

**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	17.05.2023	Consultee reference:
Planning Application Reference	23/00507/PPP	Case Officer: Paul Duncan
Applicant	Aver Chartered Accountants	
Agent	Bidwells	
Proposed Development	Erection of dwellinghouse	
Site Location	Plot C Land West Of Hedgehope Cottage Winfield Berwick-upon-Tweed 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 seeks to establish the principle of constructing a new house in the area – just east of Gordon Law – a new house in the area formerly occupied by buildings associated with the Second World War airfield RAF Winfield. This is a site of local significance.</p> <p>This archaeological consultation has been triggered by the proposal being in the area of those buildings, though details are limited as to what and where exactly any proposed house would be.</p> <p>The avoidance of any archaeological remains would be recommended in the first instance, but archaeological conditions will likely be required in the principle being established for development on the site. An archaeological evaluation would be recommended at this stage in order to establish what further archaeological work would be required in the development for the development of the site.</p>	
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Site part of the RAF Winfield complex • Demolished buildings across the site, though potential for below ground evidence of them and further evidence • Further archaeological finds, features and/or deposits • Possible contamination issues 	
Assessment	<p>This application has been assessed against the Scottish Borders Historic Environment Record (HER) as the on-going record of all known archaeological and historic findspots, sites and landscapes across the area that are known, recorded and mapped. Currently there are over 23564 entries in the records so far, but this number is always increasing and with new information being added, at times to enhance existing entries.</p> <p>The area of this application lies within the area of one of the mapped sites. This was one of the accommodation sites associated with RAF Winfield (Canmore ID 91759). Typical of airfields constructed in the Second World War this site (Canmore ID 100792) included the main airfield with accommodation areas and service infrastructure, such as sewage plants, scattered across the landscape. This was to</p>	

	<p>avoid damage and injury to personnel and services if these were concentrated in one location, and also to allow for the separation of men and women more generally within the morals of the day. In this case the site is recorded as a Women's Air Auxiliary Force (WAAF) site, one building possibly used for parachute packing.</p> <p>At this site the buildings of the Second World War appear to have remained standing, though derelict, until recent times. The original HER entries include photographs as does Google Street View photography which shows at least two buildings, though more are shown by aerial photographs of just after the Second World War (M/035/NLA/047 5013) and post-Second World War Ordnance Survey 1:10000 mapping of the area. There may well have been other buildings and structures, such as air raid shelters and vehicle inspection pits, lines of services and drainage, across the immediate area as well in addition to below-ground level traces of the buildings themselves. The loss of the buildings is regrettable, but no archaeological recording of the building appears to have taken place. Only photographs taken at a distance of these buildings are online.</p> <p>The site is not a Scheduled Monument where national significance has already been recognised, but the site is one of local significance. Such historic assets and places are recognised by the National Planning Framework 4's policy 7 and also the Scottish Borders Council Local Development Plan policy for archaeology EP8.</p> <p>The application proposes the construction of a house somewhere in this area, but it is not exactly specified where. Therefore there may be further disturbance and impacts to the archaeological finds, features and/or deposits of the camp in the progression of such an application through foundation and service trenches, as well as for access and any landscaping as garden or ground preparation of the area. If such remains are disturbed in any way there is the potential of buried ordnance and contamination issues (in the likes of radioactive materials, building construction materials and fuel oil) which would require consideration if the application progressed.</p> <p>A programme of archaeological works would be required and recommended at this stage. An archaeological survey of the area would be recommended in order to survey the site which would help establishing what archaeological remains there are or may be in the area, and if the application being pursued further then more intrusive works of either evaluation and/or watching brief work being required.</p> <p>It would be recommended that such a survey is carried out as soon as possible within the planning process to best advise the applications of what archaeological work, and where any overlaps to ground contamination issues, may be required.</p>			
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
Recommended Conditions	<p>Programme of Archaeological Works</p> <p>A condition will be required if the application is ultimately consented contrary to this objection. If consented, the recommended condition is:</p> <p>No development shall take place within the development site as outlined in red on the approved plan until the developer has secured a Written Scheme of Investigation (WSI) detailing a programme of archaeological works. The WSI shall</p>			

	<p>be formulated and implemented by a contracted archaeological organisation working to the standards of the Chartered Institute for Archaeologists (CIfA). The WSI shall be submitted by the developer no later than 1 month prior to the start of development works and approved by the Planning Authority before the commencement of any development. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording, recovery of archaeological resources within the development site, post-excavation assessment, reporting and dissemination of results are undertaken per the WSI.</p> <p>Reason: The site is within an area where development may damage or destroy archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.</p>
<p>Recommended Informatives</p>	