

Land to the Rear of 13 Cattle Market, Hexham,  
Northumberland

Report on an Archaeological Evaluation



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# Land to the Rear of 13 Cattle Market, Hexham, Northumberland

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## Report on an Archaeological Evaluation

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## **EXECUTIVE SUMMARY**

*This report details the results of a programme of evaluation trenching undertaken on land to the rear of 13 Cattle Market, Hexham, Northumberland as a pre-application requirement in advance of potential development for residential use. Trenching was undertaken to characterise the potential effects of the proposed development on the potential archaeological resource within the site. Two trenches (Trench 1 measuring 1.6m x 7m, Trench 2 measuring 1.2m x 3.6m) were excavated within the proposed development area. All trenches were excavated by machine under archaeological supervision, and any features were further investigated and excavated with hand tools.*

*The evaluation has characterised the underlying substrate as being made up of variable glaciofluvial deposits of sand and gravel. This is in line with the glacially derived deposits that are typical of the area. The evaluation also uncovered contamination from a fuel spill encompassing much of Trench 1.*

*No significant archaeological features or deposits were encountered during the evaluation although a number of stones recorded in Trench 1 were roughly located in alignment with the boundary recorded on the Tithe Map of 1839 that the trench was positioned to investigate. No evidence of the building recorded on the 2<sup>nd</sup> edition OS map was found in Trench 2 and some stones recorded against the west edge of the trench seem unlikely to have formed part of an archaeological feature.*

*It is considered that the results of the programme of evaluation trenching are sufficient to inform a planning decision in respect of the site. No further archaeological works are recommended.*



# 1. INTRODUCTION

## 1.1 PROJECT BACKGROUND

This report has been prepared by Solstice Heritage LLP on behalf of Meadowcroft Homes Ltd to outline the results of an archaeological evaluation. The evaluation was required by Northumberland County Council as a pre-application requirement for the proposed development of land to the rear of 13 Cattle Market, Hexham, Northumberland. The design of the scheme of evaluation was based upon a Written Scheme of Investigation produced by Solstice Heritage LLP (Brightman 2019).

## 1.2 SITE LOCATION

The proposed development site is located on land to the rear of 13 Cattle Market, Hexham, Northumberland (centred on NGR NY 93685 63902). The site lies at approximately 63 m aOD. The site is a relatively narrow block of enclosed land on the west side of Broadgates, partially shaped by the long medieval property boundaries which extended back from Cattle Market, though the historical land-use of the site is varied. The extant buildings have created a cramped space within the proposed development area and comprise a long brick-built range along Broadgates and a modern range along the west boundary. (Brightman *et al.* 2019).

## 1.3 AIMS AND OBJECTIVES

Archaeological field evaluation is defined as:

“A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site on land, inter-tidal zone or underwater. If such archaeological remains are present field evaluation defines their character, extent, quality and preservation, and enables an assessment of their worth in a local, regional, national or international context as appropriate” (ClfA 2014, 2).

The overarching aim of the evaluation was:

- To gather information about any archaeological resources within the site, to assess its merit in the context of the proposed development.

The objectives of the evaluation were:

- To attempt to establish the date, character and significance of any archaeological and palaeoenvironmental deposits, including in relation to other similar features within the area.
- The formulation of a strategy to ensure the recording, preservation or management of the archaeological resource.
- The formulation of a strategy to mitigate the threat to the archaeological resource.
- The formulation of a proposal for further archaeological investigation, if required.
- To ensure there is a permanent record of the work undertaken deposited with the local Historic Environment Record (HER) and made available online
- To ensure all work is undertaken in compliance with the *Code of Conduct* of the Chartered Institute for Archaeologists (ClfA) (2014a) and the *ClfA Standard and Guidance for archaeological field evaluation* (2014b).
- To produce a report on the results of the evaluation.



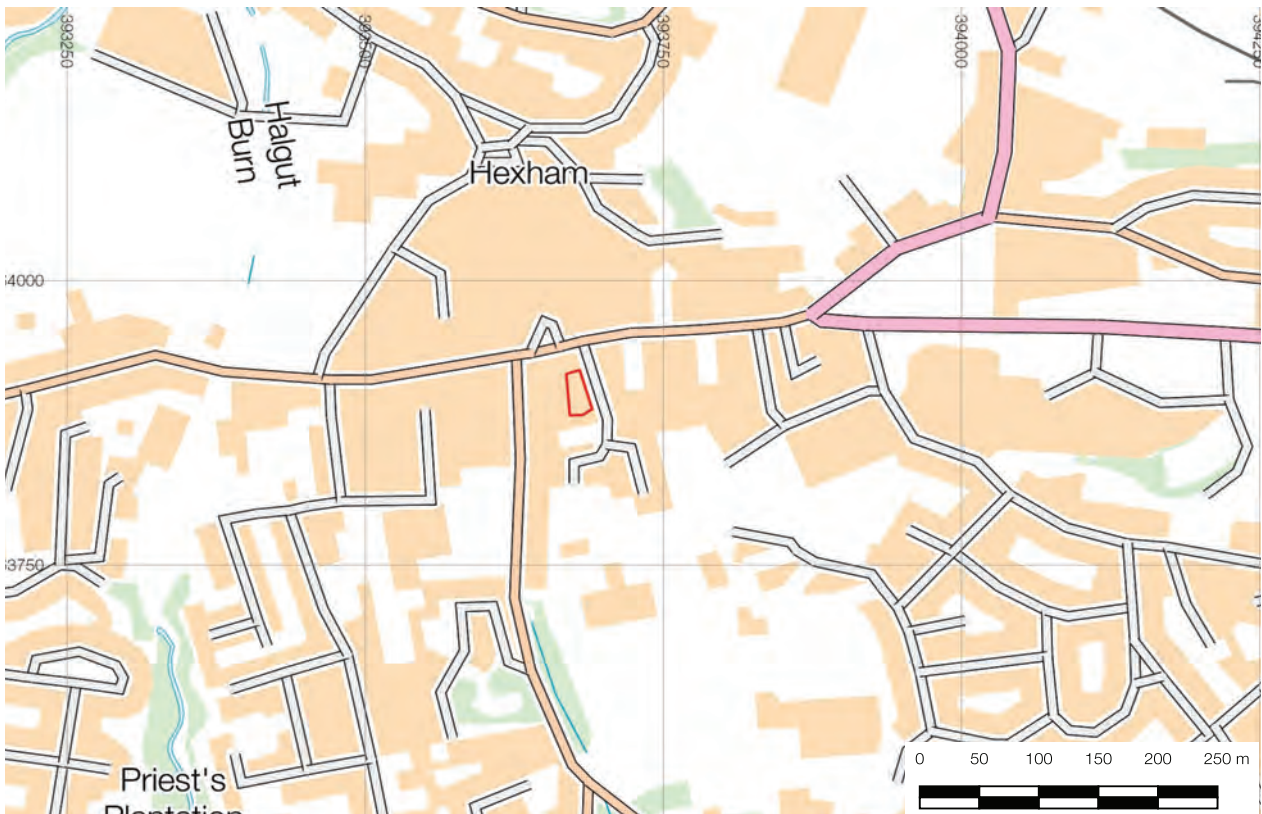
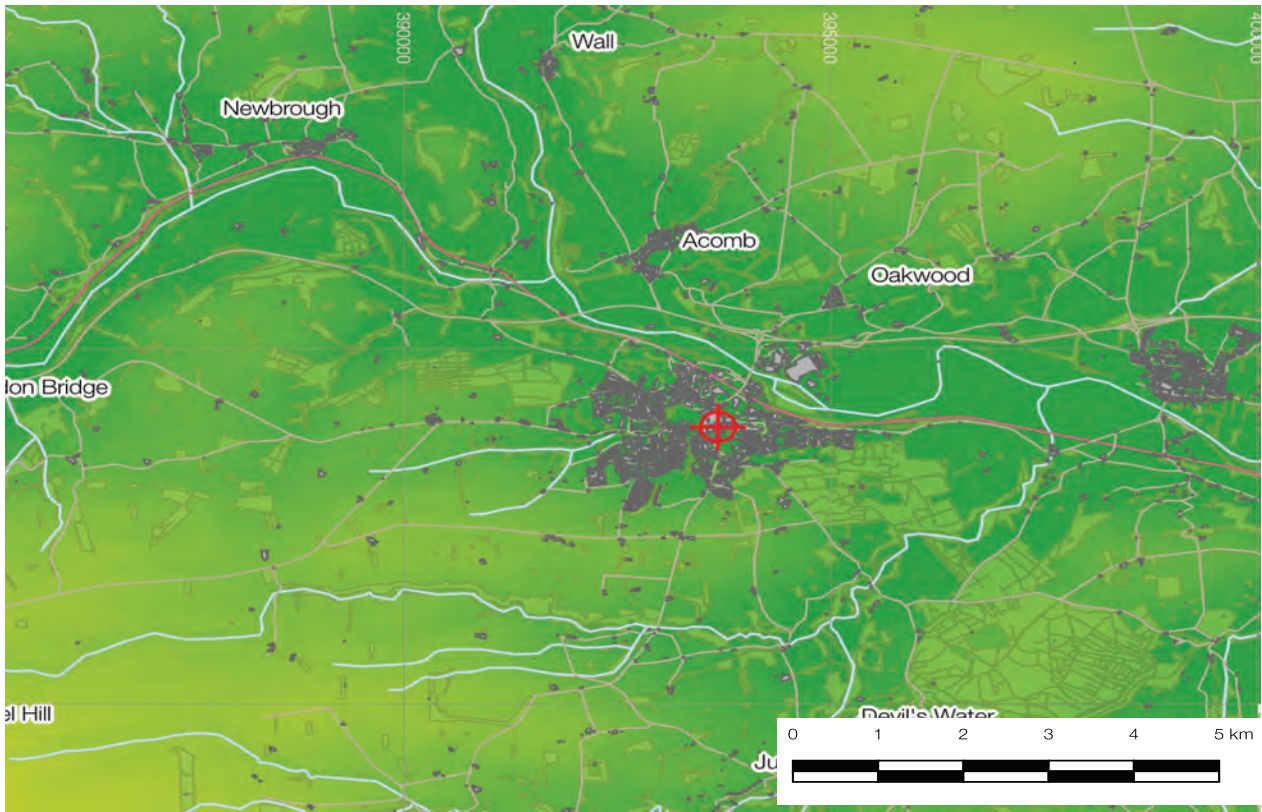
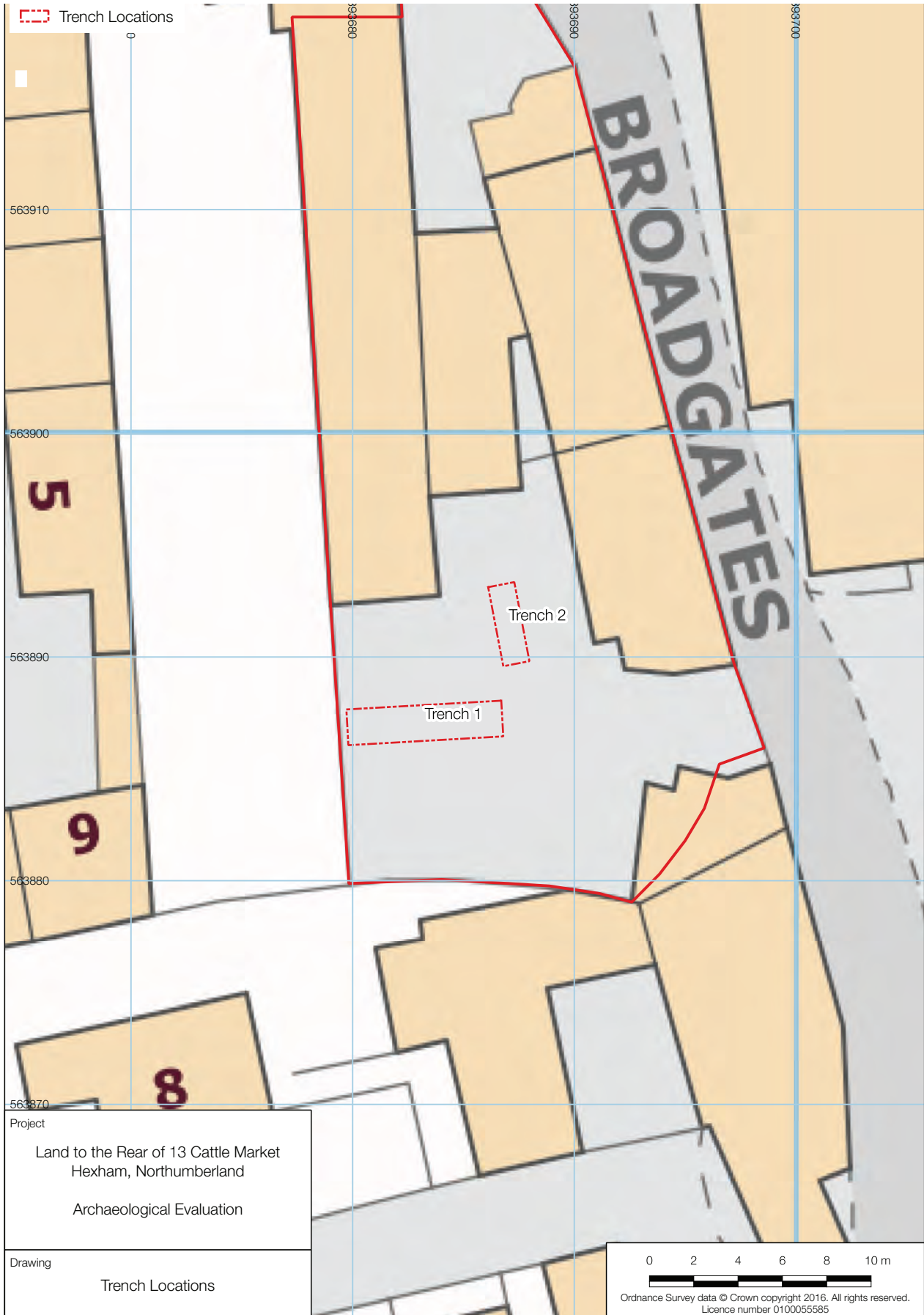


