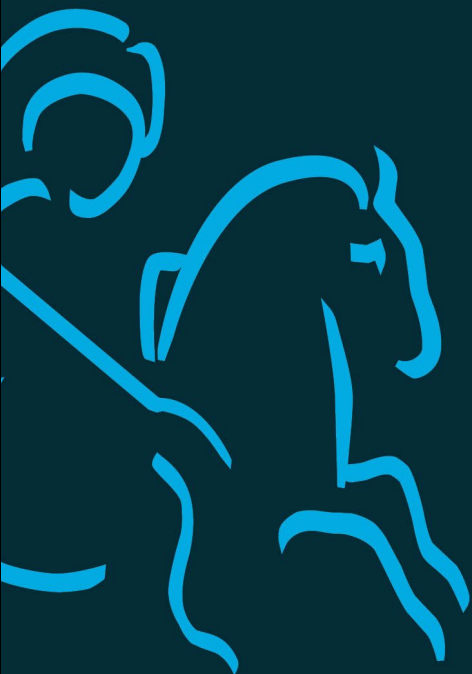


**APPEAL UNDER SECTION 78 OF THE TOWN AND COUNTRY
PLANNING ACT IN RELATION TO
LAND TO THE SOUTH OF WARREN LANE, NORTH OF WESTON
ROAD, LONG ASHTON**

**PLANNING APPLICATION NUMBER: 21/P/3076/OUT
PINS REF: APP/D0121/W/23/3315584**

**Robert Sutton Proof of Evidence (Heritage)
Summary - May 2023**



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May 2023

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1. SUMMARY PROOF OF EVIDENCE

Qualifications and experience

- 1.1. My name is Robert Sutton. I am the Director of Heritage Consultancy at Cotswold Archaeology. I am a Member of the Chartered Institute for Archaeologists (MCIfA), and Cotswold Archaeology is a Registered Organisation with the Institute.
- 1.2. I am an archaeologist by qualification and have been practicing as a heritage consultant for over 20 years. A graduate of Bournemouth University, I worked as field archaeologist in London before spending nearly 10 years as a heritage consultant at Atkins. I have led the consultancy team of Cotswold Archaeology since 2011, growing the team from four to 25 professional consultants. My full qualifications and experience are set out at Chapter 1 of my main proof of evidence.

Scope of this evidence

- 1.3. The evidence presented within this summary proof is solely concerned with matters associated with the assessment of the potential impact of the Appeal Scheme on heritage assets.
- 1.4. This evidence has been drafted as a response to the Reason for Refusal (hereafter referred to as the 'RfR No.2' which is as follows:

The proposed development would result in the complete removal of all archaeological remains from the development site and would cause unacceptable harm to the Scheduled Monument. These remains form part of the significance of the designation of this heritage asset. In addition, the development of part of the historic field pattern associated with the Scheduled Monument would cause unacceptable harm to the historic landscape. The proposed development is therefore contrary to Policy CS5 of the Core Strategy, Policy DM6 of the North Somerset Sites and Development Plan, and paragraphs 195, 199, 200, 201, 202 and 205 of the National Planning Policy Framework.

- 1.5. The evidence that I have prepared and provided for this inquiry is true and has been prepared and is given in accordance with the guidance of my professional Institute. I confirm the opinions expressed are my true and professional opinions, irrespective of by whom I am instructed.

Summary of key matters

- 1.6. My assessment, as reported in the main (full) Proof of Evidence, focuses on the following key matters:
- The specific and relative significance of the known buried archaeological remains within the Appeal Site (in reference to archaeological and historic interest);
 - The impact of the appeal scheme on the buried archaeological remains within the appeal site;
 - The impact of the appeal scheme on the heritage significance of the Walled Roman Settlement at Gatcombe;
 - The heritage significance of the historic landscape of character of the appeal site and its surrounds;
 - The impact of the appeal scheme on the experience of the buried archaeological remains and their setting;
 - The heritage benefits that can could be delivered by the appeal scheme (community archaeological excavations and enhanced historic interest that would improve access to the heritage significance); and
 - Balancing the heritage benefits against the adverse impacts of the appeal scheme.
- 1.7. The main issues within the Reason for Refusal (2) can be subdivided as: i) the physical impact of the Appeal Scheme on buried archaeological remains; and ii) the change that the Appeal Scheme would bring to the historic landscape character.
- 1.8. Regarding the first issue, it is my position that any reasoned assessment of the available evidence would conclude that only very sparse buried archaeological remains survive within the Appeal Site (within this part of the Scheduled Monument). Furthermore, what does survive has relatively limited archaeological interest and no historic interest. Thus, the loss of these buried archaeological remains, which can be adequately mitigated, would not result in material harm to the designated heritage asset as a whole. Further to this, and also allowing for the removal of a field to the west of Appeal Site from potential ploughing, the application of the 'heritage balance' results in any harm being compensated by the heritage benefits.
- 1.9. Regarding the second matter, the historic landscape character of the Appeal Site is of no heritage significance and is in no way associated with the archaeological interest of

the important Roman period remains to the west (or the buried remains within the Appeal Site itself). The negligible effect of the Appeal Scheme on the wider experience of the historic interest of the Roman period settlement site is accepted. However, this effect is very slight, and this can be easily offset by the benefits that can be delivered through the introduction of publicly accessible interpretation material (information boards). Again, the conclusion can be reached that the Appeal Scheme will result no harm to the designated heritage asset.

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