

From: [Neil Bayliss](#)
To: [planning](#)
Subject: [DKIM:INVALID] FAO: Rhian Chitty RE: P/2023/0076 at The Old Croft, Green Street, Holt
Date: 17 March 2023 08:31:12
Attachments: [ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf](#)
[March 23 CPAT Contractors Information.pdf](#)
[March 23 CPAT Watching Brief General Requirements.pdf](#)

Good morning, Rhian,

Regarding the application referenced above.

Information retained within the Regional Historic Environment Record indicates that the proposed development is within the Medieval Core of Holt and the Conservation Area and as such the Built Heritage Conservation Officer should be consulted.

These sites often contain sub-surface archaeology including former extensions, rubbish pits, former plot boundary ditches, garden features and artefacts from other periods. Therefore, works on this site should take place under the condition of an **archaeological watching brief**, including any foundation trench cutting, and service trench excavation works in order that an adequate record of any archaeological features revealed by these works can be made. This advice is in accordance with the guidance set out in TAN 24 (May 2017) and Planning Policy Wales (Feb 2021).

The **archaeologist should be part of a recognised professional archaeological organisation** working to the Standard and Guidance of the Chartered Institute for Archaeologists (CIFA) relating to an Archaeological Watching Brief. The archaeologist should be working in accordance with an approved written scheme of investigation (WSI) and should preferably be part of a Registered Archaeological Organisation with the CIFA.

A suitable condition to facilitate the contracted watching brief is provided below along with a guidance note for the applicant on how to commission archaeological works.

Suggested planning condition to facilitate an archaeological watching brief.

*The developer shall ensure that a **suitably qualified archaeological contractor** is present during the undertaking of any ground works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs.*

A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust via- neil.bayliss@cpat.org.uk Tel: 01938 553670).

On approval by the Local Planning Authority, project data must be submitted and approved for inclusion in the Clwyd-Powys Archaeological Trust's Historic Environment Record [CPAT HER]. For any questions regarding this submission process, please contact the HER Team at her@cpat.org.uk. The full digital archive must also be submitted and approved for

inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS.

Reason: To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development.

I have attached a brief for the **watching brief** and guidance on sources of archaeological contractors who may wish to tender for this work. The chosen archaeological contractor will need to submit a **WSI** (written scheme of investigation) document to neil.bayliss@cpat.org.uk for approval before they can commence works on site. Please do contact me if there are any questions.

Kind regards,

Neil Bayliss

Mr Neil Bayliss BA, PCIfA
Swyddog Rheoli Datblygiad / Development Control Archaeologist
Ymddiriedolaeth Archaeolegol Clwyd-Powys / Clwyd-Powys Archaeological Trust

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