Figure 1 Site location



## 2. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### 2.1 LANDSCAPE AND GEOLOGY

The proposed development sits within the “Tyne Gap and Hadrian’s Wall” National Character Area (NCA). This narrow, distinctive corridor centred on the River Tyne separates the uplands of the North Pennines National Character Area (NCA) from the Border Moors and Forests NCA (NE, 2015, 3). The underlying superficial geology of the proposed development site is mapped as glaciofluvial sand and gravel, with the underlying solid geology formed of mudstone, sandstone and limestone of the Stainmore Formation (BGS 2019). Online mapping provided by the UK Soil Observatory (2019) characterises the soils across the area of proposed development as “slowly permeable, seasonally wet, acid, loamy and clayey soils”.

### 2.2 PREVIOUS WORK

The proposed development site has been the subject of a previous Heritage Impact Assessment (HIA) (Brightman *et al.* 2019). The HIA suggested that there is no direct evidence for prehistoric or Roman activity within the study area, but the presence of activity in the surrounding vicinity indicates that a yet unidentified resource has the potential to exist.

The HIA indicated that the proposed development site is particularly confined due to the in-fill development over the last few hundred years. Within the vicinity (500m) of the development site HER records indicated two scheduled monument, one registered park and garden, being within a conservation area and amongst 156 listed buildings. The development site is found within the conservation area characterised as ‘the Town Centre’ and is surrounded by Grade II listed buildings.

The Northumberland Historic Landscape Characterisation (HLC) records show that the proposed development site is situated within a large area characterised as Pre-1860s Settlement. This substantial area of housing appears on the first edition Ordnance Survey map of 1865.

### 2.3 POTENTIAL SIGNIFICANCE

The proposed development site has been identified as having a high archaeological potential for settlement remains of medieval and later date including possible medieval burgage plots and pre-19th century structures (Brightman *et al.* 2019). Evidence of medieval occupation has the potential to be of local to regional significance.

### 2.4 RELEVANT RESEARCH AGENDA

Given the potential for archaeological remains relating to Hexham’s medieval heritage within the proposed development area, the evaluation has the potential to provide information to address the following gaps in knowledge identified in the *North East Regional Research Framework for the Historic Environment* (Petts and Gerrard 2006):

- MD2 – Origin of urban communities
- MDi – Settlement – ‘There are still very few excavated sites of this period. It is essential that any development within the historic cores of early villages should have archaeological conditions imposed as a matter of course.
- MDiii – Urbanism – ‘Further development of pottery type-series and their application to rural contexts as well as to other classificatory systems is desirable’.
- MDxi – ‘The medieval to post-medieval transition - The growth of towns is an important topic for further research, particularly the growth of suburban areas. Likewise, the role of industry in the expansion of urbanism and the wider expansion of the region’s economy should be the subject of further research’.

### 3. RESULTS

#### 3.1 INTRODUCTION

Results of the evaluation are presented here by trench, with a note on general, site-wide stratigraphy.

#### 3.2 GENERAL STRATIGRAPHY

The natural substrate across the proposed development area was observed to be orange and yellow sand and gravels with occasional clay patches. This was overlain by a thin layer of mid brown soil, buried under a dark grey and brown mixed deposit making up the present-day yard surface.

#### 3.3 TRENCH 1

Trench 1 was located towards the west of the proposed development site. It was 7 m long, 1.6 m wide and aligned east-west (Figure 3). The trench was excavated through 0.22 m of soft dark grey brown silty clay (100), which was underlain by 0.20 m of mid brown sandy silty soil (101). This sat above the mottled yellow and orange sand substrate that included frequent small to medium sized stones (102) (Figure 4).

Two large adjacent stones were found 1.3 m from the eastern end of the trench, sitting on the natural substrate (Figure 5). These have the potential to be remnants of the boundary wall recorded on the tithe map of 1839 (Figure 9). Further investigation in the trench was limited due to fuel contamination across the trench.



Figure 3 Trench 1, facing west. Scale 1x1 m



Figure 4 Trench 1, facing north. Scale 1x1m

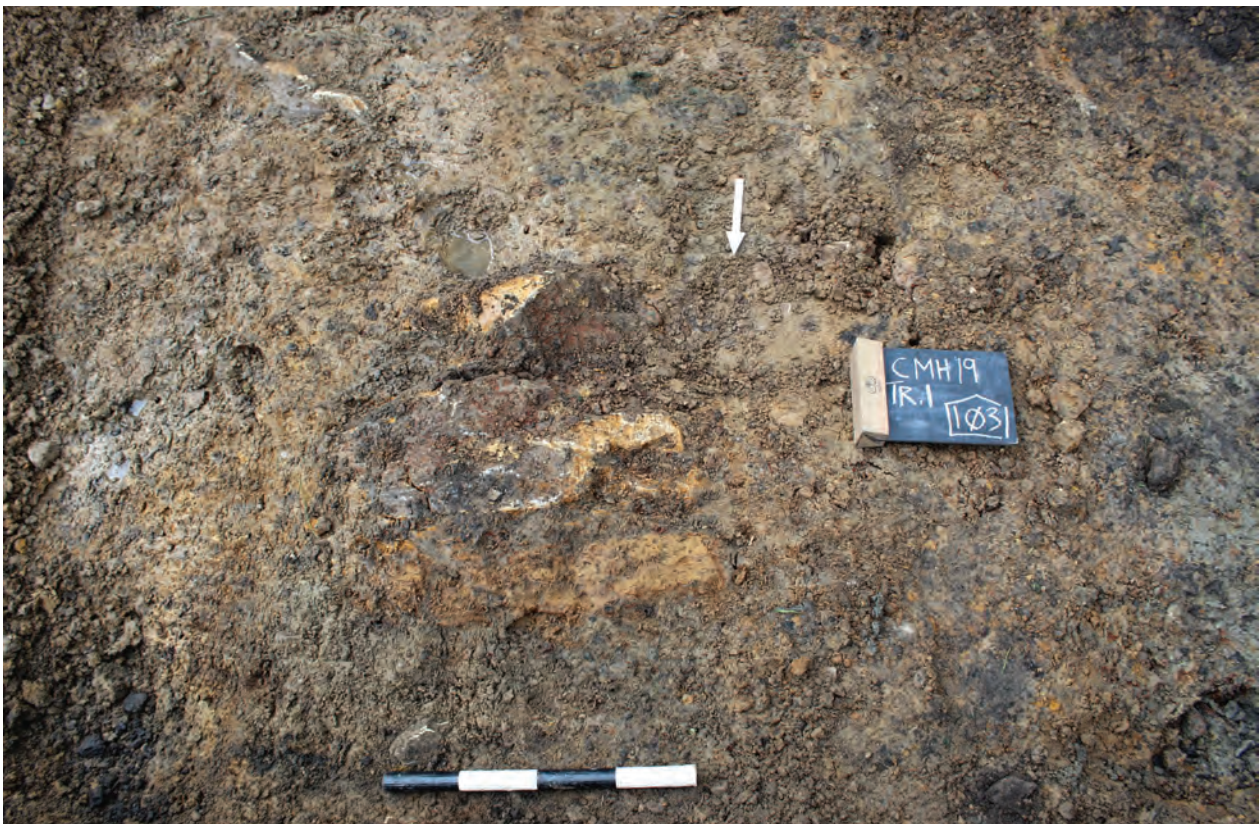


Figure 5 Close up of the two stones (103) in Trench 1, facing north. Scale 1x0.4m

