

Your ref: 19/03416/OUT

Our ref: AH/ARP/1/2020/0051

Proposal: Outline application for the demolition of existing buildings and residential development of up to 80 dwellings including the creation of a new vehicular access and pedestrian accesses, open space, landscape planting and surface water attenuation (all matters reserved except access).

Location: Land at Manor Farm, Combe Hill, Templecombe, Somerset

For the attention of: David Kenyon

Dear David

Thank you for consulting us on this application.

The submitted information pertaining to archaeology is sufficient to determine the significance of the heritage asset and the outline Written Scheme of Investigation (WSI) does describe an appropriate response to the archaeological issues. It is clear from the WSI that a the mitigation will require a trial trench evaluation and based on the results of the trenching a second phase of investigation will be agreed with the LPA which, may be excavation of specific areas of the site.

For this reason I recommend that the developer be required to archaeologically investigate the heritage asset and provide a report on any discoveries made as indicated in the National Planning Policy Framework (Paragraph 199). This should be secured by the use of the following conditions attached to any permission granted.

"Programme of Works in Accordance with a Written Scheme of Investigation (POW)

Before the commencement of the development hereby permitted the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with the submitted Written Scheme of Investigation (WSI)."

and:

"Archaeology and ensuring completion of works

No building shall be occupied until the site archaeological investigation has been completed and post-excavation analysis has been initiated in accordance with Written Scheme of Investigation approved under the POW condition and the financial provision made for analysis, dissemination of results and archive deposition has been secured."

Please get in touch if you require any further information.

Steven Mambery
Senior Historic Environment Officer

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