

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 18 November 2021 12:03
To: planning
Subject: [DKIM:INVALID] P/2021/1057 New residential development and wildlife amenity at Llay New Road, Rhsorobin - Pre-determination Archaeological Evaluation
Attachments: ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf; Eval Brief - General Requirements 2021.docx; Contractors Information.doc

Dear Sir or Madam

Thank you for the consultation on this application. We previously commented on the pre-application consultation and the geophysics survey has been completed in accordance with that earlier advice and submitted with this application.

The geophysics results indicate two features of archaeological potential (ditch fill 3 and circular area 4, page 18) which require further investigation by trenching to determine their origin, function and dating so that we can advise on any subsequent mitigation required.

The proposed development will disturb any such remains surviving here, but from present knowledge it is impossible to estimate how damaging this might be, and thus to frame an appropriate archaeological response. The planning authority appears to have insufficient information about this archaeological resource, or the applicant's intended treatment of it, to make a balanced decision. As archaeology is a material consideration here, I would advise that this application is not determined until this resource has been properly evaluated.

Welsh Government Planning Policy Wales (Edition 11, Feb 2021), TAN 24: the Historic Environment (May 2017) suggest that planning authorities should require applicants to supply a suitable archaeological assessment in support of an application where a potential impact to archaeological remains is identified. The specific guidance is stated in:

Planning Policy Wales (Feb 2021):

Paragraph 6.1.26

Where archaeological remains are known to exist or there is a potential for them to survive, an application should be accompanied by sufficient information, through desk-based assessment and/or field evaluation, to allow a full understanding of the impact of the proposal on the significance of the remains. The needs of archaeology and development may be reconciled, and potential conflict very much reduced, through early discussion and assessment.

This means that Local Planning Authorities in Wales have to take into account archaeological considerations and deal with them from the beginning of the development control process, and need to be fully informed about the nature and importance of archaeological remains, and their setting, and the likely impact of any proposed development upon them.

Technical Advice Note 24 (May 2017):

Paragraph 4.7.

'Where archaeological remains are known to exist, or considered likely to exist, and a study has not already been undertaken by the applicant, the local planning authority should ask an applicant to undertake a

desk-based archaeological assessment and, where appropriate, an archaeological evaluation. These should be done by a qualified and competent expert to the appropriate standard. The reports of these investigations will form part of the planning application. Applicants should show they have modified their development proposals to minimise any negative impact on the identified archaeological remains, and how they intend to mitigate any remaining negative impacts’.

The evaluation will include two trenches of varying length to fully cross geophysics features 3 and 4 and extend up to 3 metres beyond to test for the presence of sub-surface remains. All work will be completed in accordance with the relevant CIFA standards and guidance on evaluation and project archiving and reporting.

The developer will need to engage an archaeological contractor to complete this work in accordance with an approved written scheme of investigation which will be supplied by the archaeological contractor and approved by us in advance of commencement of the investigation.

I would advise that in order to allow sufficient time for an evaluation to be carried out, and the discussion of a subsequent mitigation strategy, the determination of the current application is delayed so that this information can be gathered and presented in support of the application.

I have attached information on sources for archaeological contractors that the developer may wish to consider engaging to complete evaluation work and guidance on the evaluation process. All of the attached documents must be forwarded to the applicant/applicant's agent so that they are fully aware of the requirements.

Please contact me if you wish to discuss the above advice or require any more information.

Kind regards

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