

Internal Memorandum

Case Officer: TBC

Dated: 12 April 2023

Application: Outline planning application for the development of up to 190no. homes (including 50% affordable homes), 0.13ha of land reserved for Class E uses, allotments, car parking, earthworks to facilitate sustainable drainage systems, open space and all other ancillary infrastructure and enabling works with means of access from Shiners Elms for consideration. All other matters (means of access from Chescombe Road, internal access, scale, layout, appearance and landscaping) reserved for subsequent approval.

Reference Number: 23/P/0664/OUT

Location: Land to north of Rectory Farm, Chescombe Road, Yatton

Comments from the Principal Archaeologist regarding the above application:

Known archaeological resource (non-designated/designated assets)

A Heritage Statement has been submitted in support of this application which includes a geophysical survey of the full extent of the proposed development area.

The Heritage Statement assesses the potential for archaeological remains within the proposed development area and has identified this as 'low', based on evidence within the surrounding area from the North Somerset Historic Environment Record (NSHER).

The geophysical survey did not identify any features of probable archaeological origin. The following is an extract from the report's conclusion:

The survey has identified few magnetic anomalies other than those due to the presence of the overlying superficial tidal flat deposits which cover large parts of the Proposed development Area (PDA). The spread and strength of responses from these deposits does not preclude the identification of responses from anomalies of possible archaeological potential if present within the PDA and it is therefore determined that the survey results provide a reliable indicator of the archaeological potential of the site.

High magnitude linear anomalies recorded in three fields identify buried service pipes and/or field drains and much weaker linear trend anomalies correspond to the direction of drainage channels forming a gripe system evident in LiDAR data, satellite imagery and which are still evident as shallow earthworks.

A cluster of four discrete, very high magnitude anomalies indicative of localised burning and faint linear trend anomalies at the eastern extent of the tidal flat deposits are of uncertain origin and the only other anomalies of note in the survey data.

Relevant Legislation / Planning Guidance:

National Planning Policy Framework, principally paragraphs 189-208 (2021)

North Somerset Council Core Strategy – Policy CS5: Landscape and the historic environment

North Somerset Council Sites and Policies Plan Part 1 (DM6: Archaeology & DM7: Non-designated heritage assets)

No anomalies have been recorded by the survey which might relate to heritage assets of Romano-British settlement and occupation evidence (HER MNS8769 and HER MNS8957) previously identified to the immediate west and south of the PDA.

Recommendations for further investigation/mitigation

The geophysical survey has identified a small number of features which are of uncertain origin and would warrant further investigation to confirm their nature, level of preservation and significance.

The site has a moderate potential for Roman period remains located at relatively shallow depths but also most probably beneath some alluvium, which could be of low or moderate significance. Given their 'low' significance it is unlikely preservation of any archaeological remains would not be warranted but could be examined and preserved by record as per NPPF paragraphs 194 and 205 and Policy DM6 (Archaeology) of the North Somerset Sites and Policies Plan.

Therefore, a programme of targeted trench evaluation would be required, as per consultation with the applicant's heritage consultants prior to the submission of this proposal. This could be implemented as a pre-commencement condition if planning permission is granted. The evaluation should be undertaken prior to any reserved matters application being submitted as should any archaeological remains that do warrant preservation be encountered, mitigation in terms of site layout may need to be agreed.

Relevant Legislation / Planning Guidance:

National Planning Policy Framework, principally paragraphs 189-208 (2021)

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North Somerset Council Sites and Policies Plan Part 1 (DM6: Archaeology & DM7: Non-designated heritage assets)