Delegated Report – Free Wharf, Brighton Road, Shoreham
AWDM/0205/19: Discharge Condition 13 of AWDM/1497/17

This application seeks discharge of condition 13 of planning permission AWDM/1497/17, which is for the redevelopment of Free Wharf by a mixture of 540 new homes, commercial and D1 floorspace and various riverside works necessitating excavation at this riverside site close to historic core of Shoreham where there is possibility of archaeological interest.

Condition 4 concerning archaeological investigation associated with enabling works in advance of development, were approved under reference AWDM/1497/17 by letter of 15th November 2018. The written scheme of investigation in the document thereby approved*, (Overarching Written Scheme of Investigation for Geo-archaeological Analysis and Archaeological Strip, Map and Sample Works. Report A110020 WYG 13 August 2018*) meets part of the requirement of condition 13 as explained in the County Archaeologist comment below.

Condition 13 is as follows:

> **An archaeological investigation of the site shall be carried out at the expense of the developer in accordance with a specification (written scheme of investigation) to be submitted to and agreed by the Local Planning Authority in writing before the commencement of building works, excluding demolition.**
> **Reason:** ***To ensure appropriate investigation and recording of archaeological heritage assets on the site prior to commencement of new building works. Policy: National Planning Policy Framework paragraphs 135, 141; Adur Local Plan 2017 Policy 16.***

Details Submitted

Overarching Written Scheme of Investigation for Geo-archaeological Analysis and Archaeological Strip, Map and Sample Works. Report A110020. WYG 13 August 2018

Geo-archaeological Borehole Investigation ASE Report No: 2019050. February 2019

Geo-archaeological & Archaeological Watching Brief Report ASE Report no: 2019314. December 2019

Consultation

County Archaeologist

7th Feb 2020

The report [*Geo-archaeological & Archaeological Watching Brief Report ASE Report no: 2019314. December 2019*] attached to your e-mail is acceptable. In connection with Condition 13 of AWDM/1497/17 (Archaeology), all required on-and off-site archaeological investigation, recording and reporting, as re-scoped and agreed at a site meeting on 9.10.2019, has now been satisfactorily completed (refer my e-mail to you of 9.10.19 (17:15), copied to Samantha Hilton of WYG). **Accordingly I recommend the full discharge of Condition 13 (Archaeology).**

7th March 2019:
Condition 13 refers to a Written Scheme of Investigation, the "Overarching Written Scheme of Investigation", submitted to your Council in August 2018, and which you have copied to me. This is the final revision that I had read at that time, and agreed was acceptable as regards Condition 4. I confirm now that it is acceptable in respect of Condition 13, for partial discharge of this Condition.

As stated in the letters from the agent and Alex Godden of WYG, the next stage towards full discharge of Condition 13 would be the receipt of a report on the 6 exploratory boreholes drilled for archaeological purposes on the site. The findings of these would then inform an appropriate level of archaeological mitigation. Since AWDM/0205/19 was submitted, I have been sent by Iain Bennett of WYG (18th February) a draft of the report on the boreholes (copy attached). Unfortunately only two of the six boreholes could be drilled to full depth, owing to buried "sandwiches" of concrete and compacted gravel (as I understand the report) either blocking the drill or causing the drill head to break.

Having read the report, I agreed with the recommendation to send some borehole samples for analysis (e-mail attached of 1st March). I have also asked WYG if the other aims of the partially successful borehole drilling, to define the scope of archaeological mitigation – e.g. whether any archaeological fieldwork is necessary as regards excavation of the deep site-wide basement - can be achieved by other means.

I have suggested comparing the depth of excavation across the site needed for the basement with all the borehole results, and with the profiles of buried deposits prepared previously from earlier non-archaeological ground investigation. A principal reason for the boreholes was to test whether deposits thought to relate to the 19th-century timber ponds, and earlier deposits below, were as suggested.

Officer Comment

As is evident from the County Archaeologist's most recent comment above (7th Feb, 2020), the archaeological investigations and reporting has now been satisfactorily concluded. This has followed on from the original written scheme of 2018, (also previously approved under condition 4); the Borehole Investigation Report, submitted at the time of the current application and most recently the Report of the Scheme of Investigation of December 2019. The County Archaeologist has had regular liaison with the site archaeologists including site meetings and regular applicants to the Local Authority (7th March, 20th May, 1st July, 1st & 9th October and 6th & 7th February).

In conclusion the requirements of the condition have now been fully discharged and this application to confirm this can now be approved.

Recommendation:

Condition 13. Fully Approve

Officer: *Stephen Cantwell* *10-04-2020*

Authorised: Gary Peck 14 April 2020