### 3.4 TRENCH 2

Trench 2 was located to the north-east of Trench 1 and was aligned broadly north to south (Figure 6). The trench was positioned to intersect with the southern east-west wall of a building shown on the 2<sup>nd</sup> edition OS map of 1896 (Brightman 2019, 13). Due to the presence of live services, the trench was shortened and moved further west and was 3.6 m long and 1.2 m wide.

The trench was excavated through 0.30 m of mixed dark brown / grey compacted silt containing brick fragments, rounded stones and gravel (200), which overlay 0.20 m of compacted mid brown silty clay (201) (Figure 7). This sat above the natural substrate (202) that comprised light orange and yellow sand to the north of the trench, before changing to yellow and white clay with mudstone fragments towards the centre and south (Figure 7).

Towards the south of the trench were some rounded stones sitting flat on the natural substrate along the western baulk (203). These do not seem to form part of an archaeological feature and do not equate with any of the walls depicted on historic mapping (Figure 8). A *sondage* was excavated through the substrate at the south end of the trench, proving this to be a geological deposit (Figure 10).

No evidence of the east-west wall depicted on the OS map was noted at the north end of the trench during excavation and it seems likely this had been removed during later development of the site.



Figure 6 Trench 2, facing south. Scale 1x1 m



Figure 7 Trench 2, east facing section. Scale 1x1 m



Figure 8 Stones (203) in Trench 2, facing west. Scale 1x1 m

## **4. DISCUSSION**

### **4.1 GEOLOGY AND GEOMORPHOLOGY**

The evaluation has characterised the underlying substrate as being made up of orange and yellow sand, gravels with occasional clay bands, in accordance with the geology recorded for this area.

### **4.2 MODERN**

The evaluation has shown that the deposit sequence across the site area examined is relatively consistent. The natural substrate was generally encountered at a depth of c. 0.4 to 0.5 m below the existing ground level. This was overlain by 0.2 m of light brown silty clay material which most likely represents a buried soil horizon. Above this was a mixed deposit containing brick fragments and gravel with occasional cobbles making up the relatively modern yard surface.

No significant archaeological features or deposits were encountered during the work. Neither of the features targeted by the trenches were clearly identified during the works, probably due to later development of the site.



## **5. CONCLUSIONS**

### **5.1 CONFIDENCE, CONSTRAINTS AND LIMITATIONS**

Trench 1 was excavated to the size and in the location set out in the WSI and to a depth necessary to reach the natural substrate. Detailed examination of the excavated trench was limited due to the presence of widespread diesel or petrol contamination across much of the excavated area causing a health and safety concern.

A CAT scan of the area where Trench 2 was to be located, revealed live services running across the area, making excavation in this position impossible. The trench was moved further west but on a similar alignment and was also shortened in order to avoid these services. Nevertheless, the trench was positioned in order to intersect with the wall noted on the 2nd edition OS map (Brightman 2019, 13) although no trace of this was found during the excavation.

Given the sample size of the site area and the clear modern disturbance apparent across much of the site, it is not considered that these constraints have affected the value or diminished the accuracy of the results of the evaluation.

### **5.2 RESEARCH POTENTIAL**

Given the degree of modern disturbance across the site, and the lack of archaeological features or deposits detected during this evaluation work, the site is not considered to have the significant potential to contribute to any of the research themes identified within the *North East Regional Research Framework* (Petts and Gerrard 2006).

### **5.3 POTENTIAL IMPACTS ON THE ARCHAEOLOGICAL RESOURCE**

The results of the evaluation indicate that the potential direct effect of the proposed development on the archaeological resource will be minimal.

### **5.4 RECOMMENDATIONS**

It is considered that the results of the programme of evaluation trenching are sufficient to inform a planning decision in respect of the archaeological potential of the proposed development site. No further archaeological work is recommended.

### **5.5 PROJECT ARCHIVE**

The physical and digital archive for this project is currently held by Solstice Heritage LLP pending a decision on the requirement for any future work on the site. Given the lack of archaeological interest identified at the site, it is considered that this report is sufficient to serve as the archive for this project.

## 6. SOURCES

### 6.1 BIBLIOGRAPHY

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- Tynedale District Council. 2007a. *Tynedale District Local Plan: Scheduled of Adopted Policies*. Hexham, Tynedale District Council.
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### 6.2 WEBSITES

- British Geological Survey (BGS). 2019. *Geology of Britain Viewer*. Available from: <<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>>. [4<sup>th</sup> October 2019].
- UK Soil Observatory (UKSO). 2019. *UK Soil Observatory map viewer*. Available from: <http://www.ukso.org/mapviewer.html>. [4<sup>th</sup> October 2019].



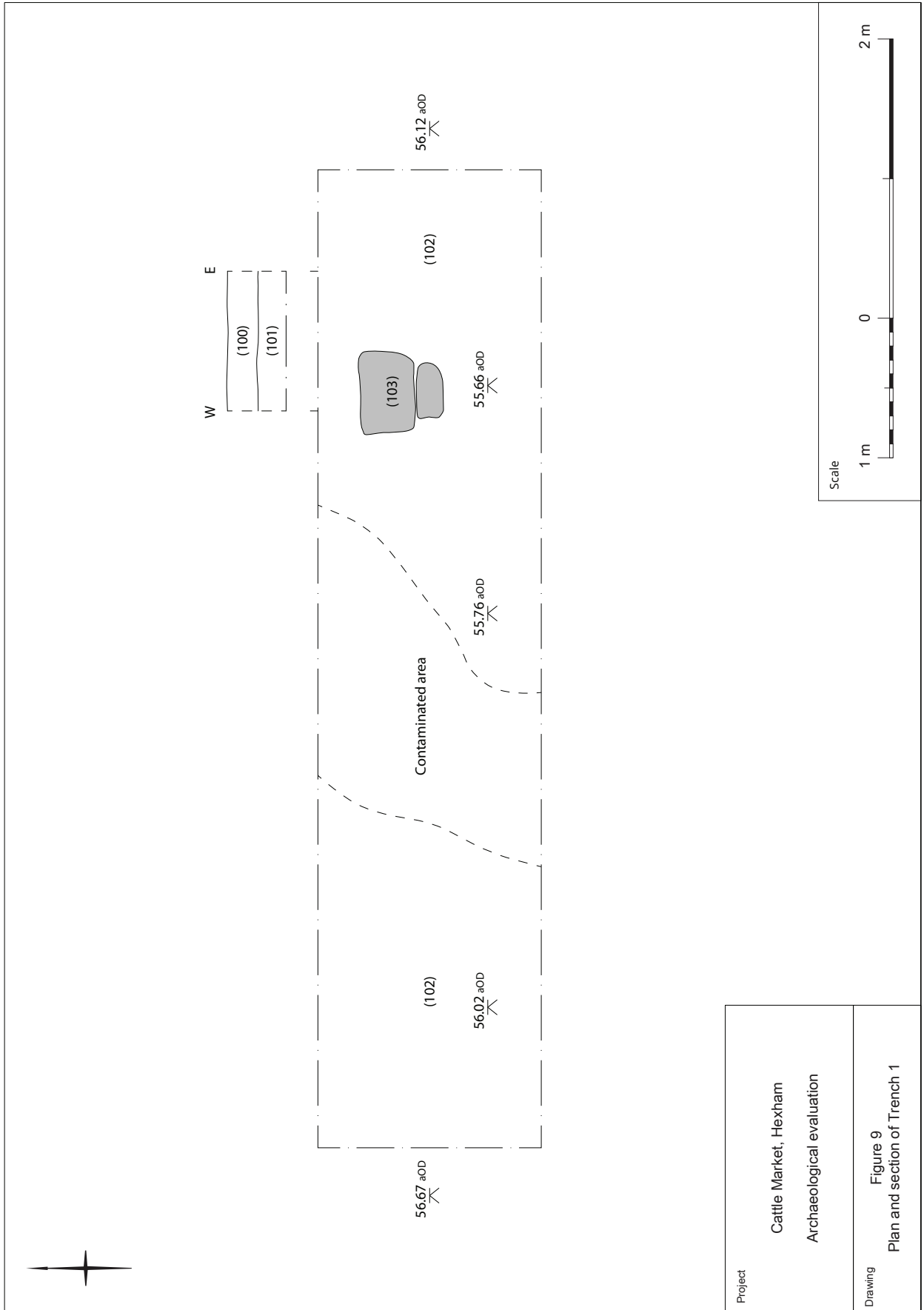
## APPENDIX 1 – CONTEXT REGISTER

Context Number	Type	Description	Probable Date
100	Deposit	Dark grey brown, silty clay	Modern
101	Deposit	Mid brown silty clay	Unknown
102	Deposit	Mottled yellow brown and light bluish grey sandy silt	Glacial
103	Structure?	2 stones, potentially a boundary wall	Unknown
200	Deposit	Dark grey brown, silty clay	Modern
201	Deposit	Mid brown silty clay	Unknown
202	Deposit	Light yellow sand, light grey brown silty clay with frequent mudstone	Glacial
203	Structure?	Stones against west baulk of trench.	Unknown

