



# Humber Historic Environment Record

Archaeological advisor to the East Riding  
of Yorkshire Council and Hull City  
Council.

Mr Daniel Allen  
Planning and Economic Regeneration  
County Hall  
Beverley  
East Riding of Yorkshire  
HU17 9BA

Our ref. HER/PA/CONS/29891  
Your ref. DC/23/01277/OUT  
Updated Response  
Enquiries James Goodyear  
Direct Line 01482 612104  
Email james.goodyear@hullcc.gov.uk  
Date 16 August 2023

*Please quote our reference on all correspondence*

Dear Mr Allen,

**Re: Outline - Erection of 20 first home dwellings including associated infrastructure (Layout, Access and Scale to be considered), at Land West Of Highfield, Church Lane, Keyingham (application number: DC/23/01277/OUT).**

Thank you for the opportunity to comment on the above application.

The site of the proposed development lies within an area of archaeological interest, on the edge of the medieval village of Keyingham. The Domesday Book of 1086 records the village as 'C(h)aingeham' when it was owned by Drogo de Beuvriere. To the south-west of the application site is a group of earthworks comprising a number of possible small, ditched enclosures; there is also evidence for ridge and furrow in this area. These features are likely to date from the medieval or post-medieval periods. The landscape around Keyingham has yielded evidence for earlier settlement. Pottery of likely Bronze Age date was found in a gravel quarry in the 1950s to the north of the application site. This was interpreted as potentially indicating that a settlement from that period existed in the area.

In view of the potential significance of this site, it is important that the archaeological implications are treated as a material consideration when determining this application. I would, therefore, expect the applicant to take appropriate measures to ensure that any heritage assets of archaeological interest are identified, recorded and safeguarded in advance of submitting an application such as this.

However, the information I have received about the proposals does not include sufficient detail concerning the precise nature, location, depth and extent of archaeological remains in the proposed development area. I am, therefore, unable to make an informed decision as to the impact the proposals would have on any heritage assets of archaeological interest.

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School, Northumberland Avenue, Hull HU2 0LN

I would recommend therefore that a field evaluation is undertaken which, in this instance, is best achieved by an initial geophysical survey which would then be followed by trial trenching to confirm the results. The results of the evaluation work will provide detailed information to enable an informed and reasonable planning decision to be taken. If the evaluation shows that there are significant archaeological remains, which will be affected by the proposed development, mitigation measures, where feasible, should be explored to ensure their preservation.

The preservation of the archaeological remains could take two forms; physical/in-situ preservation (to preserve the archaeological remains below the development or by leaving the site un-developed), or preservation by record where destruction is unavoidable (to include full and detailed excavation followed by post excavation analysis and publication of results). This procedure is in line with the historic environment policies set out within Section 16 of the National Planning Policy Framework 2021.

I would be grateful if the following condition could be added to any planning permission that may be granted:

### **Condition**

- A) No development shall commence until a written scheme of investigation has been submitted to and approved by the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and:
1. The programme and methodology of site investigation and recording
  2. Provision to be made for analysis of the site investigation and recording.
  3. The programme for post investigation assessment.
  4. Proposals for the preservation in situ, or for the investigation, recording and recovery of archaeological remains and the publishing of the findings, it being understood that there shall be a presumption in favour of their preservation in situ wherever feasible
  5. Provision to be made for publication and dissemination of the analysis and records of the site investigation and a timetable for publication.
  6. Provision to be made for archive deposition of the analysis and records of the site investigation.
  7. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under part (A) or any subsequent written scheme of investigation to secure a programme of further evaluation or archaeological mitigation. The archaeological programme shall be carried out as approved.

### **Reason**

The recommendation for a programme of evaluation by geophysical survey and trial trenching has been recommended so that the archaeological potential of the site can be assessed.

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The request for the archaeological work is in line with the policies outlined in Section 16 of the National Planning Policy Framework 2021.

A suitable staged scheme to preserve or record the archaeological remains should include the following provisions:

*Evaluation*

1. Geophysical survey and trial trenching of the proposed development area in order to determine the depth, date, nature, extent, quality of survival and importance of any archaeological remains.
2. The results of this preliminary stage should enable the impact of the proposed development on any archaeological remains to be fully assessed. An informed and reasonable decision can then be taken regarding the future treatment of any remains.

*Further Work*

3. Should the evaluation show that the site contains significant archaeological remains, mitigation measures should be explored to achieve physical or in- situ preservation of the remains. If destruction/disturbance is unavoidable, detailed recording works, followed by post-excavation analysis and publication of results, should take place in order to achieve preservation by record.

All archaeological site work must be undertaken by a professionally qualified archaeological organisation or archaeologist.

I would be grateful, therefore, if you would bring my comments to the attention of the applicant in order that these matters can be resolved in good time to the benefit of all concerned.

I hope that the above provides you with an indication of the archaeological implications of this development. If you require any further clarification or advice on the above, please don't hesitate to contact us.

Yours sincerely,

James Goodyear  
Development Management Archaeologist

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