

Your ref: 17/02734/FL
Our ref: 4003 PR CNY16073
Contact: Peter Rowe
Direct dial: [REDACTED]
email: [REDACTED]

Heritage Services

Growth, Planning and Trading Standards
Business and Environmental Services
North Yorkshire County Council
Northallerton
DL7 8AH
www.northyorks.gov.uk

FAO Mr Nick Read

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

27 June 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:

The developer has provided additional information including the results of an archaeological field evaluation in the form of a geophysical survey and trial trenching. Together with the previous desk based assessment this information provides a reasonable baseline from which to assess the impact of the proposal on archaeological deposits. The reports meet the information requirements of the NPPF (para. 128).

The evaluation revealed a small rectangular enclosure of prehistoric date in the south-western part of the development area. The enclosure ditches were well preserved and contained both pottery and worked flint suggesting that it may have been the focus of settlement activity (rather than agricultural). The remainder of the site was relatively clear of archaeological features.

The archaeological deposits associated with the enclosure are of local significance but are not of such interest as to preclude development. The enclosure is not fully understood from the results of

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the evaluation and further archaeological investigation would enhance our understanding of the feature in its own right and of prehistoric activity along this stretch of the coast.

Recommendations:

I advise that a scheme of archaeological mitigation recording is undertaken in response to the ground-disturbing works associated with this development proposal. This should comprise an archaeological strip, map and record to be undertaken in advance of development, including site preparation works, top soil stripping, excavations for new foundations and new drainage or services, to be followed by appropriate analyses, reporting and archive preparation. This is in order to ensure that a detailed record is made of any deposits/remains that will be disturbed.

Condition:

I recommend that the following condition is applied to secure the archaeological recording:

A) No demolition/development shall commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. Community involvement and/or outreach proposals
3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Legislative or Policy Justification:

This condition is imposed in accordance with Section 12 of the NPPF (paragraph 141) as the site is of archaeological significance.

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

Yours faithfully,

Peter Rowe
Principal Archaeologist