Table 1 Context Register

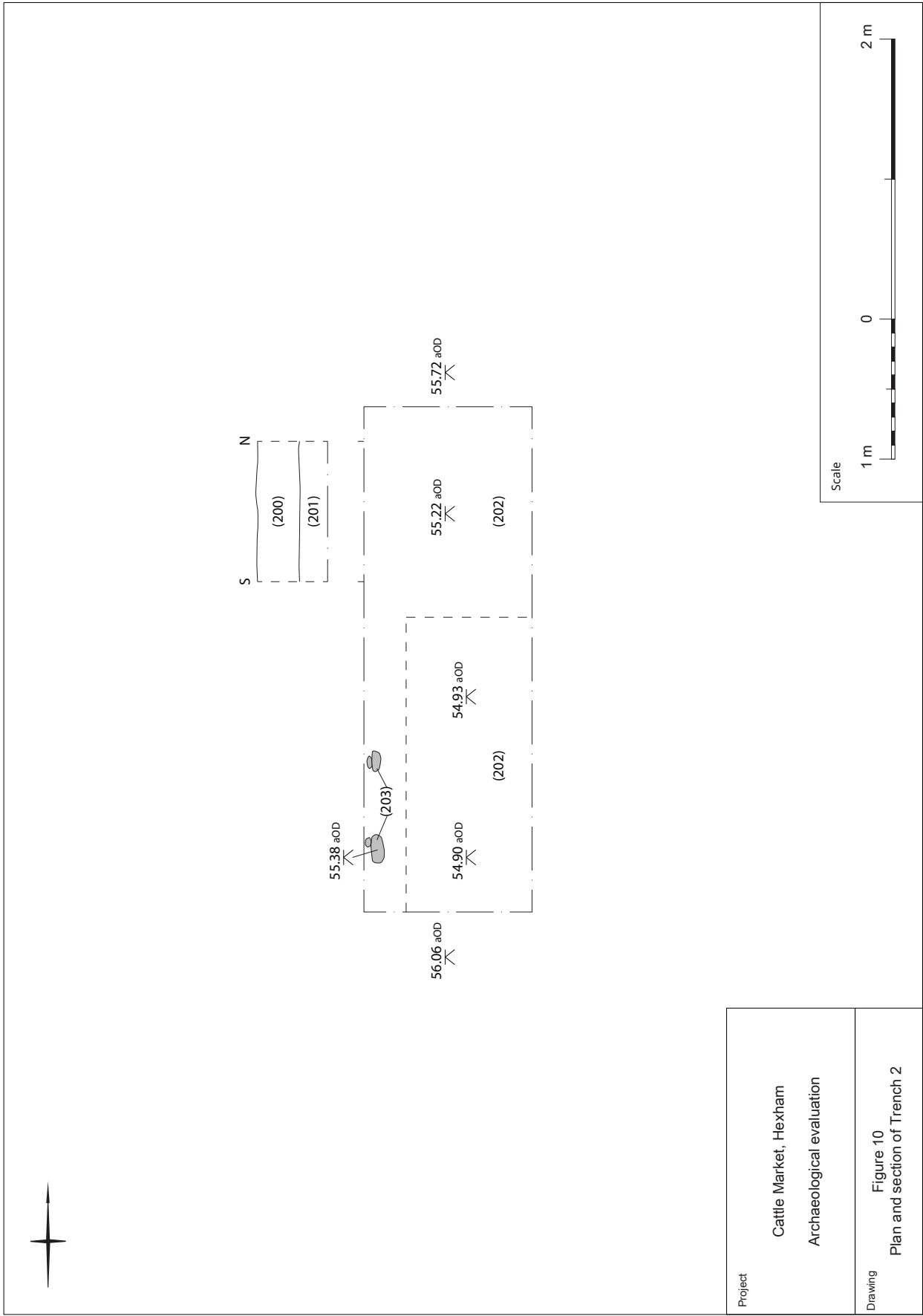
## APPENDIX 2 - TRENCH PLANS AND SECTIONS





Project  
Cattle Market, Hexham  
Archaeological evaluation

Drawing  
Figure 9  
Plan and section of Trench 1



## APPENDIX 3 – POLICY AND GUIDANCE FRAMEWORK

### LEGISLATION

National legislation which applies to the consideration of cultural heritage within development and the wider planning process is set out in Table 1 below.

Title	Key Points
Ancient Monuments and Archaeological Areas Act 1979 (amended by the National Heritage Act 1983 and 2002)	Scheduled Monuments, as defined under the Ancient Monuments and Archaeological Areas Act (1979), are sites which have been selected by a set of non-statutory criteria to be of national importance. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. Any works, other than activities receiving class consent under The Ancient Monuments (Class Consents) Order 1981, as amended by The Ancient Monuments (Class Consents) Order 1984, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering-up a Scheduled Monument require consent from the Secretary of State for the Department of Culture, Media and Sport.
Planning (Listed Building and Conservation Areas) Act 1990	Buildings of national, regional or local historical and architectural importance are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings designated as 'Listed' are afforded protection from physical alteration or effects on their historical setting.
Hedgerows Regulations 1997	The Hedgerow Regulations (1997) include criteria by which hedgerows can be regarded as historically important (Schedule 1 Part III).

Table 2 Legislation relating to cultural heritage in planning

### POLICY

#### NATIONAL

The principal instrument of national planning policy within England is the *National Planning Policy Framework* (NPPF) (MHCLG 2019) which outlines the following in relation to cultural heritage within planning and development:

Paragraph	Key Points
8	Contributing to protecting and enhancing the historic environment is specifically noted as being a part of one of the key objectives contributing to sustainable development.
189	During the determination of applications "local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting". This information should be proportionate to the significance of the asset and only enough to "understand the potential impact of the proposal on their significance".
190	Paragraph 190 identifies that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.
193	'Great weight' should be given the conservation of a designated heritage asset irrespective of the level of 'harm' of a proposed development. However, the more important the asset, the greater the weight given.

Paragraph	Key Points
194	'Harm to, or loss of, the significance of a designated heritage assets...should require clear and convincing justification'. In terms of the levels of designated heritage assets, substantial harm to Grade II listed buildings and parks and gardens should be exceptional, and to all other (the highest significance of) designated assets wholly exceptional.
195	Substantial harm to a designated heritage asset will be refused unless it is outweighed by substantial public benefits.
196	Where there is 'less than substantial harm' to a designated heritage asset, the decision will weigh this harm against the public benefit of the proposal 'including, where appropriate, securing its optimum viable use'.
197	For decisions affecting non-designated heritage assets 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

Table 3 Key passages of NPPF in reference to cultural heritage (archaeology)

## LOCAL

Under planning law, the determination of an application must be made, in the first instance, with reference to the policies of the local development plan. For the proposed development, this is currently represented by the *Tynedale District Local Plan* (Tynedale Council 2007a) (Tynedale Council 2007b) until superseded by the *Northumberland Local Plan* (NCC 2019), currently in consultation. Within the *Tynedale District Local Plan*, the following are key policies with reference to cultural heritage and the nature of the proposed development:

Policy	Key Points
BE17	Buildings which make a positive contribution to the character or appearance of a Conservation Area should be retained. Conservation Area Consent for the demolition of buildings in conservation areas will only be permitted subject to the following criteria: (a) the structure to be demolished does not make a significant contribution to the character or appearance of the area; and (b) detailed proposals for any replacement buildings have been approved, and (c) the letting of a contract for approved redevelopment of the site has been secured.
BE28	Where it is not clear how important an archaeological site is, or where the impact of a development proposal on an existing archaeological site is uncertain, the developer will be required to provide further information in the form of an archaeological assessment and, where such an assessment indicates that important archaeological remains may be affected, a full archaeological evaluation.

Table 4 Key local planning policies with reference to cultural heritage

## GUIDANCE

### NATIONAL

During the assessment and preparation of this document, the following guidance documents have been referred to, where relevant:

Document	Key Points
Conservation Principles, Policies and Guidance (Historic England 2008)	This document sets out the guiding principles of conservation as seen by English Heritage and also provides a terminology for assessment of significance upon which much that has followed is based.
Standard and Guidance for Archaeological Field Evaluation (CIfA 2014)	This document represents non-statutory industry best practice as set out by the Chartered Institute for Archaeologists. The evaluation work has been undertaken to these standards, as subscribed to by Solstice Heritage LLP.

Table 5 National guidance documentation consulted



## APPENDIX 4 – METHODOLOGY

### FIELDWORK

Two trenches were excavated across the proposed development area, as set out in the Written Scheme of Investigation (WSI) (Brightman, 2019) The excavations were undertaken and completed on the 3<sup>rd</sup> October 2019. The work was undertaken by Ben Moore and Frankie Wildmun of Solstice Heritage LLP. Trench 1 measuring 7 m x 1.6 m was excavated in the position agreed in the WSI while Trench 2 was shortened and moved west due to the presence of underground services in the original proposed location. All trenches were excavated by machine under archaeological supervision, and any features were further investigated and excavated with hand tools. All mechanical excavation (through overburden and non-anthropogenic and/or levelling layers) was undertaken with a back-acting, toothless ditching bucket under constant supervision of a suitably qualified archaeologist.

Where archaeological features and deposits were encountered, these were recorded to the standards outlined in the agreed WSI and the relevant ClfA Standards and Guidance. All features and deposits were recorded on *pro forma* record sheets, drawn in plan and section at a suitable scale, and photographed. In addition to any specific features or deposits, a general record of the trench stratigraphy was made on *pro forma* record sheets, a plan and section of each trench was made at a suitable scale and photography was completed. A detailed methodology was outlined in the agreed WSI, and this has been included as Appendix 5 below.

