From: Archaeology DC <ArchaeologyDC@cambridgeshire.gov.uk>
Sent: 02 July 2025 10:07:52 UTC+01:00
To: "Charlotte Dew" <Charlotte.Dew@huntingdonshire.gov.uk>
Cc: "DevelopmentControl" <DevelopmentControl@huntingdonshire.gov.uk>
Subject: 25/00995/FUL – Public House, Black Swan, 77 Main Street, Farcet

Dear Charlotte,

25/00995/FUL – Public House, Black Swan, 77 Main Street, Farcet

Thank you for your consultation in regards to the above referenced planning application.

Our records indicate that this site lies in an area of archaeological potential on the frontage of Main Street and adjacent to the River Nene crossing point at Farcet Bridge. There has been a dearth of archaeological investigations within Farcet to-date, however a site of comparable size and likewise situated along the primary street frontage was evaluated in 2006 in advance of development at 2 Main Street and identified medieval and post-medieval remains including 13th century pottery (Cambridgeshire Historic Environment Record reference MCB17286). In addition to the above, it is considered that the building proposed for conversion to residential usage (the Black Swan public house, (CHER Ref. MCB20127) may constitute an undesignated heritage asset, being not only demonstrably present on the 1st edition Ordnance Survey map of Huntingdonshire dated to 1885 but also appearing to be of considerably earlier character, with the roof pitch and arrangement of the fenestration suggestive of an 18th century date, albeit with later alterations.

Our comments therefore remain the same as previously advised on 23/01760/FUL, 19/00219/FUL and 22/01523/FUL. Namely that due to the archaeological potential of the site a further programme of investigation and recording, to include a program of **historic building recording**, is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. Usage of the following condition is recommended:

Archaeology Condition
No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area and to include a program of **historic building recording**, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

a. The statement of significance and research objectives;

b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;

c. The timetable for the field investigation as part of the development programme;

d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (DLUHC 2023).

Informatives:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

A brief for the recommended programme of archaeological works is available from this office upon request. Please see our website for **CHET service charges**

Please let me know if you require anything further.

Kind Regards

Lewis

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Lewis Busby
Archaeological Officer

Cambridgeshire County Council

Historic Environment Team
Place and Sustainability
Cambridgeshire County Council

Please see our website for CHET service charges

Upcoming Leave: 7th – 16th July

For urgent planning related enquiries, please also contact archaeologydc@cambridgeshire.gov.uk

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