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Your ref: 3/2025/0601
Our ref: 3_2025_0601-LCC
Date: 22nd August 2025

FAO B Taylor

Dear Ms Hopkins,

Application 3/2025/0601: Approval of details reserved by conditions 13 (bird/bat boxes) and 14 (historic building record) on planning permission 3/2025/0177. Eaves House Farm, Waddington Road, West Bradford BB7 3JF

Thank you for your consultation on the above planning application. The application documentation includes a written scheme of investigation (WSI, Sunderland Peacock and Associates, 2025) for the historic building recording, as required by condition 14 of consent /2025/0177.

It should be noted that the same condition (no.22) has been applied to the related listed building consent 3/2025/0198 and the recommendations below can be taken to apply to an application to discharge that condition.

The WSI has two small issues which we would like to raise but is otherwise appropriate and adequate for the works required by the condition(s). The first issue is that the required level of recording is stated to be 'level 2' in more than one place (e.g. WSI section 1.1), whereas the conditions (quoted in section 5.6 (should be section 5.2)) require a 'level 2-3' record. We would normally require the WSI to be altered, but the scope of the recording set out in section 11 does in fact exceed that of a level 2 record as specified by Historic England and appears to be sufficient in this instance and we will not request an amendment.

The second issue will need addressing, however. Section 16 of the WSI deals with archiving of the project. This states that a copy of the archive will be deposited with the Lancashire Historic Environment Record (16.1) with a copy also deposited at the Lancashire Country Archives (16.2). In fact, only a digital copy of the report (and, if easily available, the digital photography) needs to be deposited at the Historic Environment Record and we are aware that the Lancashire Archives are now regularly not accepting copies of archaeological archives. If, as is likely, the archive will be produced in digital-only format, it will need to be deposited with the Archaeology Data Service (ADS) at York. If these two sections of the WSI can be altered or the applicants or their agents can confirm in writing that the report and archive deposition

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will conform with the requirements above, then we can recommend that it be approved as required by the planning conditions.

As usual, however, we would recommend that the condition itself is not fully discharged until the work set out in the WSI has been completed and a copy of an appropriate report submitted to the Historic Environment Record.

Yours sincerely

Peter Iles

Peter Iles
Planning Officer (Archaeology),
Historic Environment Team

