

Alexandra Battle

From: Kirsty Harte
Sent: 08 December 2025 14:37
To: Planning
Subject: FW: 24/00384/FUL - Land Adjacent To A614 Worksop Nottinghamshire

Please upload as consultation comments

Thanks

Kirsty Harte
Principal Planning Officer

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RTPI East Midlands Winner - Best Plan 2025
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From: Grahame Appleby <Grahame.Appleby@lincolnshire.gov.uk>
Sent: 03 December 2025 15:30
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Subject: 24/00384/FUL - Land Adjacent To A614 Worksop Nottinghamshire

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Dear Kirsty,

Many thanks for your reconsultation in respect of the amended plans submitted at the appeal stage (27.11.2025). The advice previously issued by this section on 01.05.2024 and reiterated on

31.12.2024 and 27.02.2025 remain valid; however, in view of the appeal please see my comments and recommendations below (these were previously forwarded on 28.11.2025. The text has been edited to correct grammatical errors to improve clarity).

The site is located in an area with known archaeology, as shown on aerial photographs recorded on the Nottinghamshire Historic Environment Record, and detailed in the heritage desk-based assessment and subsequent geophysical survey.

The purpose of trial-trench evaluation is to determine the presence, extent, depth, survival, date and significance of any archaeology present. Following the trial-trenching further areas of mitigation may be required, i.e. excavation, to preserve by record significant archaeology if preservation in situ is not feasible. Other measures that can be taken to achieve preservation in situ is redesign or remove from a development footprint those areas with known archaeology.

Considerations

- The geophysical survey (conducted February 2022; report dated March 2022) identified in the northwest field (Fig. 3: Area 1) and settlement complex of later prehistoric and Romano-British origin. In addition to this settlement complex, a least one trackway was found in association with these features. A further trackway was identified during the survey in the eastern area of the site (Fig. 21: Area 4). The development boundary was subsequently adjusted to exclude Area 1 from the footprint of the solar arrays (see updated drawing: 571_PP_01 28.03.24).
- The geophysical survey technique employed, magnetic susceptibility ('Mag Sus'), has limitations (highlighted in the report) and the results are affected by ferrous interference and agricultural green waste; the latter effectively obscuring the detection of below-ground features. Mag Sus is also unable to identify discreet features, notably inhumations and or where the magnetic differences between archaeological soils and deposits and the natural geology is too weak for these to be differentiated. This is known issue in the Midlands and trial-trenching of 'blank areas' on numerous sites following geophysical surveys has identified previously unknown archaeology. The ferrous material that has also been identified on this site also appear to delineate in some areas potential features, such as in the northwest corner of Area 3.
- Excluding the settlement complex in Area 1 is a pragmatic approach and should result in preservation in situ. This area should be fenced off to prevent access during construction, recharging and decommissioning as the construction of temporary compounds and vehicle movements can lead to direct harm (such as levelling and stoning up) and soil compaction or severe rutting in wet conditions. Soil inversion, tree-planting, pond-creation or landscaping to be prevented in this area due to the direct harm these may cause to the below-ground archaeology. The exclusion methodology and compliance monitoring should be included in a conditioned Construction Management Plan;
- Landscaping and planting can adversely affect below-ground archaeology;
- A 3% trial-trenching of the remaining red-line boundary to be undertaken to identify the presence, extent, depth, survival, date and significance of any archaeology present. This percentage level is consistent with trial-trenching programmes conducted on many other sites across the region. The trial-trenching will be carried out by an experienced archaeological contractor, and which adheres to an agreed Written Scheme of Investigation (WSI) approved by the relevant planning authority as part of a planning condition attached to any consent; the WSI will include a contingency provision of 1% and next steps required for the preparation and submission of a further WSI for any further mitigation that is required;
- Areas where significant archaeology has been identified and cannot be preserved in situ will require further mitigation, i.e. excavation, and subject to the requirements of a separate WSI, or WSIs;

Recommendation:

It is recommended that an archaeological condition(s) is attached to any consent or permission granted in respect of this proposal to determine the extent, depth, date and significance of any archaeology present and which may be harmed by construction and operation of the scheme, with contingency provision for further mitigation measures if necessary (preservation in situ and or preservation by record, i.e. excavation). The following is based on the wording outlined in the Lincolnshire Archaeology Handbook (2024):

Condition 1

No development, enabling works, landscaping or associated construction activity shall take place until an archaeological Mitigation Strategy for the protection and or recording of archaeological remains is submitted to and approved by the Local Planning Authority. The Mitigation Strategy will include appropriate Written Schemes of Investigation for evaluation trenching and provision for further mitigation work where required. These schemes shall include the following:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work

The scheme of archaeological investigation must only be undertaken in accordance with the approved details.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with the National Planning Policy Framework paragraphs 207, 216 & 218 and Local Plan policies ST40 and 41.

Condition 2

The archaeological site work must be undertaken only in full accordance with the approved written schemes referred to in the above Condition. The applicant will notify the Local Planning Authority of the intention to commence at least fourteen days before the start of archaeological work in order to facilitate adequate monitoring arrangements. No variation shall take place without prior consent of the Local Planning Authority.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with the National Planning Policy Framework paragraphs 207, 216 & 218 and Local Plan policies ST40 and 41.

Condition 3

A report of the archaeologist's findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Lincolnshire County Council within 3 months of the works hereby given consent being commenced unless otherwise agreed in writing by the Local Planning Authority; and the condition shall not be discharged until the archive of all archaeological work undertaken hitherto has been deposited with the County Museum Service, or another public depository willing to receive it.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site. This Condition is imposed in accordance with the National Planning Policy Framework paragraphs 207, 216 & 218 and Local Plan policies ST40 and 41.

All the best,

Grahame

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