### POST-FIELDWORK

The primary site archive comprises site records and digital photography on CD. This has been used to compile this report, all of which will be deposited with a local repository museum in digital and paper format as the principal record of the evaluation work. The physical archive comprises primary field records and advice will be sought on the detailed requirements for retention and deposition. An OASIS record has been completed for this work, including a digital version of this report, the reference for which is **solstice1-369181**. Deposition of the physical archive has been delayed until a determination is made on the need for, and scope of, any further work. In this instance then a single archive will be compiled and deposited.

### CHRONOLOGY

Where chronological and archaeological periods are referred to in the text, the relevant date ranges are broadly defined in calendar years as follows:

- Palaeolithic (Old Stone Age): 1 million – 12,000 BP (Before present)
- Mesolithic (Middle Stone Age): 10000 – 4000 BC
- Neolithic (New Stone Age): 4000 – 2400 BC
- Chalcolithic/Beaker Period: (2400 – 2000 BC)
- Bronze Age: 2000 – 700 BC
- Iron Age: 700 BC – AD 70
- Roman/Romano-British: AD 70 – 410
- Early medieval/Anglo-Saxon/Anglo-Scandinavian: AD 410 – 1066
- Medieval: AD 1066 – 1540
- Post-medieval: AD 1540 – 1900
  - » Tudor: AD 1485 – 1603
  - » Stuart: AD 1603 – 1714
  - » Georgian: AD 1714 – 1837
- Industrial: 1750 – 1900
  - » Victorian: AD 1837 – 1901
- Modern: AD 1900 – Present

### QUALITY ASSURANCE

Solstice Heritage LLP commits all fieldwork and post-fieldwork assessment, analysis, reporting and dissemination to be undertaken to the standards stipulated by the Chartered Institute for Archaeologists (ClfA). The project has been managed by Chris Scott, who is a fully accredited member of ClfA (MCIfA level).

## APPENDIX 5 - WRITTEN SCHEME OF INVESTIGATION



# 1. INTRODUCTION

## 1.1 PROJECT BACKGROUND

This Written Scheme of investigation (WSI) has been prepared by Solstice Heritage LLP on behalf of Meadowcroft Homes Ltd to confirm the scope of works of an archaeological evaluation. The evaluation is required by Northumberland County Council (NCC) as a pre-determination requirement for a proposed development at the Cattle Market, Hexham, Northumberland.

## 1.2 SITE LOCATION AND DESCRIPTION OF WORKS

The proposed development is located at land to the rear of 13 Cattle Market, Hexham (NGR NY 93685 63902) (Figure 1). The proposed development seeks to demolish the existing buildings within the site—a collection of dilapidated mixed commercial units—and erect a three-story residential building comprising eight apartments with associated parking.

The archaeological works proposed within this WSI will comprise:

- Excavation by Solstice Heritage of 2 no. archaeological evaluation trenches within the proposed development area (Figure 2).
  - » Trench 1 measuring 1.6 m x 7 m
  - » Trench 2 measuring 1.6 m x 5 m

## 1.3 CHRONOLOGY

Where chronological and archaeological periods are referred to in this WSI, the relevant date ranges are broadly defined as follows:

- Palaeolithic (Old Stone Age): 1 million – 12,000 BP (Before present)
- Mesolithic (Middle Stone Age): 10000 – 4000 BC
- Neolithic (New Stone Age): 4000 – 2400 BC
- Chalcolithic/Beaker Period: 2400 – 2000 BC
- Bronze Age: 2000 – 700 BC
- Iron Age: 700 BC – AD 43
- Roman/Romano-British: AD 43 – 410
- Anglo-Saxon/Anglo-Scandinavian: AD 410 – 1066
- Medieval: AD 1066 – 1540
- Post-medieval: AD 1540 – 1750
  - » Tudor: AD 1485 – 1603
  - » Stuart: AD 1603 – 1714
  - » Georgian: AD 1714 - 1837
- Industrial: AD 1750 – 1900
  - » Victorian: AD 1837 - 1901
- Modern: AD 1900 – Present

## 1.4 QUALITY ASSURANCE

Solstice Heritage LLP commits all fieldwork and post-fieldwork assessment, analysis, reporting and dissemination to be undertaken to the standards stipulated by the Chartered Institute for Archaeologists (CIfA) as is outlined in Sections 4–5 below. The project will be managed by Chris Scott who is a fully accredited member of CIfA (MCI-fA level). A statement of competence for Chris Scott is attached as Appendix 2 to this document.



## **1.5 ASSUMPTIONS AND LIMITATIONS**

Data and information obtained and consulted in the compilation of this WSI has been derived from a number of secondary sources. Where it has not been practicable to verify the accuracy of secondary information, its accuracy has been assumed in good faith. All statements and opinions arising from the works undertaken are provided in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of this WSI for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

The inherent uncertainties of archaeological investigation mean that the working methodologies and sampling strategies may be required to change should unexpectedly extensive and/or significant remains be discovered. This has been highlighted in the relevant sections below and any such change will be agreed with the client and the NCC Assistant County Archaeologist.

## **1.6 COPYRIGHT**

Solstice Heritage LLP will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988). The client and Northumberland County Council HER will be granted licence to use the report for its purposes, which may include photocopying.



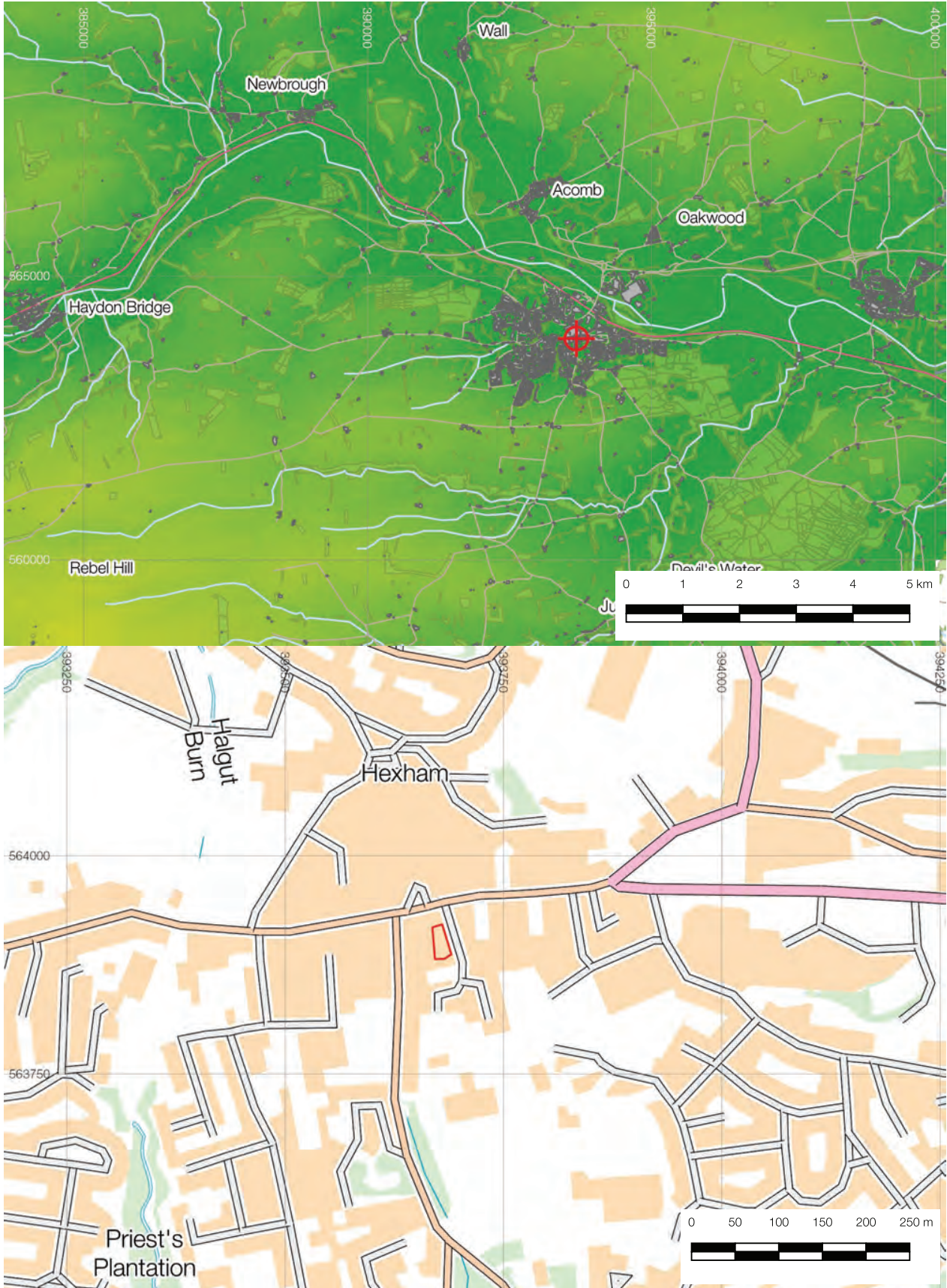
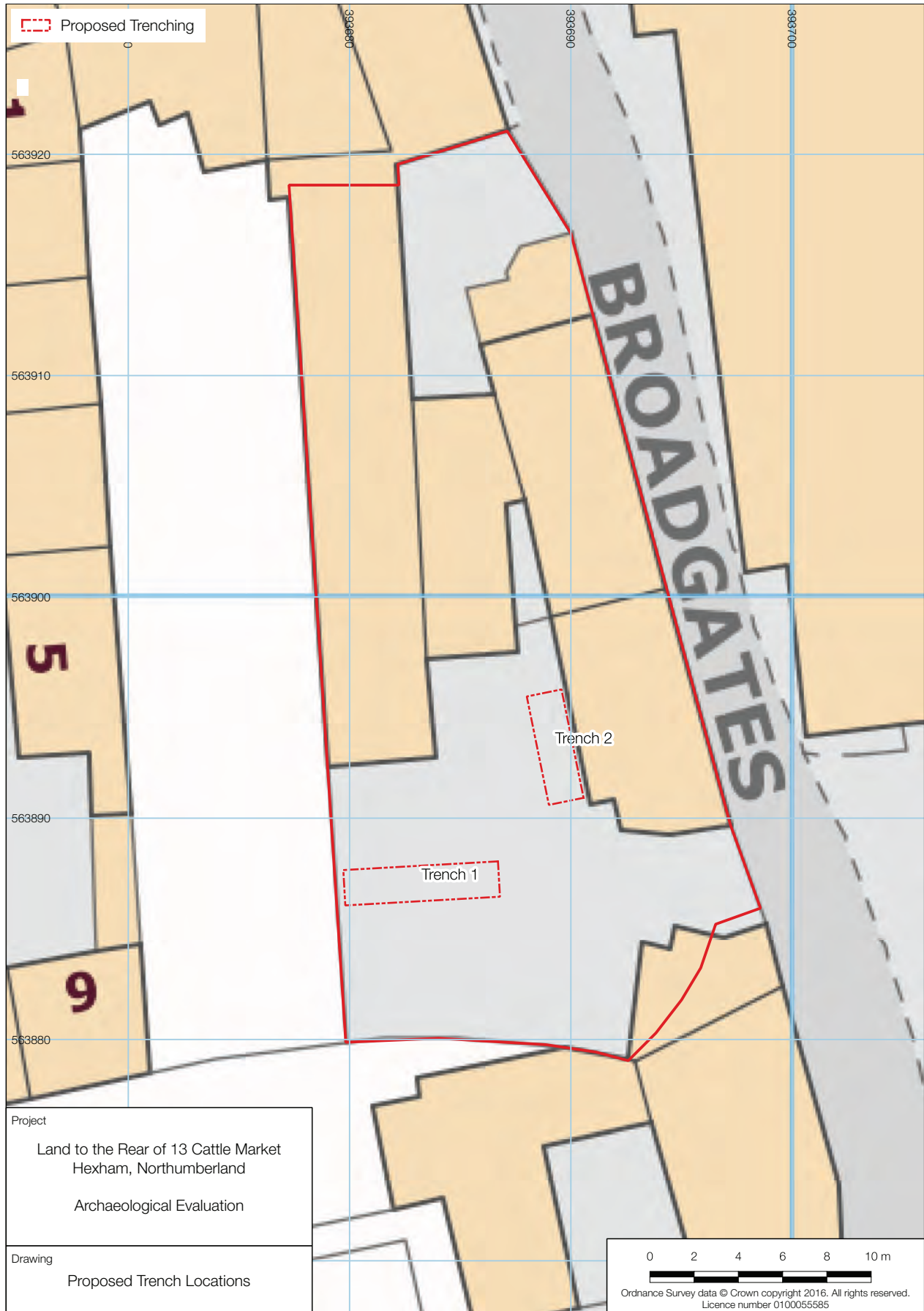


