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Cc: Control, Development (Planning)
Subject: 26/01930/FUL 93 Peterborough Road Farcet Peterborough - Archaeology
Date: 04 November 2026 12:35:44

26/01930/FUL|Erection of 6 single bedroom assisted living apartments (Use Class C3) with ancillary office and communal accommodation requiring the demolition of a dwelling, retail unit and equine facilities|93 Peterborough Road Farcet Peterborough PE7 3BN

[redacted]

Thank you for the consultation with regards to the archaeological implications of the above referenced planning application. The proposed development lies within an area of archaeological potential to the north-west of Whittlesea Mere, in a Fen edge location. The fen edge was an area commonly exploited during the prehistoric to Roman periods. In the local area this is evidence by a number of find spots in the wider vicinity of the development (Cambridgeshire Historic Environment Record 02936, 01346, 01379). A large linear earthwork survives to the east visible on LiDAR images survives to the east of the development, believed to be the remains of a Roman routeway (CHER ref. MCB29418). The village of Farcet has a medieval origin with St. Marys Parish Church dating from the 12th century (National Heritage List for England 1215281) and archaeological investigations to the east of the church finding evidence of Saxon activity (CHER ECB2305).

We have previously commented on applications within a similar red line **23/02502/FUL and 22/02543/FUL** and our advice remains in line with advice issued then, although we have since updated suggested condition wording as below.

Archaeological condition
1. No demolition/development shall commence until the applicant has secured the implementation of a programme of archaeological work commencing with evaluation, within the development area in accordance with a Written Scheme of Investigation that has been submitted by the applicant and approved in writing by the Local Planning Authority. The pre-commencement aspects of archaeological work should include:
1a) Submission of a Written Scheme of Investigation that sets out the methods and timetable for the investigation of archaeological remains in the development area, in accordance with the requirements of the Local Authority archaeological brief.
1b) Completion of mitigation fieldwork in accordance with the approved Written Scheme of Investigation.
2. The post-fieldwork sections of the archaeology programme shall be fully implemented in accordance with the timetable and provisions of the approved Written Scheme of Investigation. This stage of the programme can occur after the commencement of development:
2a) Completion of a Post-Excavation Assessment report and an Updated Project Design for the analytical work to be submitted for approval within nine months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority;

2b) Completion of the approved programme of analysis and production of an archive report; submission of a publication synopsis and preparation of a publication report to be completed within 18 months of the approval of the Updated Project Design, unless otherwise agreed in advance with the Local Planning Authority;
2c) The programme and timetable for the deposition of the physical archive in the Cambridgeshire Archaeological Archive Facility or another appropriate store approved by the Local Planning Authority and deposition of the digital archive with the Archaeology Data Service or another CoreTrustSeal certified repository within 1 year of completion of part 2b).
Reason: To secure appropriate mitigation measures and to conserve the interest of the historic environment evidence in compliance with Chapter 20 of the NPPF.
Informative: Developers will need to ensure that the timetable for the archaeology programme (including field- and all post-fieldwork stages) is included within the proposed timetable of the development programme. Each stage of the two conditions can be discharged as they are completed to the satisfaction of the Local Planning Authority's Archaeological Advisers at Cambridgeshire County Council.

Kind regards

[redacted]

Archaeological Officer

Pronouns: She/Her why have I put this here?

Cambridgeshire County Council

Historic Environment Team
Place and Sustainability
Cambridgeshire County Council
[redacted]

HET has high caseloads at present. We apologise for delays in response times.
For urgent planning related enquiries, please also contact archaeologydc@cambridgeshire.gov.uk

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