

## HE12 Scheduled ancient monuments and other important archaeological sites

Development proposals must preserve and enhance sites of known and potential archaeological interest and their settings. Proposals that are likely to have an adverse impact on the archaeological interest, character or visual amenity of such sites and their settings will not be permitted. Exceptions will only be made where:

- a. in the case of Scheduled Ancient Monuments and their settings, the development would provide for an essential national need for which no alternative site is available and the archaeological remains are to be preserved, as far as practicable, in situ and the adverse impacts minimised; or
- b. in the case of other archaeological sites and their settings, the planning authority, in considering the relative importance of the site against the need for the proposal, is satisfied that the adverse impacts are to be minimised and the need for the proposal outweighs the likely harm to be done.

All proposals must be accompanied by an appropriate assessment of their archaeological implications. In considering whether an exception should be made, the planning authority may require the applicant to provide a further assessment of the significance of potential archaeological remains before the application is determined. This might form part of an Environmental Impact Assessment.

If the planning authority is satisfied that the value of the archaeological remains is outweighed by the need for the development, it will seek to preserve archaeological remains in situ as far as possible. If preservation in situ is not practicable, the applicant may be required to make provision for archaeological recording and/or specialist excavation before and during development; the conservation and storage of artefacts; and the dissemination of results.

The planning authority will also require appropriate enhancements, mitigation, and compensatory measures to be undertaken.

Planning conditions may be imposed, or a planning obligation sought, in order to secure these requirements.

- 8.47 Archaeological remains are a finite and irreplaceable resource which are particularly vulnerable to the effects of new development. It is important to reconcile the need for development with archaeological interests. Government guidance states that policies should provide for the protection, enhancement and preservation of sites of archaeological interest and of their settings.
- 8.48 There are 15 scheduled ancient monuments within Brighton & Hove. Four of these, Hollingbury Castle, Whitehawk Camp, Beacon Hill and Portslade Old Manor, are easily accessible to the public.

A full list of the 15 scheduled ancient monuments, is as follows:

| Grid Ref.              | Reference Number | Name and Description   |
|------------------------|------------------|--|
| 3131,1014              | SM.25458         | Tegdown Hill, Patcham: A Saucer Barrow and Three Bowl Barrows.   |
| 3298,0473<br>3306,0485 | SM.20176         | Whitehawk Camp, Whitehawk Hill: Neolithic Causewayed Enclosure.  |
| 3257,0955              | SM.34307         | Pudding Bag Wood, Stanmer: Prehistoric Linear Boundary an Bronze Age Bowl Barrow.                        |
| 3638,0276              | SM.12775         | Beacon Hill, Rottingdean: Long Barrow.   |
| 3646,0258              | SM.29234         | Beacon Hill, 160m NW of the Windmill, Rottingdean: Long Barrow.  |
| 3221,0787              | SM.27028         | Hollingbury, Hillfort: the possible remains of a Romano-Celtic Temple and a group of three Bowl Barrows. |
| 378,068                | AM.62            | Castle Hill: Earthwork.  |
| 304,103                | AM.12            | Ewe Bottom, Patcham: Entrenchment.   |
| 318,096                | AM.10            | Near Eastwick Barn Patcham: Earthworks and Lynchets.   |
| 301,091                | AM.106           | Patcham Court Farmhouse: Dovecote.   |
| 3714,0544              | SM.29235         | Field on the Bostle: Group of Three Bowl Barrows and an Anglo-Saxon Barrow.                              |
| 3286,0943              | SM.27018         | Great Wood, Stanmer: Bowl Barrow.  |
| 267,086<br>271,079     | AM.183           | Round Hill, Hangleton: Section of Port's Road and Barrow.  |
| 255.064                | AM.159           | Portslade Manor House: Ruins of Medieval Manor   |
| 3319,0924              | SM.34308         | Great Wood, 500m south west of Stanmer House: Cross dyke   |

- 8.49 In addition to this there are many sites of archaeological interest in the city, including Iron Age ditches, the site of Roman villas at West Blatchington, the site of the Medieval Village of Hove, Preston Village, Patcham, Stanmer, Ovingdean and Rottingdean. This category includes, but is not limited to, the Archaeologically Sensitive Areas.
- 8.50 Any proposal that may affect Scheduled Ancient Monuments or sites of archaeological interest or their settings will be subject to particularly close scrutiny.
- 8.51 Before the determination of an application for development that may affect a known or potential site of archaeological interest, developers will be required to make provision for an archaeological field evaluation. This may include:
- desk-top evaluation and
  - field evaluation

The evaluation should seek to define:

- the nature and extent of archaeological remains on the site or in the vicinity.
- the likely impact of the proposed development on archaeological remains; and
- how the impact of the proposed development might be mitigated by redesign of the proposal to achieve preservation of the remains in situ or, where this is not practicable or desirable, by archaeological recording/excavation before and / or during development.

- 8.52 Developments that will have an adverse impact on known significant archaeological remains will not normally be permitted. Where the principle of the proposal is considered to be acceptable, the planning authority will seek to preserve such remains in situ by requiring the applicant to redesign the proposal and/or to make provision for desk-top evaluation, field evaluation, specialist excavation prior to development, recording during development, conservation of artefacts and dissemination of results, as appropriate. (Field evaluation includes trial trenching, topographical surveying and geophysical surveying).
- 8.53 In considering whether a site is of potential archaeological interest, the planning authority will have regard to the maps of Archaeologically Sensitive Areas (ASAs). However, other archaeological sites may exist outside of these ASAs and archaeological assessments may also be required elsewhere. In order to minimise the overall impacts of a proposal, applicants may be required to improve the setting of the archaeological site and / or provide appropriate mitigating / compensatory measures.
- 8.54 Where structures or land uses exist on Scheduled Ancient Monuments or other important archaeological sites or in their settings that are damaging or potentially damaging to their archaeological interest, character or visual amenity, the planning authority will seek their removal, where practicable. Where appropriate, the planning authority will also consider making Article 4 Directions to control developments that are harmful.
- 8.55 Scheduled Ancient Monuments and ASAs are reviewed regularly and amended as appropriate, thus the designations shown on the proposals map may be subject to change. Applicants should therefore check with the council, at an early stage, as to whether amendments have been made.
- 8.56 Wildlife sites are frequently associated with ancient monuments, thus regard should be given to the policies dealing with nature conservation.