Figure 1 Site Location



## 2. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### 2.1 PREVIOUS WORK

There are two previous archaeological projects or events within the proposed development site recorded in the HER records. These include a field survey of Hexham undertaken in 1988 (15509), which compiled a detailed record of surviving archaeological features throughout the town as well as archaeological potential relating to the Priory, Archbishop's Precinct, and the town itself, as well as a borehole survey comprising a series of 12 window sample holes and three trial pits undertaken in 2003 (15005).

Within the immediate vicinity of the proposed development site, several investigations have taken place relating to gas and water main refurbishment. Most notably, a watching brief undertaken in 2005 as part of a water mains refurbishment scheme comprising the excavation of 376 test pits which, despite the high archaeological potential of the area, did not yield significant archaeological features (13860). Those features that were encountered include the surviving remains of a wall footing and large sandstone wall on Eastgate as well as human remains, which were encountered by the Market Place on Beaumont Street, most likely pertaining to the original footprint of the abbey grounds.

### 2.2 POTENTIAL SIGNIFICANCE

The general archaeological character within the vicinity of the proposed development site is medieval in nature, comprising burgage plot boundaries and pre-19th-century structures mixed with later residential and commercial development. Within the immediate vicinity of the site, the most pertinent heritage assets include:

- Culverts in Eastgate, Hexham (27137)
- Pre-medieval stone wall, Eastgate, Hexham (22877)
- Possible wall footings, Eastgate, Hexham (22878)

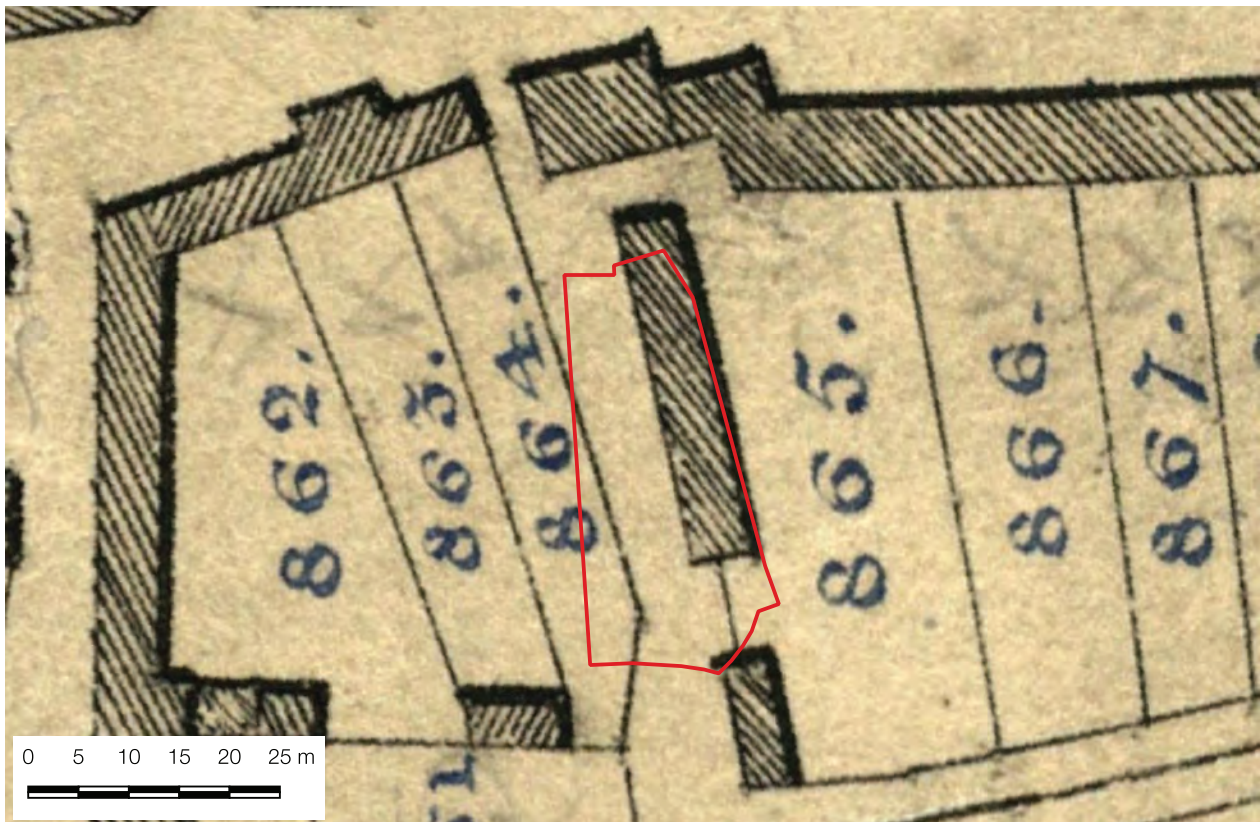


Figure 3 1839–40 tithe map for the area showing the proposed development area outlined in red

### 2.3 POTENTIAL SIGNIFICANCE

The site is situated within the rear burgage plots extending back from the Cattle Market and preserved as property boundaries on the 1839-40 tithe map. The majority of the site sits straddles a routeway between two property boundaries, and the extant building currently on the east edge of the site faced, in its earliest form, onto this track. Given we do not currently know whether this preserves a medieval routeway or is a later re-organisation of a row of medieval properties, the site has the potential to host archaeological remains of a moderate significance relating to the medieval and later occupation of the town.

### 2.4 RELEVANT RESEARCH AGENDA

Given the potential for archaeological remains relating to Hexham's medieval heritage within the proposed development area, the evaluation has the potential to provide information to address the following gaps in knowledge identified in the *North East Regional Research Framework for the Historic Environment* (Petts and Gerrard 2006):

- MD2 – Origin of urban communities
- MDi – Settlement – 'There are still very few excavated sites of this period. It is essential that any development within the historic cores of early villages should have archaeological conditions imposed as a matter of course.
- MDiii – Urbanism – 'Further development of pottery type-series and their application to rural contexts as well as to other classificatory systems is desirable'.
- MDxi – 'The medieval to post-medieval transition - The growth of towns is an important topic for further research, particularly the growth of suburban areas. Likewise, the role of industry in the expansion of urbanism and the wider expansion of the region's economy should be the subject of further research'.





### 3. AIMS AND OBJECTIVES

#### 3.1 EVALUATION

An archaeological field evaluation is defined as:

“... a limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site on land, inter-tidal zone or underwater. If such archaeological remains are present field evaluation defines their character, extent, quality and preservation, and enables an assessment of their significance in a local, regional, national or international context as appropriate.” (ClfA 2014b, 4).

The overarching aim of the evaluation is:

- To gain information about the archaeological resource within the site (including its presence or absence, character, extent, date, integrity, state of preservation and quality), in order to make an assessment of its merit in the context of the proposed development.

The objectives of the evaluation are:

- To attempt to establish the date, character and significance of any archaeological and palaeoenvironmental deposits, including in relation to other similar features within the area.
- The formulation of a strategy to ensure the recording, preservation or management of the archaeological resource.
- The formulation of a strategy to mitigate the threat to the archaeological resource.
- The formulation of a proposal for further archaeological investigation, if required.
- To ensure there is a permanent record of the work undertaken deposited with the local Historic Environment Record (HER) and made available online
- To ensure all work is undertaken in compliance with the *Code of Conduct* of the Chartered Institute for Archaeologists (ClfA) (2014a) and the *ClfA Standard and Guidance for archaeological field evaluation* (2014b).
- To ensure compliance with the WSI (this document).



