



**Date 4 August 2016**

<b>Report of</b>	<b>Head of Commercial Services</b>	<b>Author</b>	<b>Alistair Day</b> ☎ 01206 282479
<b>Title</b>	<b>Archaeological Condition in respect of planning application 152826 (Erection of 93 dwellings, public open space, landscaping, access and car parking) Land to East of Warren Lane, Stanway</b>		
<b>Wards affected</b>	<b>Stanway</b>		

**This report concerns the proposal to attach an extra planning condition  
cover Archaeological work in accordance with a Written Scheme of  
Investigation**

## **1.0 Decision(s) Required**

- 1.1 Members are asked to endorse the proposal to add an extra planning condition to those that were agreed by Members at their meeting on 17<sup>th</sup> March 2016. The proposed additional condition relates to the requirement to implement a programme of archaeological work in accordance with a Written Scheme of Investigation.

## **2.0 Reasons for Decision(s)**

- 2.1 The report submitted to Planning Committee on 17<sup>th</sup> March 2016 inadvertently omitted a planning condition to undertake programme of archaeological work.

## **3.0 Alternative Options**

- 3.1 Members can decide not to include an additional condition in respect of the development proposed under application 152826. Should Members elect not impose the suggested extra condition, the planning permission will be subject to those conditions agreed at the 17<sup>th</sup> of March Planning Committee meeting. The lack of an archaeological condition will mean that this development will not add further our understanding of the history of this site and its surroundings.

## **4.0 Supporting Information**

- 4.1 Planning application 152826 proposes the erection 93 dwellings and associated open space, landscaping, access and car parking on land to the east of Warren Lane. It is proposed that the scheme will provide 19no. 2 bed units, 47no. 3 bed units, 25no. 4 bed units and 2no. 5 bed units.

- 4.2 The proposed development site is located in an area of potentially high archaeological importance. The site is topographically favourable for early occupation of all periods being located at the head of a minor tributary of the Roman River and in a similar landscape context to many known archaeological sites, including the Scheduled Monument at Gosbecks Farm Iron Age and Romano-British site to the south-east, and Stanway burials to the south.
- 4.3 As a part of the application submission, a geophysical survey was carried out across the proposed development site. On the basis of these results, the Council's Archaeological Officer advised that there were no grounds to consider refusal of this permission to achieve preservation *in situ* of any important heritage assets. A planning condition, in accordance with the *National Planning Policy Framework* (Paragraph 141), was however recommended to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.
- 4.4 The report submitted to the Planning Committee on the 17<sup>th</sup> March 2016 recommended that application 152628 was approved subject to various conditions and an s106 agreement being signed. Members endorsed the Officer recommendation and added two further conditions in relation to boundary hedge retention and lighting. Unfortunately, due to an oversight, an archaeological condition was not included in the list of conditions recommended to Members by Officers.
- 4.5. The absence of an archaeological condition has been picked up prior to the s106 agreement being completed and the issue of the decision notice. Given that the decision notice has not been issued, it is possible to add a further condition and Members are therefore asked to endorse the inclusion of the following archaeological condition:

No works shall take place until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation that has been submitted to and approved, in writing, by the Local Planning Authority. The Scheme shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works

The site investigation shall thereafter be completed prior to development, or in such other phased arrangement, as agreed, in writing, by the Local Planning Authority. The development shall not be occupied or brought into use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely

- 4.6 The developer (Taylor Wimpey) has been made aware this oversight and has not raised an objection to the inclusion of the archaeological condition; indeed they had anticipated that such a condition would be attached to the planning approval.

## **5.0 Strategic Plan References**

- 5.1 The Strategic Plan seeks to promote a greater understanding of the Borough's heritage and provide opportunities to increase the number of homes available.

## **6.0 Consultations**

- 6.1 The original planning was subject to public consultation; no further consultation has been undertaken in respect of this proposal (other than with the applicant).

## **7.0 Publicity, Financial, Equality, Diversity and Human Rights, Community Safety, Health and Safety and Risk Management Implications**

- 7.1 None directly arising from this report

### **Background Papers**

#### **Committee Agenda 17 March 2016 Item 7.1**