

From: Philip Forster
Sent: 11 May 2017 14:29
To: planning_admin
Subject: FW: P/2017/0340 Demolition of existing dwelling and erection of new dwelling at Old Hall Farm, Erbistock - Pre-Determination Archaeological Evaluation
Attachments: Advice on Commissioning Archaeological Work.pdf; Contractors List 2017.pdf

Consultation response

From: Mark Walters [<mailto:Mark@cpat.org.uk>]
Sent: 11 May 2017 13:50
To: Philip Forster
Subject: P/2017/0340 Demolition of existing dwelling and erection of new dwelling at Old Hall Farm, Erbistock - Pre-Determination Archaeological Evaluation

Dear Philip

Thank you for the consultation paperwork relating to the above proposals.

Information retained within the Regional Historic Environment Record indicates that this application falls in an area of high archaeological sensitivity. The existing farmhouse building and its associated outbuildings are not recorded on the Historic Environment Record, but are believed to be 18th – 19th century in date. The farmhouse and outbuildings lie within PRN 101341 Eyton Old Hall Moated Site. This is a former medieval moated manor house site consisting originally of a square moated platform on which stood a range of medieval buildings including a high status house and associated outbuildings. Three sides of the moat still exist as banks and ditch earthworks. Extensive remains of the medieval buildings are expected to survive within the grassed area to the south of the existing house and potentially beneath it and to either side. In the 1980's the owner at that time commented that he was always encountering the remains of buildings when he did any sub-surface work around the house. This suggests the level of preservation of the medieval buildings could be very high.

The intention to rotate the new house layout and extend the footprint into the grassed area to the south of the current building will inevitably impact important archaeology related to the earlier medieval buildings. In addition all other ground disturbing works to remove the present house and insert a new access, carry out landscaping, insert new services and erect new outbuildings may all have an impact on medieval archaeology here.

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** (Chapter 6, Planning & the Historic Environment) and **Circular 60/96 - Archaeology and Planning** (Dec 96), together with the relevant local planning policies, 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 developer will need to engage an archaeological contractor to complete this work in accordance with a brief written by this office on request. In response the archaeological contractor will need to supply a written scheme of investigation along with their cost estimate. The written scheme of investigation will need to be approved by me before work can commence on site.

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 archaeological contractors that the developer may wish to consider engaging to complete evaluation work.

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

Kind regards

Mark Walters

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Please note that I do not work Fridays