field. The trenching for each field would typically be completed in a week or two at most and trenching could be timed to avoid key agricultural requirements provided good liaison is maintained with the landowner. The archaeological contractors already involved with the application are aware of what the work entails, and they would have a better understanding of the timescales expected for evaluation.

The evaluation would include targeted trenching across the features revealed by the geophysical survey to evaluate the anomalies. This would involve a mechanical excavator creating a 30m x 1.8m (Size dependent on ground condition, vegetation, bucket width and feature involved) across the target. The archaeologists supervising would then check the trench, and if no archaeology is present, they confirm this with us, back-fill the trench, and move on to the next target. This site would be treated much like a cable scheme, methodically dealt with, if there was archaeology involved, the features would be cleaned, sampled and recorded. The features would be noted in the evaluation report, with the archaeologist's thoughts on age, type, function and artefacts noted (if any). The archaeological features may then be avoided, if deemed nationally important, and the area taken out of the development; or fully excavated prior to development commencing to preserve by record.

The developer would be aggrieved if they had started a permitted development and multiple issues regarding archaeology prevented use of an area within the site, or if substantial costs for excavation arose that they had not adequately prepared for. This is why the pre-determination evaluation is beneficial to them as well as us. The evaluation process would take a matter of weeks, across the full site. The developer would then be fully aware of the extent of the archaeological mitigation required and could include appropriate costs for this within the overall scheme.

It may be a good idea to have a Teams, or site meeting, with the developer, the archaeological team and us for everyone to put their points across.

Kind regards,

Neil