

Mid Suffolk District Council
Endeavour House,
8 Russel Road,
Ipswich
IP1 2BX

Date: 26 May 2023
Our ref: 64846/04/HS/26615673v2
Your ref: PP-12179949

Dear Sir or Madam

Land at the Leys and Ivy Farm, Mellis Road, Yaxley, Suffolk: Application to Discharge Conditions related to Planning Permission DC/22/04021

On behalf of our client, Conrad Energy (Developments) II Limited ('the Applicant'), we enclose an application at Land at the Leys and the Ivy Farm, Mellis Road, Yaxley, Suffolk, IP21 4BT, seeking to discharge Condition 4 (Part 1: Archaeological Investigation) and Condition 5 (Part 2: Archaeological Written Investigation) pursuant to planning permission ref. DC/22/04021.

Application Submission

This application has been submitted via the Planning Portal (ref: PP-12179949) and comprises the following:

- 1 Completed application form for the approval of details reserved by condition;
- 2 This Cover Letter, prepared by Lichfields;
- 3 Specification for a Geophysical Survey: Land off Leys Lane, Yaxley, Suffolk, prepared by Allen Archaeology, dated 15 March 2023;
- 4 Specification for an Archaeological Evaluation by Trial Trenching: Leys Lane, Yaxley, Suffolk, prepared by Allen Archaeology, dated 24 March 2023;
- 5 Archaeological Evaluation Report: Geophysical Survey by Magnetometry On Land Off Leys Lane, Yaxley, Suffolk, prepared by Allen Archaeology, dated March 2023;
- 6 Archaeological Evaluation Report: Trial Trenching On Land Off Leys Lane, Yaxley, Suffolk, prepared by Allen Archaeology, dated May 2023; and
- 7 Email records between Allen Archaeology and Suffolk County Council Archaeological Service ('SCCAS') between 15 March 2023 and 25 May 2023.

The requisite application fee of £116.00 (plus Planning Portal fee £64.00) has been paid online via the Planning Portal.

Background and Discharge of Conditions

On 20 February 2023, Mid Suffolk District Council granted permission (ref. DC/22/04021) for the ‘construction and operation of Synchronous Condensers with ancillary infrastructure, and associated works including access’.

Condition 4 (Part 1: Archaeological Investigation)

This application seeks to discharge the fourth condition attached to this planning permission, which reads as follows:

“No development shall take place until a scheme of archaeological evaluation of the site has been submitted to and approved in writing by the Local Planning Authority (including any demolition needing to be carried out as necessary in order to carry out the evaluation). The evaluation shall be carried out in its entirety as may be agreed to the satisfaction of the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage as there is an unacceptable risk of loss and damage to archaeological and historic assets.”

In accordance with the requirements of Condition 4, the enclosed specifications for geophysical survey and evaluation by trial trenching were submitted to SCCAS for approval prior to submission to discharge the planning condition. Email records providing evidence that SCCAS is satisfied with the schemes of investigation at the site are also provided.

Condition 5 (Part 2: Archaeological Written Investigation)

This application also seeks to discharge the fifth condition attached to this planning permission, which reads as follows:

No development shall take place until a written report on the results of the archaeology evaluation of the site has been submitted to the Local Planning Authority and that confirmation by the Local Planning Authority has been provided that no further investigation work is required in writing.

Should the Local Planning Authority require further investigation and works, no development shall take place on site until the implementation of a full programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

a. The programme and methodology of site investigation and recording;

- b. The programme for post investigation assessment;
- c. Details of the provision to be made for analysis of the site investigation and recording;
- d. Details of the provision to be made for publication and dissemination of the analysis and records of the site investigation;
- e. Details of the provision to be made for archive deposition of the analysis and records of the site investigation; and
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The written scheme of investigation shall be carried out in its entirety prior to any other development taking place, or in such other phased arrangement including a phasing plan as may be previously approved in writing by the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure features of archaeological importance are identified, preserved and secured to avoid damage or loss resulting from the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to archaeological and historic assets.

In accordance with the requirements of Condition 5, the enclosed Archaeological Evaluation Report: Geophysical Survey by Magnetometry on Land off Leys Lane, Yaxley, Suffolk (dated March 2022), and Archaeological Evaluation Report: Trial Trenching on Land Off Leys Lane, Yaxley, Suffolk (dated May 2022) are submitted alongside this Cover Letter.

The Geophysical Survey report's findings have informed the Specification for an Archaeological Evaluation by Trial Trenching alongside the findings of the Heritage Impact Assessment, also prepared by Allen Archaeology dated August 2022 submitted in support of the host permission ref. DC/22/04021. It should be noted that SCCAS has received and approved both reports; email records of these approvals are submitted alongside this Covering Letter in support of this application.

It is therefore considered that the details provided within these documents are sufficient to formally discharge Condition 4 and Condition 5.

Conclusion

We trust that the enclosed information provided is appropriate to satisfy the requirements of Condition 4 and 5. As such, we consider that the condition can therefore be discharged. However, should you require any further information, please do not hesitate to contact me.

LICHFIELDS

Yours sincerely



Emily Clarke
Planner