

Andrew Palmer
Borough Planning Officer
Hastings Borough Council
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date
24th March 2015

please contact our ref
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your ref
HS/OA/15/00168

For the attention of: Mr T Tanner

Dear Mr Palmer,

ARCHAEOLOGICAL CONSULTATION

**HS/OA/15/00168: FORMER THE ST LEONARDS ACADEMY DARWELL CAMPUS,
DARWELL CLOSE, ST LEONARDS-ON-SEA TN38 9JP**

**OUTLINE APPLICATION FOR THE ERECTION OF UP TO 210 DWELLINGS (25%
AFFORDABLE) WITH ASSOCIATED OPEN SPACE, PLAY AREAS, LANDSCAPING AND
ACCESS**

Thank you for sending this application for our consideration.

The application has been submitted with the results of a comprehensive archaeological desk-based assessment including a Level 2 survey of the 19th century stable buildings and a Level 1 survey of the former twentieth century school buildings and ancillary structures. These surveys constitute a suitable record of the structures and can be added to the East Sussex Historic Environment Record (HER) in due course.

The archaeological desk-based assessment also sets out the below-ground archaeological potential of the site, from prehistoric to modern and taking into account the recent impacts to the site from terracing and construction of school buildings and sports pitches in the 20th century, concludes that there is the potential that below ground archaeological remains may survive at the site. In particular there is the potential for remains associated with the development and use of the site since the

late 13th century as the site of Atte Grove Manor house, with major phases of rebuilding in the late 15th and early 19th centuries.

I broadly agree with the conclusions of the archaeological desk-based assessment, namely that in the event that areas of below ground archaeological remains can be identified through field evaluation, it is likely that these will be of local or regional interest, in part because of the likely impact of recent, twentieth century development across the site.

In the light of the potential for impacts to heritage assets on this site resulting from 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 survive at the site to be identified and impacts to those remains mitigated either through design solutions to preserve them *in situ* or where this is not feasible through a programme of archaeological recording before they are lost. These recommendations are in line with the requirements given in the **NPPF** (the Government's planning policies for England):

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.

I would therefore ask that the following conditions be applied to any planning permission that is granted in respect of this application:

[1] No development shall take place until the developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by 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

[2] The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [1] to the satisfaction of the Local Planning Authority, in consultation with the County 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

In furtherance of these recommendations, 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.

In the first instance an archaeological watching brief on any geotechnical studies might help to develop a model of the potential for below ground remains to have been removed or protected by the cut-and-fill of terracing at the site. Following that work we would be likely to recommend a programme of evaluation trial trenching to establish the presence, character, date and significance of archaeological remains at the site. The results of such field evaluation would then be used to determine the extent of any further mitigation.

It is expected that the **written scheme of investigation** referred to in the recommended planning conditions above will confirm the actions to be taken and accord with the relevant portions of the Sussex Archaeological Standards (April 2015).

Please send us a copy of the planning decision, once it has been made so that we may update our consultation records. Meanwhile, please do not hesitate to contact us if you need further information or advice.

Yours sincerely

Casper Johnson BA MCifA FRSA FSA

County Archaeologist
Environmental Advice Team
East Sussex County Council