

Internal Memorandum



Development Management Case Officer:

Dated: 23rd August 2021

Application: Outline application for the erection of up to 62no. dwellings (30% affordable housing) with accesses off Church Lane and Front Street, landscaping and other associated works; access for approval with matters of appearance, landscaping, layout and scale reserved for subsequent approval

Reference Number: 21/P/2049/OUT

Location: Land to the east of Church Lane and north of Front Street, Churchill

Comments from the Senior Archaeologist regarding the above application:

A pre-application request was made in 2020 where it was outlined to the applicant that an historic environment desk-based assessment (HEA) and geophysical survey would be required. This information has been submitted as part of this application.

Known archaeological resource (Non-designated/designated assets)

The submitted historic environment assessment summarises the known heritage assets and the potential impact of this proposal upon them.

Previous investigations

As mentioned above, a geophysical survey has been undertaken of the site. Whilst no features of definite archaeological interest were detected, a sub-circular enclosure was recorded along with some linear trends, and these will require further investigation given the recorded archaeology in the vicinity.

Historic Landscape Impact

The proposal sits partly within the Churchill Conservation Area and within the setting of a number of listed buildings. This will be commented upon by the Council's Conservation & Heritage Officer.

As mentioned in the HEA some of the site's existing field boundaries may comprise historic hedgerows. The landscape guidelines for the 'River Yeo Rolling Valley Farmland' character area (identified in the North Somerset Landscape Character Assessment SPD, 2018) state that historic hedgerows should be conserved to strengthen and enhance the character.

Recommendations for further investigation/mitigation/impact

The historic environment assessment has concluded the site has potential for prehistoric, medieval, post-medieval and modern archaeological deposits.

Targeted evaluation based on the results of the geophysical survey will be required pre-determination to assess the nature, extent and significance of particular features identified, in line with paragraph 194 of the NPPF and Policy DM6 of the North Somerset Sites and Policies Plan.

The results of this would inform any necessary mitigation strategy, which could be implemented as a condition, should planning permission be granted.

Relevant Legislation / Planning Guidance:

National Planning Policy Framework, principally paragraphs 189-208 (2021)

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)