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Subject: 24/02361/FUL and 24/02363/LBC I All Saints Church, Denton Road, Denton
Date: 16 January 2025 14:33:35

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24/02361/FUL and 24/02363/LBC I All Saints Church, Denton Road, Denton

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

Our records indicate that this site lies in an area of considerable archaeological interest. The works proposed comprise the residential conversion of the surviving structure of All Saints Church, which as a Grade II listed building (National Heritage List for England reference 1215184) is considered a designated heritage asset under the terms of the NPPF. A church was recorded on this site in the Domesday Survey of 1086 however the present building appears to have origins slightly later in the 12th and 13th centuries, and elements such as the chancel arch date from this period. All Saints Church has special interest for its association with the antiquary Robert Cotton, who was responsible for a major programme of rebuilding works during the 17th century, and it is from this period that much of the upstanding fabric dates. The building was again restored in the 19th century but, following a period of decline, the building fell into disuse and the roof was removed in the 1960's, which has accelerated the deterioration of the structure.

The church is surrounded to the north, east, and west by the Shrunken medieval settlement of Denton, which survives as well preserved earthworks (Cambridgeshire Historic Environment Record ref. 01476). Also surviving as earthworks is evidence for ridge and furrow cultivation (CHER ref. MCB23819). This agricultural activity was contemporaneous with the former settlement, flanking the remains on all side.

Whilst we do not object in principle to the residential conversion, considering it to be a means of securing a sustainable future for the heritage asset in the long-term (NPPF para 214), careful consideration should be given to aspects of the design which may be overly detrimental or detract from the significance of the asset.

It is noted that the application makes provision for avoiding the majority of the marked graves present within the site boundary. However as a site of worship which can be traced in usage for nearly 1000 years, is virtually certain that unmarked graves will exist within the development boundary and also within the footprint of the church itself, which are likely to be encountered during groundworks for the proposals.

Necessary engagement with this eventuality, should it occur, could negatively impact the viability of the scheme. The applicant should fully explore and understand the procedural and financial implications of such an undertaking, should Huntingdonshire District Council see fit to grant permission for development in this location, and archaeological oversight of all groundworks is recommended for this reason. The provision of a no-dig strategy for the formation of the parking areas (grasscrete) is welcomed, and ground intrusion should otherwise be limited to the installation of services where at all possible. We note that the ground level of the internal footprint of the church is due to be undertaken which also has a high probability of encountering burials.

Due to the archaeological potential of the site, a further programme of investigation and recording, **to include 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, to include historic building recording and commencing with the evaluation of the application area, 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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[redacted]
Archaeological Officer

Cambridgeshire County Council

Historic Environment Team
Place and Sustainability
Cambridgeshire County Council

Please see our website for CHET service charges
Home - Cambridgeshire's Local Heritage List (local-heritage-list.org.uk)

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

Note: CHETs landing page for digital archives is now live. Please see the updated digital archiving section in briefs for information regarding how to link digital archives to this page.

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