## 4. METHODOLOGY

### 4.1 TRENCH LOCATIONS

The evaluation will comprise 2 no. archaeological evaluation trenches. The location of the proposed trenches is shown on Figure 2. The lack of clear space within the proposed development area currently means there is very limited scope for evaluation trenching given the requirements of plant and spoil storage.

Trench 1 measures 1.6 m x 7 m in plan and is positioned in the main open area to the south of the modern building. It crosses the property boundary shown on the 1839–40 tithe map which may itself preserve former medieval burgage plots. Trench 2 measures 1.6 m x 5 m in plan and is positioned alongside the western edge of the extant brick range visible on the 1839–40 mapping. The trench also crosses the southern wall of a westward extension to this building to test the potential survival of deposits in this area.



Figure 4 Proposed location of trenches shown over the 1839–40 tithe map

### 4.2 EXCAVATION METHODOLOGY

Initial excavation will be undertaken with a mechanical excavator fitted with a toothless ditching bucket, under constant archaeological supervision, to the first archaeological horizon. Should modern materials require breaking prior to removal then this will also be undertaken by machine with any spoil examined prior to commencement of overburden removal.

Where standing structures are encountered, their full extent within the trench will be exposed and recorded. Where cut features are exposed, they will be cleaned and delimited as much as is practicable within the area of the trench and investigated using the sampling strategy outlined in Table 1 below. Where cut features contain material culture or palaeoenvironmental remains of significance then they will be subject to a more rigorous sampling strategy, usually including 100% excavation of fill material and palaeoenvironmental sampling as detailed below. All intersections of features will be investigated in a manner appropriate to ascertain their stratigraphic relationship.

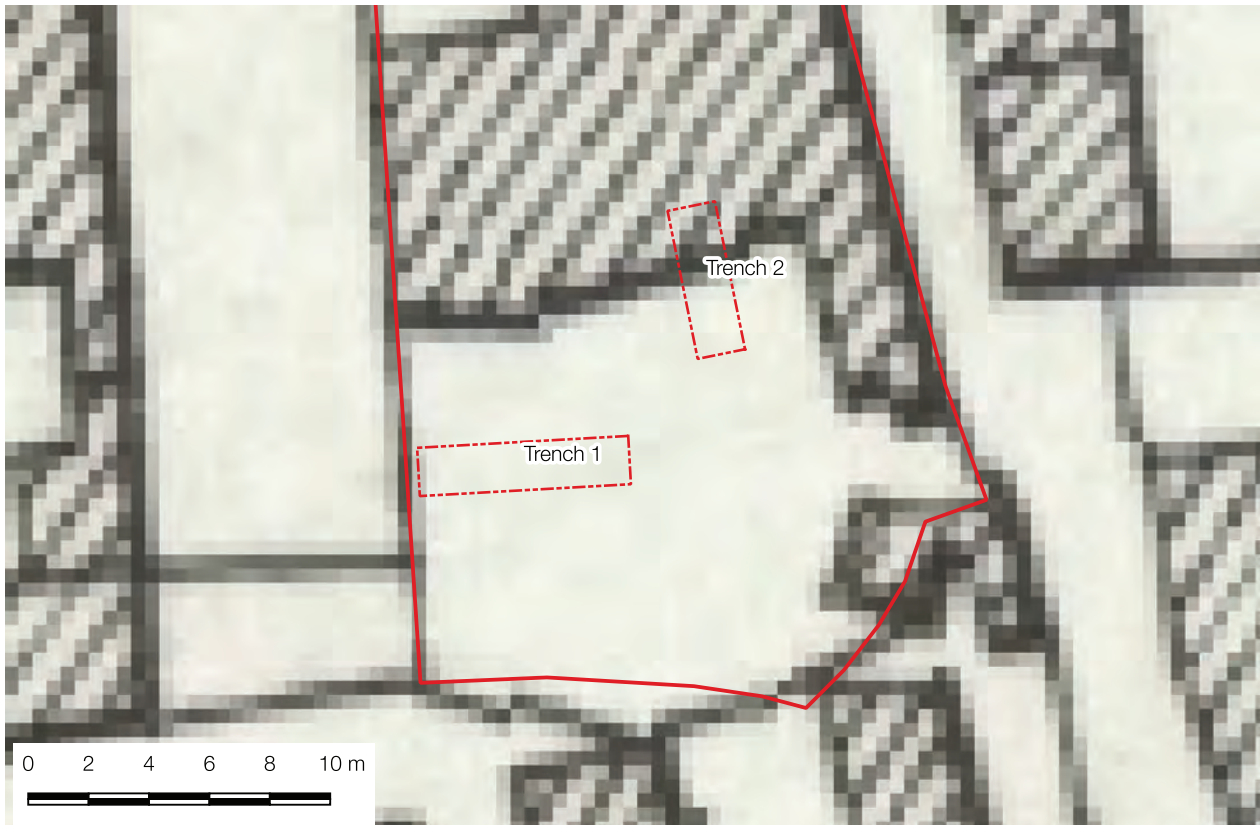


Figure 5 Proposed location of trenches shown over the 1895 OS mapping

The evaluation trenching will continue in a controlled manner until natural substratum has been reached, in order to ensure that all archaeological features and strata are adequately characterised. Given the topographical and geomorphological setting of the proposed development site, it is not anticipated that there will be a need for a ‘second strip’ to remove alluvial or colluvial sediment units that may have buried earlier remains.

Size/Nature of Feature	Minimum percentage of fill excavated and sampled
Cut feature less than c. 1 m in diameter or equivalent area	50%
Cut feature greater than c. 1 m in diameter or equivalent area	25% or until form, function and date can be adequately characterised
Linear features	10% in 1 m slots evenly spaced along the length of the features though focussing on junctions and relationships with other features where present. Minimum sample of 2 m where the linear feature is less than 20 m in total length.

Table 1 Indicative sampling strategy for investigation of cut features

### 4.3 RECORDING METHODOLOGY

All archaeological features will be recorded on *pro forma* sheets, creating a primary written record that will be accompanied by drawn and photographic records. A site diary giving a summary of each day’s work will also be maintained including overall interpretive observations.

A drawn record will be compiled of all features, including plan and section/profile illustrations at a suitable scale (usually 1:10, 1:20 or 1:50) depending on the complexity and significance of the remains.

The photographic record of the monitoring will be undertaken in high-resolution digital format. Photographs will be taken of all archaeological and palaeoenvironmental features in addition to general site photography locating the individual features in their wider context.

All trenches will be located and tied to the National Grid at a scale of 1:2500 or 1:1250 as practical. All features will be located accurately within this area and their height also accurately recorded above Ordnance Datum. The same level of accuracy will be applied to measuring the respective heights of the top and base of excavations. Full trench plans and sections will only be recorded for those trenches where archaeological remains are present. Archaeologically sterile trenches will have a basic record, comprising a completed *pro forma* trench recording sheet and photographic record shot only.

#### 4.4 SMALL FINDS

All small finds will be initially retained and bagged by context for assessment at the post-fieldwork stage.

Small finds will be handled, packed and stored in accordance with the guidelines in *First Aid for Finds* (Watkinson and Neal 1998).

In the event that finds of 'treasure' are uncovered, then the local Coroner will be informed and the correct procedures will be followed as outlined under the *Treasure Act* 1996.

#### 4.5 HUMAN REMAINS

In the event of human remains being uncovered, including evidence of cremations, these will be initially left *in situ*, protected and covered from view. Should removal of the remains be deemed necessary then a licence will be obtained from the Ministry of Justice (MoJ) prior to excavation proceeding. Exhumation of human remains will proceed in accordance with the MoJ licence and all health and safety regulations and guidance.

#### 4.6 SCIENTIFIC AND PALAEOENVIRONMENTAL SAMPLING STRATEGY

##### 4.6.1 AIM OF THE SAMPLING STRATEGY

Given the uncertainty of the presence or level of archaeological remains likely to be encountered as part of this evaluation, the general aim of the scientific and palaeoenvironmental sampling strategy is:

- To provide information on the nature of human activity and the past environment in the immediate area, in relation to the archaeological deposits uncovered during the project.

##### 4.6.2 OVERVIEW

Sampling levels and feature-specific approaches will vary in accordance with the characteristics and potential of individual features to address the aims and objectives outlined above. Sampling and assessment methodologies will follow best practice as set out in relevant guidance documents, including *Environmental Archaeology* (Campbell *et al.* 2011).

#### 4.7 HEALTH AND SAFETY

All archaeological work will be undertaken in a safe manner in compliance with the *Health and Safety at Work Act* 1974. A full risk assessment will be undertaken in advance of the commencement of work, a copy of which will be available on site for the duration of the fieldwork. Solstice Heritage LLP has a full Safety, Health and Environment Policy which can be supplied upon request.

#### 4.8 EXTENSIVE REMAINS AND/OR SIGNIFICANT FINDS

In the event of discovery of archaeological remains that are more extensive and/or significant than could reasonably have been anticipated then the following procedure will be followed:

- Where remains can be rapidly characterised within the scope of this stage of work, including a small extension to existing trenching, this will be undertaken following agreement with the client and the NCC Assistant County Archaeologist.

- If, following consultation with the NCC Assistant County Archaeologist and client, a further stage of evaluation or investigation is deemed necessary and proportionate to the potential significance of the archaeological remains, a modified WSI or addendum to this document will be prepared and agreed with all stakeholders.
- Where remains are significant but are characterised by this phase of evaluation to a degree where their significance and extent can be understood, then the most suitable course may be the agreement with the NCC Assistant County Archaeologist and the client of a programme of appropriate mitigation.



## 5. POST-FIELDWORK METHODOLOGY

### 5.1 SMALL FINDS PROCESSING

All finds will be processed and catalogued in line with standard guidance documents including *First Aid for Finds* (Watkinson and Neal 1998) and the *Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials* (ClfA 2014c).

