

# Internal Memorandum



**Development Management Case Officer:** TBC  
**Dated:** 12<sup>th</sup> July 2021

**Application:** Outline planning application for demolition of 54 and 56 Farleigh Road; residential development of up to 125 dwellings (Class C3); strategic landscaping and earthworks, surface water drainage and all other ancillary infrastructure and enabling works with means of site access (excluding internal roads) from the new junction off Farleigh Road for approval; all other matters (internal access, layout, appearance, scale and landscaping) reserved for subsequent approval

**Reference Number:** 21/P/1766/OUT

**Location:** Land at Farleigh Farm and 54 and 56 Farleigh Road, Backwell

## **Comments from the Senior Archaeologist regarding the above application:**

### Known archaeological resource (Non-designated/designated assets)

There are no designated heritage assets within the area of proposed development, but it does lie close to the Backwell Church Town Conservation Area and Grade I listed St Andrew's Church and other listed buildings.

There is one non-designated heritage asset in the form of a large stone/slab on the southern edge of the proposed development, and this should be preserved in its current location (even if it may not be in its original position).

### Previous investigations

As mentioned in the accompanying Archaeological & Heritage Assessment a geophysical survey was undertaken in 2014, the results of which are included in the assessment. They survey identified several anomalies thought to be of archaeological origin such as ditches and possible pits. There is moderate potential these date to the later prehistoric or Romano-British periods. No further investigation was undertaken to determine the nature, extent of level of preservation of these features

### Historic Landscape Impact

This area is characterised historically as 'late medieval enclosed open fields created by local arrangement and exchange', surrounded by 20<sup>th</sup> century modern development.

### Recommendations for further investigation/mitigation/impact

The geophysical survey undertaken in 2014 does not cover the full extent of the red line boundary but given that the southern area is proposed for a LEAP and open space, I would not require further survey.

As the results of the survey have not been further investigated, I would require a targeted trench evaluation in line with paragraph 189 of the NPPF and Policy DM6 of the North Somerset Sites and Policies Plan. This would ideally be undertaken pre-determination should any of the archaeological features require preservation or further mitigation, which could be implemented as a condition if planning permission is granted. If the features are identified to be of low significance during the evaluation, then preservation by record may be adequate.

### **Relevant Legislation / Planning Guidance:**

National Planning Policy Framework, principally paragraphs 184-202 (2019)

North Somerset Council Core Strategy – Policy CS5: Landscape and the historic environment

North Somerset Council Sites and Policies Plan Part 1 (DM4: Listed Buildings, DM6: Archaeology & DM7: Non-designated heritage assets)