



Communities, Economy and Transport Department

MEMORANDUM

To: Jeremy Patterson, Planning Development Control Team

From: Archaeology Section, Environment Advice Team

Our Reference: AR LW17 799 Fishers Wharf

Your Reference: LW/799/CM(EIA)

Please ask for: Greg Chuter

Date: 16th November 2017

Recommend for approval	The information provided is satisfactory and identifies that it is unlikely significant archaeological remains will be impacted by these proposals	
Recommend for approval in principle subject to the imposition of conditions	It is noted the application documentation has not met the requirements of Policy 128 of the NPPF. 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.	
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
Recommend for refusal due to insufficient information	The applicant has failed to meet the requirements of section 128 of the NPPF and it is not possible to clarify the impact of the proposal on heritage assets or archaeological remains	
Recommend for refusal	The application presents an unacceptable impact to archaeological remains	

If the Local Planning Authority is minded to grant planning permission, then we ask that the following condition be applied :

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 by the applicant and approved by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

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

141. *Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also 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:

The proposed development is of archaeological interest due to the potential impact to World War 2 military defensive remains and 19th / early 20th industrial remains, including a railway. There may also be limited impact to more deeply buried deposits of geo-archaeological interest through the proposed water recycling pits and piling.

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 (April 2015).

Perhaps you could 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.

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Yours sincerely

Greg Chuter, MA, MCIFA

County Archaeologist
Archaeology Section
Environment Advice Team
East Sussex County Council

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