

Dear Richard,

Validation ESHER number 202115

Address: St Andrew's Church Bishopstone, BN25 2UD

Proposal: demolition of the underground boiler house and the proposed new extension.

Thank you for consulting the East Sussex Historic Environment Record (HER) regarding this application and in accordance with the requirements of the National Planning Policy Framework (Policy 200).

200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation

This application site lies within an Archaeological Notification Area, Conservation Area and contains a Grade I Listed Building and adjacent to a Grade 2 Listed building therefore the project may affect heritage assets with historic, architectural, or archaeological interest. In this instance we consider that the scale of the development and significance of the heritage assets would warrant the submission, with the planning application, of a more detailed desk-based heritage impact assessment prepared by a professional archaeological contractor. Details of archaeological contractors who work in the area can be found at: <https://www.archaeologists.net/civicism-contact-distance-search>. The assessment will need to include an appraisal of up to date HER data for the area, an examination of relevant historic maps and documents as well as a statement considering the possible impact of the development proposals on the identified archaeological resource. I have included a brief below which provides further details, elements of which are covered in the existing heritage statement. It's more a case of including a clearer archaeological impact assessment and

illustrating all impacts better (in particular in relation the evidence of the Anglo-Saxon settlement beneath the village green where the new drain connection is proposed).

A map of the Archaeological Notification Areas in East Sussex and Brighton & Hove can be found here [Archaeological Notification Areas for East Sussex, Brighton and Hove \(arcgis.com\)](https://arcgis.com)

BRIEF FOR ARCHAEOLOGICAL WORK

SDNP/24/00345/FUL. St Andrew's Church Bishopstone, BN25 2UD

demolition of the underground boiler house and the proposed new extension

We would expect the report to comply with The Chartered Institute for Archaeologists standards and guidance and the current Sussex Archaeological Standards. In preparing the document the appointed archaeological consultant shall:-

- i. Consult the Historic Environment Record and other sources of heritage information for this location (e.g. grey literature reports, published articles, full map regression, aerial photos, etc), encompassing a minimum study area/search radius of 0.5km from the site boundary. A site visit shall also be undertaken.
- ii. Assess the potential for heritage assets to survive within the area of study.
- iii. Assess the significance of the known or predicted heritage assets considering their archaeological, geo-archaeological/paleoenvironmental, historic, architectural and artistic interest as applicable. I note that CBAS have undertaken an appraisal of the church masonry already, so their full report will need to be submitted with the application (or included as an appendix).
- iv. Propose strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined.
- v. Appraise the likely impact of the development proposals on any possible archaeological remains identified (including marked/unmarked graves

within/without the existing churchyard and factoring in the evidence identified in the churchyard. Please illustrate the full extent of the drain run to link to the existing sewer).

vi. Assess the impact of proposed development or other land-use changes on the significance of the heritage assets and their settings

vii. Prepare a mitigation strategy which states how the heritage of the site is to be accommodated within the proposed development, either by preservation *in situ* or by record (i.e. through excavation, recording and publication) if this is considered necessary or appropriate.

Please do not hesitate to contact me should you have any queries.

Kind regards,

Neil

Neil Griffin

County Archaeologist

Environment Team,

Communities, Economy and Transport