

In terms of the query directed to the Borough Council in relation to the final paragraph of policy D1 (protection of Heritage Assets) we provide the following response. Para 128 of the NPPF uses the word 'should' rather than 'must' and it also identifies that the level of information and evaluation required of the applicant should be proportionate.

We require at least a desk top assessment to initially evaluate the potential impact on heritage assets which includes the possibility of unknown archaeology, for applications for major development. This may then lead to further investigation identified in a Written Scheme of Investigation (WSI) either prior to a decision or as a planning condition.

Minor applications are dealt with differently, a balance is made between the level of proposed ground disturbance, evidence of previous ground disturbance and location to historic village/town centres and previously identified heritage assets. A judgement will then be made as to whether an archaeological desk based assessment or a Written Scheme of Investigation is necessary, with Para 128 of the NPPF in mind.