

Dear Sir/Madam,

Re: APP/13/00804 Woodcroft Farm Development Site, Woodcroft Lane, Waterloo.

Thank you for consulting us regarding the above planning application. Although there are no archaeological finds or features known from within the site of proposed development this should be considered more a reflection of the lack of archaeological investigation on the site than necessarily a genuine absence of archaeological remains. Archaeological investigation on similar locations within the vicinity has revealed evidence for previously unknown prehistoric occupation, principally Iron Age. As suggested in the Desk Based Assessment submitted with the application while not presenting an overriding concern archaeological assessment and mitigation should be secured through the attachment of suitable archaeological conditions to any planning consent that might be granted. For instance:

1) That no development shall take place until the applicant has secured the implementation of a programme of archaeological evaluation in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets.

2) That no development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations.

3) Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available.

Geophysical survey and trenched evaluation will be needed to inform the first of these conditions the results of which will inform the subsequent mitigation work. I would strongly urge that the evaluative phase of work be undertaken as soon as possible so that a programme of archaeological mitigation can be accommodated within the construction programme and within the details of the design.

Should you or the applicant have any queries please do not hesitate to contact me.

Yours Faithfully,
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