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**Walster Cheryl**

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**From:** McCarthy Lucie  
**Sent:** 26 April 2019 15:27  
**To:** Development Control  
**Cc:** Mounce Simon  
**Subject:** 19/00333/FULL Land To The North Of Castle Street And South-East Of Waterhouse Lane, Including Castle Buildings And The Earl De Grey Public House

19/00333/FULL - Application for full planning permission for the demolition and partial rebuilding of the Earl de Grey public house; erection of link extension to Castle Buildings and the Earl de Grey; external alterations to Castle Buildings; use of relocated Earl de Grey, Castle Buildings and link extension for café or restaurant (A3) and/or drinking establishment (A4) and/or office (B1a); the erection of a nine-storey hotel; new public realm and associated works, including landscaping, car parking and servicing, and associated infrastructure.

Land To The North Of Castle Street And South-East Of Waterhouse Lane, Including Castle Buildings And The Earl De Grey Public House

Thank you for consulting the Humber Historic Environment Record upon this application which falls within an area of archaeological interest.

Archaeological remains dating from the early medieval period through to the post medieval and modern period have been recorded within the area of this proposed development. Archaeological recording undertaken in advance of construction of the Bonus Arena revealed evidence of remains of former brick built buildings, the foundations and walls of which aligned with the existing street pattern, which began to be laid out at the end of the 18<sup>th</sup> century. Map evidence suggests that the proposed development could impact on the hamlet of Myton as well as the possible location of the settlement of Wyke, Hull's predecessor. A number of watercourses, drains and tracks shown on early 18th century mapping could suggest the layout of settlement during the medieval period. 18th century mapping also shows drains and watercourses lying just west of the outer defences constructed during the sieges of Hull in 1642 and 1643 as part of the English Civil War.

I would, therefore, expect the applicant to take appropriate measures to ensure that any heritage assets of archaeological interest are identified, recorded and safeguarded **in advance of** submitting an application such as this. However, the information I have received about the proposals does not include sufficient detail concerning the precise nature, location, depth and extent of archaeological remains in the proposed development area. I am, therefore, unable to make an informed decision as to the impact the proposals would have on any heritage assets of archaeological interest.

It is important that the archaeological considerations relating to this application should be clarified before any permission is granted. To this end, I would recommend that any decision is **deferred** until such information is available. This procedure is in accordance with Policy 189 within the National Planning Policy Framework, Section 16 'Conserving and enhancing the historic environment', (Dept. of Communities & Local Government, March 2019), which requires that a field evaluation be carried out before a planning application is submitted, so that the results can accompany that application, and inform subsequent planning decisions.

I would recommend that a programme of trial trenching is undertaken to understand the archaeological potential of the site and understand the character and significance of any archaeological features that may be present. The results of the evaluation will provide detailed information to enable an informed and reasonable planning decision to be taken. If the evaluation

shows that there are significant archaeological deposits, which will be affected by the proposed development, mitigation measures, where feasible, should be explored to ensure their preservation.

In this instance, I would wish to ensure that the archaeological evaluation and any subsequent mitigation strategy is identified in advance of any development commencing.

Please do not hesitate to contact myself if you wish to discuss my comments further.

Best wishes,

Lucie

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