Development Management – Delegated Officer Report

Application Number: **AWDM/0123/23** **Recommendation: Approve**

Site: Former Mannings, Surry Street, Shoreham

Proposal: Approval of Details Reserved by Condition 22b (approved programme of archaeological work) of Application AWDM/1281/19.

Date of Site Visit: **NA**

Neighbours Checked: **NA**

Additional neighbour notification: **NA**

Proposal, Site and Surroundings

This application relates to the second stage of archaeological investigations - the reporting stage under condition 22b, which is required as part of the redevelopment of the Mannings. Relevant wording is as follows:

22. ***Archaeology***

No development shall commence within the site until:

a) A written scheme of investigation (archaeological work) which should include on-site field survey and recording and the analysis reporting publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority;

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

***Reason**: To enable the recording of heritage assets of archaeological interest in accordance with policy 17 of the Adur Local Plan 2017 and paragraph 194 of the National Planning Policy Framework, 2021.*

Planning History:

AWDM/1281/19 Demolition of existing building and structures and construction of building ranging in height from three to six storeys providing 74 residential units comprising 28no. 1 bedroom, 40no. 2 bedroom and 6 no. three bedroom units, including 27 car parking spaces 3 of which are wheelchair accessible, 86 cycle parking spaces, amenity space, soft and hard landscaping and associated ancillary facilities**. Approved 15th December 2019**

AWDM/2202/21 - Application for Approval of Details Reserved by Condition 22(a) (Archaeology) of previously approved AWDM/1281/19. **Approved 7th Feb 2022**

Consultations:

Council's Consultant Archeologist

17th May 2023 - having reviewed the updated report, it has resolved the issues noted in our previous correspondence and we are happy to recommend full discharge of Condition 22b.

Relevant Planning Policies:

Adur Local Plan, 2017 Policy 17.
National Planning Policy Framework (CLG 2021)
Planning Practice Guidance (CLG)

Planning Assessment

This application for discharge of the reporting stage of the Scheme of Investigation.

Findings have been augmented by photographic evidence in the revised report (May 2023), as required by the Council's consultant archaeologist. They show that due to much previous ground disturbance, there was little natural geology remaining. Frequent fragments of post-medieval building material were observed along with red brick foundations of a 19th century infirmary. The final conclusion is:

> *Construction groundwork to form piled foundations for the new building and a crane base confirmed the general sequence of deposits across the Site. No pre-9th century archaeological features, deposits or finds were identified. It is concluded that the Site retained no archaeological potential, any potential that did exist seemingly lost to severe impacts from 19th and 20th century buildings.*

Accordingly the requirements of the planning condition have been discharged.

Recommendation - Conclusion. Approval

Is recommendation contrary to letter(s) of representation? N

Case Officer: Stephen Cantwell Date: 19/06/2023