

**APPLICATION NO: F/YR21/0680/FDC**

**SITE LOCATION: Site of Former 24 High Street, Wisbech**

**UPDATES:**

**CCC Archaeology:** Our records indicate that the site is located in the historic core of Wisbech, immediately west of the Market Place, and north-west of the site of the medieval castle (Cambridgeshire Historic Environment Record reference 01926). Finds of medieval artefacts are well known in the vicinity (for example, CHER refs 11911, 10489, CB14619). Recent fieldwork and research on Wisbech indicate that extensive stratified deposits of medieval date are likely to survive throughout the medieval core of the town (ECB436 and Cambridgeshire Extensive Urban Survey project).

A previous application for development in this location (F/YR17/1198/FDC) was granted permission with an archaeological condition attached, which remains extant. A limited watching brief on some small and shallow test pits required to assess the brick foundations of the existing buildings did not allow a comprehensive modelling of the deposits present and was not able to determine whether the site represents a 'blank' area within the medieval centre of Wisbech, or whether the areas sampled were simply too small to draw conclusions. A report of the watching brief and subsequent correspondence asking for foundation details for the previous scheme is attached. I understand that the previous scheme has now been superseded by the current proposals.

Having reviewed the submitted documentation accompanying this application we consider that further information is needed in order to adequately inform our response to the consultation, and thereby for the application to be determined in compliance with the requirements of the NPPF. The submitted 'heritage statement' notes at 1.2.1 that the proposed building will not incorporate a basement storey. The same document, dated April 2021, states that 'The details of the groundworks for the building foundations is yet to be finalised'. Please could you now supply details and drawings of the foundation construction methodology and any ground reduction required for construction of the new buildings in order to determine whether archaeological mitigation – secured by condition as previously – will be required in conjunction with any permission that Fenland District Council may be minded to grant for this scheme.

The Case Officer followed this up with CCC Archaeology and it has been agreed that a pre-commencement condition may be imposed in the absence of the foundation construction methodology and any ground reduction details.

The requirement to impose the additional condition was conveyed to the agent for the scheme in order to gain their approval of the same in line with Section 100ZA(5) of the Town and Country Planning Act 1990 and they have confirmed their acceptance of the imposition of this condition. With regard to conditions 2, 3 and 5 the agent has asked that these conditions be amended to require the submission and approval of details prior to any works above ground level as opposed to prior to commencement and this change is acceptable and the recommended conditions will be revised accordingly.

**On the 20<sup>th</sup> July the Government published a revised National Planning Policy Framework (NPPF). There are no changes to the NPPF which have a material effect**

**UPDATE** continued:

**on the consideration of this application, however the paragraph/Chapter numbers referred to in the Committee report have been amended as follows:**

- Paras 10, 47, 55 remain unchanged in numbering and content
- Chapters 5, 6, 7, 9, 14 and 16 remain consistent across the two editions
- Para 124 **now** Para 126 – Good design is a key aspect of sustainable development;
- Para 127 – Planning policies and decision should ensure developments are sympathetic to local character and history **now** Para 130 (c)
- Para 189 – In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset **now** Para. 194
- Para 190 – Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal **now** Para. 195

**Recommendation remains one of approval as per pages 57-59 of the Agenda, with the addition of the archaeology condition as follows; and revisions to conditions 2, 3 and 5 to require the submission of the details specified prior to any works above ground level as opposed to prior to commencement.**

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) the statement of significance and research objectives;
- b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c) The timetable for the field investigation as part of the development programme;
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2019).