

Your ref: 17/02734/FL
Our ref: 4003 PR CNY16073
Contact: Peter Rowe
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Heritage Services

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FAO Mr Nick Read

Scarborough Borough Council Planning Services
Head of Planning Services
Town Hall
St Nicholas Street
Scarborough
YO11 2HG

26 January 2018

Dear Sir or Madam,

Application No: 17/02734/FL
Proposed Development: Site At Church Cliff Drive Filey
Development of Retirement Living Apartments and Lifestyle Living
Bungalows

Thank you for seeking archaeological planning advice on this proposal.

Archaeological Background and Recommendations:

The developer has submitted an archaeological desk based assessment with the planning application. I do not agree with the conclusions of the report, particularly the assessment of archaeological potential.

The report states that there is moderate potential for archaeological material dating to the medieval period and low to nil potential for all other periods. I agree that there may be moderate potential for earlier medieval remains that pre-date the current Norman layout of the settlement but that later medieval remains are likely to be limited to agricultural features such as plough furrows.

I would suggest that there is a moderate to high potential for prehistoric activity with later Neolithic and Bronze Age monuments such as burial mounds known along the length of the Yorkshire coastline. A number of local examples are in fact mentioned in the desk based assessment. There is a similar potential for prehistoric settlement activity, particularly from the Mesolithic and Iron Age

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periods. The development area therefore has archaeological potential, the significance of which cannot be established by desk based assessment alone.

I recommend that a scheme of archaeological field evaluation should be undertaken to identify and describe the nature and significance of any surviving archaeological remains within the proposed development area, and enable an understanding of the potential impact of the proposal upon their significance.

In the first instance, I would advise that this evaluation should comprise geophysical survey, to be followed by trial trenching, as appropriate.

Legislative or Policy Justification:

In accordance with the historic environment policies within Section 12 of the National Planning Policy Framework, 2012 (paragraph 128), this evaluation should be undertaken prior to determination of the planning application. This will enable an informed and reasonable planning decision to be taken as to whether the development should be permitted in its proposed form (paragraph 135). If so, the above information will assist in identifying mitigation options for minimising, avoiding damage to, and/or recording any archaeological remains (paragraph 141).

I would be happy to comment upon any archaeological evaluation reports and advise you further.

Please do not hesitate to contact me if you have any queries.

Yours faithfully,

Peter Rowe
Principal Archaeologist