

TO: ANDREW BANKS, DEVELOPMENT MANAGEMENT
FROM: JULIAN COTTON, ARCHAEOLOGY



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MI
**Herefordshire
Council**

DEVELOPMENT DETAILS

APPLICATION NO: **N121379/F**
DESCRIPTION: **Detached dwelling on part of beer garden etc.**
SITE: **Land at The Royal George, Lyonshall HR5 3JN**
PARISH: **Lyonshall**
GRID REF: **OS 333769 255622**
MEMO REF: **b121379s1**
DATE OF MEMO: **20/06/12**

APPRAISAL OF PROPOSAL AND SITE

The proposed development will involve an appreciable amount of new ground disturbance in a sensitive location within the medieval form of the settlement.

In my view, the site is likely to include below ground archaeological remains, at risk of significant harm or loss as a result of the development suggested.

It is noted that Lyonshall is an Archaeologically Important Urban Area, as defined in Section 9 of the Herefordshire Unitary Development Plan. There is clear archaeological potential in this location, although good information about the archaeological implications of development is currently lacking.

ADVICE REGARDING PROPOSAL

Having regard to relevant policy and best practice (in particular but not limited to **Para. 128 of the National Planning Policy Framework 2012 [NPPF]**) and 'saved' **Policy ARCH1 of the Herefordshire Unitary Development Plan 2007**, I would therefore advise the following:

The site has the potential to include heritage assets with archaeological interest. Accordingly, the developers should in the first instance be required to submit an **archaeological desk based assessment report**. Additionally, because desk-based information alone will not here allow a satisfactory analysis of sensitivity and risk, it is necessary that the developers should also submit a **field evaluation report**.

These reports should be submitted at the earliest opportunity, as it will not be possible to properly determine the planning application without them. Depending on the apparent conclusions of the reports, and any other relevant considerations, further archaeological measures may be necessary in due course.

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JULIAN COTTON, ARCHAEOLOGICAL ADVISOR, HEREFORDSHIRE COUNCIL