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26th January 2022

Paul Lester
Redditch and Bromsgrove Planning Services
Redditch Town Hall
Walter Stranz Square
Redditch
B98 8AH

Our ref: CWR14650
Your ref: 21/01830/FUL

Dear Paul,

Ref: 21/01830/FUL - Land West of Hither Green Lane Redditch Worcestershire B98 9AZ

Proposal: Residential development (Class C3) with a vehicular access point onto Hither Green Lane, play areas, public open space including footways and cycleways, sustainable urban drainage systems and all other ancillary and enabling infrastructure.

The proposed development area is adjacent to and/or within close proximity to a number of designated and non-designated heritage assets including, but not exclusively, *Saltway, Beoley to Droitwich* (HER ref. WSM37590), *Earthworks southwest of Bordesley Lodge Farm* (HER ref. WSM07249), *Deserted Medieval Village, West of Bordesley Lodge Farm* (HER ref. WSM05555), *Deserted settlement, Weights Lane, Redditch* (HER ref. WSM00017), the Grade II listed *Bordesley Lodge Farm* (national ref. 1100038) and the *Scheduled Monument Bordesley Abbey* (national ref. 1005304).

While the proposed development area has likely been agricultural in nature for much of the medieval and post-medieval periods – potential ridge and furrow earthworks (HER ref. WSM57442), evidencing this land use – the site is located within an archaeologically rich landscape, with multi-period remains. The Worcestershire Historic Environment Record also

records an area of Palaeolithic Potential in the Southern half of the proposed development area (HER ref. WSM56946).

The proposed development area is located within an archaeologically rich landscape, with multi-period remains. There is known high potential for palaeo-environmental remains in the Southern half of the site. The site also has the potential to include heritage assets of archaeological interest, particularly of Roman or earlier date. I would therefore recommend, should this proposal progress, that **pre-determination archaeological investigation** is undertaken prior to decision making.

The County and the District has a responsibility to protect, either by preservation or record, cultural remains within its jurisdiction, and this is emphasised by the National Planning Policy Framework section 16, paragraph 194:

"...Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation";

Pre-determination archaeological investigation should be undertaken to establish the potential for below ground remains and the impact of proposed development on the Historic Environment, including the setting of designated and non-designated heritage assets.

The following is recommended,

1. **Desk Based Assessment** - A detailed examination of the site should be undertaken. The desk based assessment should consider the potential for remains from the prehistoric period onwards as well as any potential impact to known heritage assets, including the setting of designated and non-designated heritage assets.
2. **Geophysical survey** – The whole site should be scanned and any anomalies, including any evidence of extraction, surveyed. The nature of any anomalies should be determined as far as is reasonably possible. A methods statement from the geophysical survey contractor must be provided to the Planning Advisory Section prior to commencement of fieldwork. Investigation must conform to the standards and guidelines as set out in English Heritage's, 2008, Geophysical Survey in Archaeological Field Evaluations report.
3. **Evaluation** – Following the results of the Desk Based Assessment and Geophysical Survey, an Evaluation, by trial trenching, **may** be required to establish the nature and extent of any potential archaeological features and deposits, their character and significance. In this instance an agreed percentage of the proposed site should be

stripped under close archaeological supervision using a toothless bucket to a depth where significant archaeological deposits are exposed. All features of archaeological significance should be planned at a suitable scale and sampled to determine their nature and significance. A Written Scheme of Investigation must be submitted too and approved by the archaeological planning advisor prior to works commencing.

Due to the potential impact to below ground archaeological remains and deposits further information should be required pre-determination. If this is not submitted, the application would not comply with National Planning Policy Framework section 16, paragraph 194 and should therefore be refused.

Given the proximity of the proposed development area to the Scheduled Monument Bordesley Abbey, Historic England should be consulted, as they may wish to comment on any potential impact to the setting of the Scheduled Monument by the proposed development.

Please Note: A fee will be charged to the applicant for the provision of a Brief (an outline scope of works) for the archaeological work required and for the checking of any responding Written Scheme of Investigation (contractors detailed method statement) and archaeological reports.

The applicant or their successor in title must contact the officer below to arrange provision of the brief. It will be the applicant's (or their successor in title) responsibility to contract an appropriate archaeological organisation to undertake a pre-determination programme of works as detailed in the brief. The Planning Advisory Section of the Worcestershire Archive and Archaeology Service will offer advice on all stages of the proceedings.

Should you have any questions regarding the above please do not hesitate to contact me.

A handwritten signature in cursive script that reads "Emily Hathaway".

Emily Hathaway