

From: [Steve Baker \(Place\)](#)
To: [Planning \(HPBC\)](#)
Cc:
Subject: HPK/2023/0491 Bankwood Mill, Bankwood, Charlesworth. Application for Removal or Variation of Condition 1 in relation to application HPK/2022/0555 - archaeology
Date: 28 November 2023 15:19:51

Dear Declan,

Thank you for consulting on the above s73 application. This is the latest s73 in a series of redesigns which appear to go back to an application in 2017 (HPK/2017/0691). This had archaeological conditions attached (Conditions 16 and 17) because of the site's location within the footprint of the former Bankwood Mill, established in 1791. A subsequent historic buildings appraisal was submitted in relation to the built heritage elements of the scheme and I believe the building on site were subsequently demolished. The archaeological requirement (monitoring of the development groundworks) has not however been discharged to date, and I recommend that a condition is attached to any consent arising from the current application to secure recording of any remains associated with the historic mill site during the development, in line with NPPF para 205, using the recommended wording here:

"No development shall take place until a written scheme of investigation (WSI) for archaeological monitoring has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI."

Regards

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