Ffion1 Hughes

From:	Karl Macrow <Karl.Macrow@Heneb.org.uk>
Sent:	23 October 2026 15:06
To:	planning; Sarah Duckworth
Cc:	Neil Bayliss
Subject:	FAO: Sarah Duckworth RE: P/2026/0659 - Land to the Rear of Eatonfield Close, Bettisfield, Whitchurch, Sy13 2lj
Attachments:	Heneb Clwyd-Powys January 2026 - Evaluation .pdf; Heneb Clwyd-Powys January 2026 Registered Contractors.pdf

Good afternoon,

Regarding the planning application referenced above.

Information retained within the Regional Historic Environment Record indicates that the proposed new development may impact on sub-surface archaeology related to medieval occupation of the area. Bettisfield is first recorded in the Domesday Book and is referred to using various forms of spelling throughout the 14th and early 16th centuries with reference to courts being held there. In addition to this there are two Portable Antiquity Find Spots of early 14th Century coins (an Edward II (1307-27) penny and an Edward III (1327-77) half groat) to the north of the site which add further evidence to support its occupation during this period.

In this case we recommend a pre-determination geophysical survey is completed on the development area. This might be followed by targeted trial trenching on any features highlighted by the survey. The proposed development will disturb any archaeological remains surviving in the area, but from present knowledge it is impossible to estimate how damaging this might be, and thus to frame an appropriate archaeological response. At present, the planning authority has 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 evaluated.

Welsh Government Planning Policy Wales (Edition 12, Feb 2024), TAN 24: the Historic Environment (March 2026) 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 2024):

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 must 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 (March 2026):

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 geophysical survey followed by pre-determination ground investigations using targeted trial trenching of the site. All work will be completed in accordance with the relevant CIfA standards and guidance on evaluation and project archiving and reporting.

The developer will preferably engage a CIfA registered archaeological contractor to complete this work in accordance with an approved written scheme of investigation (WSI) which will be supplied by the archaeological contractor and approved by us in advance of commencement of the investigation.

Kind regards,

Karl Macrow

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Heneb

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