

Stacey Robins
Development & Building Control
Wealden District Council
Vicarage Lane
Hailsham, East Sussex
BN27 2AX

Date
7th January 2022

Our Reference: AR WD21 2198 Bird Eye Farm Framfield
For the attention of: Claire Turner

Dear Mr Robins

ARCHAEOLOGICAL CONSULTATION

WD/2021/2198/MAO. LAND AT BIRD IN EYE FARM, SOUTH OF BIRD IN EYE HILL, FRAMFIELD, TN22 5HA.
OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 290 DWELLINGS, ASSOCIATED LANDSCAPING, INFORMAL OPEN SPACE AND STRATEGIC SANG, WITH ACCESS FROM THE B2102.

Recommend for approval in principle subject to the imposition of conditions	The information provided is satisfactory and identifies that there is a risk that archaeological remains will be damaged. Nonetheless it is acceptable that the risk of damage to archaeology is mitigated by the application of planning conditions which are outlined in this response.	YES
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If the Local Planning Authority is minded to grant planning permission, then we ask that the following condition be applied:

[1] No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

[3] No phase of the development hereby permitted shall be brought into use until the archaeological site investigation and post - investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) for that phase has been completed and approved in writing by the *Local Planning Authority*. The *archaeological site investigation and post - investigation assessment will*

be undertaken in accordance with the programme set out in the written scheme of investigation approved under condition

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.

Relevant National Planning Policy

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Detailed Comments:

Following my previous recommendations dated 28th October 2021 (our reference: AR WD21 2198 Bird Eye Farm Framfield defer) the applicant has now submitted the results of a geophysical survey (SUMO Survey report reference SUMO-05486 dated December 2021). This report concludes that no magnetic responses have been recorded that could be interpreted as being of definite archaeological interest and I am therefore satisfied that no further pre-determination archaeological investigation would be warranted. However, a number of magnetic responses could be of archaeological origin and there remains a risk that archaeological heritage assets of local or regional significance may exist and it would be appropriate, in line with standard practice, to test the geophysical survey results by intrusive investigation.

In the light of the potential for impacts to heritage assets with archaeological interest resulting from the proposed development, the area affected by the proposals should be the subject of a ***programme of archaeological works***. This will enable any archaeological deposits and features that would be disturbed by the proposed works, to be either preserved *in situ* or, where this cannot be achieved, adequately recorded in advance of their loss. These recommendations are in line with the requirements given in the **NPPF** (the Government's planning policies for England):

In furtherance of this recommendation, we shall be available to advise the applicant on how they can best fulfill any archaeological condition that is applied to their planning permission and to provide a brief setting out the scope of the programme of works.

The ***written scheme of investigation***, referred to in the recommended condition wording above, will set out the contracted archaeologist's detailed approach to undertake the programme of works and accord with the relevant sections of the Sussex Archaeological Standards:

<https://www.eastsussex.gov.uk/environment/archaeology/planning/> .

This advice is provided to the Local Planning Authority by the County Archaeologist in line with the Service Level Agreement and is not a statutory consultation response.

Could you send us a copy of the planning decision, once it has been made. Meanwhile, please do not hesitate to contact us again if you need further information or advice.

Yours sincerely

Neil Griffin

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