### 5.2 SPECIALIST ASSESSMENT AND ANALYSIS

After processing, artefacts and ecofacts will be quantified and assessed to provide an overview of their potential to meet the aims and objectives of the project. This will be undertaken, where necessary, by a relevant specialist, as set out below, and will include a statement on the potential and requirement for further analysis. Where extensive analysis is recommended and justified by the potential of the assemblage or sample then this will be undertaken after agreement with the client and NCC Assistant County Archaeologist.

### 5.3 REPORTING

Following completion of any specialist assessment and analysis, all information will be synthesised in a project report, which will include as a minimum:

- Planning application number, OASIS reference number and site grid reference
- A non-technical summary of results
- Introduction
- Aims and method statement
- Legislative, policy and guidance framework
- Summary of data outlining all archaeological deposits, features, classes and numbers of artefacts and spot dating of significant finds
- Specialist reports (where necessary)
- Discussion of results
- Illustrative photography
- Location plan of the site of at least 1:10000 scale
- Extent plan of the area of monitoring at a suitable and recognised scale positioning all archaeological and palaeoenvironmental features and deposits in relation to the national grid
- Plans and section of all archaeological trenches and features at a suitable scale (see section 4.2 above)
- Above Ordnance Datum (aOD) levels on plans and incorporated into the text

Any variation to the minimum requirements above will be approved in advance and in writing by the NCC Assistant County Archaeologist. One bound hard copy and one digital copy will be supplied to the client and to the NCC Assistant County Archaeologist upon completion.

### 5.4 ARCHIVING

Within 6 months of the completion of all post-fieldwork stages of the project, a full archive will be compiled and deposited with the relevant local recipient museum. The archive will be compiled in accordance with the *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* (ClfA 2014d). The archive and all material contained in it will be compiled according to the guidelines of the recipient museum, and will include as a minimum:

- A list of archive contents, by box if required
- Hard copies of all relevant project documentation
- Digital material created for the project
- Artefacts and ecofacts for which there is a reason for retention (e.g. inherent significance, potential for future analysis).

Should there be no material archive arising from the project then, as a minimum, the project report will be submitted to the Northumberland County Council HER in bound hard copy and digital format, and project details and a copy of the report will be made available through OASIS (see below). Should it be deemed appropriate to submit an archive for the project, the physical archive would be submitted to the Great North Museum, Newcastle, and/or a digital archive would be submitted to the Archaeology Data Service (ADS).

## 5.5 OASIS

Solstice Heritage LLP is registered with the Online Access to Index of Archaeological Investigations (OASIS) Project and fully supports all project documentation and records being made available through the OASIS website. Upon completion of the post-fieldwork reporting and archiving, an OASIS record will be completed, and a copy of the project report will be uploaded.

## 5.6 PUBLICATION AND DISSEMINATION

In the event that formal publication and/or wider dissemination is deemed necessary, then a suitable format will be agreed with the client and the NCC Assistant County Archaeologist. This may include a digital download document made freely available or publication in a local, regional or national journal.



## 6. RESOURCES AND PROGRAMMING

### 6.1 FIELDWORK STAFF

The project will be managed by Chris Scott of Solstice Heritage LLP. Chris holds full accredited professional membership of the Chartered Institute for Archaeologists (CIfA) at MCIfA level. It is anticipated that the fieldwork will also be supervised by Chris Scott MCIfA of Solstice Heritage LLP, though in the event of a change, details of fieldwork staff will be confirmed in writing to the NCC Assistant County Archaeologist prior to commencement.

### 6.2 POST-FIELDWORK STAFF

The post-fieldwork reporting and archiving will also be managed by Chris Scott. Details of any other post-fieldwork or reporting staff will be confirmed in writing to the NCC Assistant County Archaeologist prior to commencement.

### 6.3 SPECIALIST INPUT

Should specialist input be required for assessment and analysis at post-fieldwork stage, then it is intended that the following specialists be used:

Specialism	Specialist	Company/Institution
Lithics	Spencer Carter	TimeVista Archaeology
Prehistoric pottery	Dr Jane Timby	Independent Specialist
Romano-British Pottery	Dr Jane Timby	Independent Specialist
Roman brick/tile	Dr Jane Timby	Independent Specialist
Early glasswork	Dr Hilary Cool	Barbican Research Associates
Medieval/Post-medieval pottery	Paul Blinkhorn	Independent Specialist
Archaeometallurgy	Dr Gerry McDonnell	Gerry McDonnell Archaeometallurgy
Clay pipe	Dr Susie White	University of Liverpool
Industrial/later glasswork	Jim Brightman	Solstice Heritage LLP
Industrial/later metalwork	Chris Scott	Solstice Heritage LLP
Medieval/later CBM	Jim Brightman	Solstice Heritage LLP
Conservation of artefacts	Jennifer Jones	Archaeological Services Durham University (ASDU)
Botanical macrofossils	Dr Charlotte O'Brien	ASDU
Pollen	Dr Charlotte O'Brien	ASDU
Human remains	Malin Holst	York Osteoarchaeology
Faunal remains	Louisa Gidney	Independent specialist
All dating techniques	Dr Gordon Cook	Scottish Universities Environmental Research Centre (SUERC)

Table 2 Proposed specialist input to post-fieldwork stages

This list is subject to change depending on individual availability of specialists and the specific requirements of the archaeological and palaeoenvironmental remains uncovered during the course of fieldwork. Liaison will also be undertaken with the relevant Historic England Scientific advisor, as appropriate.

### 6.4 FIELDWORK PROGRAMME

It is currently intended that the works be undertaken during September 2019.



## 6.5 POST-FIELDWORK PROGRAMME

The post-fieldwork process will commence immediately upon completion of the fieldwork. Unless a more in-depth post-fieldwork process has been agreed as an addendum to this document, then a report will be compiled within two months, subject to any required specialist input. An OASIS record will be completed, and any archive will be deposited within six months of the completion of the post-fieldwork phase.

## 6.6 MONITORING

The local planning authority contact for monitoring of the project will be:

Karen Derham  
Assistant County Archaeologist  
Northumberland Conservation  
Development and Regulatory Services  
Northumberland County Council  
County Hall  
Morpeth  
Northumberland  
NE61 2EF

Telephone: 01670 622655  
Fax: 01670 533409  
email: karen.derham@northumberland.gov.uk



## 7. SOURCES

### 7.1 BIBLIOGRAPHY

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## APPENDIX 1 - POLICY AND GUIDANCE FRAMEWORK

### LEGISLATION

National legislation which applies to the consideration of cultural heritage within the proposed project is set out in Table 1 below.

Title	Key Points
Ancient Monuments and Archaeological Areas Act 1979 (amended by the National Heritage Act 1983 and 2002)	Scheduled Monuments, as defined under the Ancient Monuments and Archaeological Areas Act (1979), are sites which have been selected by a set of non-statutory criteria to be of national importance. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. Any works, other than activities receiving class consent under The Ancient Monuments (Class Consents) Order 1981, as amended by The Ancient Monuments (Class Consents) Order 1984, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering-up a Scheduled Monument require consent from the Secretary of State for the Department of Culture, Media and Sport.
Planning (Listed Building and Conservation Areas) Act 1990	Buildings of national, regional or local historical and architectural importance are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings designated as 'Listed' are afforded protection from physical alteration or effects on their historical setting.

Table 3 Legislation relating to relevant cultural heritage in planning

### POLICY

#### NATIONAL

The principal instrument of national planning policy within England is the *National Planning Policy Framework* (NPPF) (MHCLG 2019) which outlines the following in relation to cultural heritage within planning and development:

Para.	Key Points
8	Contributing to protecting and enhancing the historic environment is specifically noted as being a part of one of the key objectives contributing to sustainable development.
189	During the determination of applications "local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting". This information should be proportionate to the significance of the asset and only enough to "understand the potential impact of the proposal on their significance".
190	Paragraph 190 identifies that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.
193	'Great weight' should be given the conservation of a designated heritage asset irrespective of the level of 'harm' of a proposed development. However, the more important the asset, the greater the weight given.
194	'Harm to, or loss of, the significance of a designated heritage assets...should require clear and convincing justification'. In terms of the levels of designated heritage assets, substantial harm to Grade II listed buildings and parks and gardens should be exceptional, and to all other (the highest significance of) designated assets wholly exceptional.
195	Substantial harm to a designated heritage asset will be refused unless it is outweighed by substantial public benefits.
196	Where there is 'less than substantial harm' to a designated heritage asset, the decision will weigh this harm against the public benefit of the proposal 'including, where appropriate, securing its optimum viable use'.
197	For decisions affecting non-designated heritage assets 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

Table 4 Key passages of NPPF in reference to cultural heritage (archaeology)



## LOCAL

Under planning law, the determination of an application must be made, in the first instance, with reference to the policies of the local development plan. Pending the inspection of the new *Northumberland Local Plan*, the extant policy for the proposed development is represented by the *Tynedale Local Development Framework Core Strategy* (Tynedale District Council 2007b) and the saved policies contained within the *Tynedale District Local Plan: Scheduled of Adopted Policies* (Tynedale District Council 2007a). Within these, the following are the key policies with reference to cultural heritage and the nature of the proposed development:

Policy	Key Text
BE1	'Conserve and where appropriate enhance the quality and integrity of Tynedale's built environment and its historic features including archaeology, giving particular protection to listed buildings, scheduled monuments and conservation areas'.
BE28	'Where it is not clear how important an archaeological site is, or where the impact of a development proposal on an existing archaeological site is uncertain, the developer will be required to provide further information in the form of an archaeological assessment and, where such an assessment indicates that important archaeological remains may be affected, a full archaeological evaluation'.

Table 5 Summary of relevant local planning policy

## GUIDANCE

### NATIONAL

During the assessment and preparation of this document, the following guidance documents have been referred to, where relevant:

Document	Key Points
Conservation Principles, Policies and Guidance (Historic England 2008)	This document sets out the guiding principles of conservation as seen by Historic England and also provides a terminology for assessment of significance upon which much that has followed is based.
Standard and Guidance for Archaeological Field Evaluation (ClfA revised 2014b)	This document represents non-statutory industry best practice as set out by the Chartered Institute for Archaeologists. This work has been undertaken to these standards, as subscribed to by Solstice Heritage LLP.

Table 6 National guidance documentation consulted

