

PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 19th January 2021

Contact: Paul Duncan ☎ 01835 825558

Ref: 21/00045/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 9th February 2021. If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 9th February 2021, it will be assumed that you have no observations and a decision may be taken on the application.

Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.

Name of Applicant: Mr M Singh

Agent: Felsham Planning And Development

Nature of Proposal: Erection of dwellinghouse

Site: Land East Of The Bungalow Edington Chirnside Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post: Keith Elliott Archaeology Officer	Contact e-mail/number: Keith.Elliott@scotborders.gov.uk 01835 824 000 ext 8886
Date of reply	15.02.2021	Consultee reference:
Planning Application Reference	21/00045/FUL	Case Officer: Paul Duncan
Applicant	Mr M Singh	
Agent	Felsham Planning And Development	
Proposed Development	Erection of dwellinghouse	
Site Location	Land East Of The Bungalow Edington Chirnside Scottish Borders	
<p><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></p>		
Background and Site description	<p>This case proposes the construction of a completed new house, with associated access drive, carparking and landscaping, in the almost D-shaped plot of land east of The Bungalow at Edington, Chirnside, in the eastern parts of the Scottish Borders.</p> <p>This archaeological consultation has been triggered by the application area lying in the surroundings of a number of entries recorded by the Scottish Borders Historic Environment Record. These are sites of significance dating from the prehistoric (likely Bronze Age) period onwards to the Medieval castle. However the exact sites of all are not known, but they remain of particular significance and if encountered would certainly be of regional if not national significance.</p>	
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Potential of archaeological remains in the area • Potential for disturbance of such archaeological remains 	
Assessment	<p>This application has been assessed against the Scottish Borders Historic Environment Record (HER) as the on-going record of all known, recorded and mapped archaeological sites and findspots across the area. This includes a range of sites from a range of source materials used, and in particular for this application includes sites or findspots whose locations are only generally known.</p> <p>The construction of a house in this area is of some note and it has to be said some concern also. There are a number of features that are recorded in the immediate area of the area proposed for the construction of the house, though the archaeological implications would also extend to other aspects of the development proposed also. The sites recorded by the HER in the surroundings of the application site include the nearby Edington Castle (Canmore ID 59687) which remains as ruins, the dovecote (Canmore ID 96929) as a standing monument, and the Medieval village of Edington (Canmore ID 59661) which lies somewhere in the area, together with further buildings – both standing (Canmore ID 59669) and demolished (Canmore ID 342538) as well as the site of a cist grave and mound of prehistoric date (Canmore ID 59640). In addition there are a number of earthworks clearly observable in the general aerial photography of the area which clearly once extended beyond into the now arable fields of cultivation, though this does not show</p>	

	<p>much for evidence of the associated village likely nearby originally.</p> <p>Both for the village site and the cist site, their exact locations are unclear from the available map and descriptive evidence. Whilst comparatively recent agricultural activities may have removed some of their evidence, it is possible that below-ground evidence may yet be found and be of some value in recording. It is likely the Medieval village would have been in proximity to the site of the castle.</p> <p>The construction of the house in this area has the potential for ground disturbance through its construction through the excavation for foundation trenches, as well as service trenches, and to a lesser depth but more extensive associated driveway access and carparking. These have immediate below-ground impacts into what shown in aerial photography as an arable field. There is the potential for archaeological remains to impacted upon by any house groundworks, but also the knowledge of such remains would also be imperfectly and incompletely known in the overall intention to make other than the house, carparking and driveway access grassed grounds with some trees and hedges planted, thus precluding the formation of cropmarks into the future.</p> <p>There is the potential for archaeological remains in the area, particularly relating to the castle and village which would be of significance. It would be recommended that some evaluation be undertaken prior to the determination of this application. It is acknowledged that the submitted details include the acceptance of a watching brief condition to accommodate for the presence of archaeological remains, but given the whole impact across the whole plot it may be necessary to afford more time and weight to such observations, recovery and recording and in particular if remains of significance are encountered, which may necessitate further works again. There are a number of possible evaluation methods which need not be confined to trenching alone. A larger strip, map and sample approach is favoured in the area of the proposed house, whilst elsewhere more formalised trenching may be preferred.</p>			
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input checked="" type="checkbox"/> Further information required
Recommended Conditions	<p>However, should the application be granted planning permission the following condition is recommended;</p> <p>ARCH02 Archaeology: Developer Funded Evaluation</p> <p>No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation outlining an Archaeological Evaluation. This will be formulated by a contracted archaeologist and approved in writing by the Planning Authority. Access should be afforded to allow investigation by a contracted archaeologist(s) nominated by the developer and agreed to by the Planning Authority. The developer shall allow the archaeologist(s) to conduct a programme of evaluation prior to development. This will include evaluation work and the full recording of archaeological features and finds. Results will be submitted to the Planning Authority for review in the form of a Data Structure Report. If significant archaeology is discovered the nominated archaeologist(s) will contact the Archaeology Officer for further consultation. The developer will ensure that any significant data and finds undergo post-excavation analysis, the results of which will be submitted to the Planning Authority.</p>			

	Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.
Recommended Informatives	