The Birmingham Alliance followed the process described in this Strategy for Bullring. This ensured that substantial archaeological requirements were smoothly integrated into the programme of a major development. Four excavations revealed important new information about life, work and death in the historic heart of the city from the 12th to the 19th centuries. Interpretation panels within the new development describe the results of the excavations to 21st century shoppers.

The experience of The Birmingham Alliance is to consider archaeology early, ensuring adequate time is allowed for in the development programme, and to develop a close working relationship with the City Council’s Planning Archaeologist for a successful outcome.

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The Strategy does not introduce any additional requirements but seeks to clarify existing policies. It includes detailed policies supplementing those in the Birmingham Plan. These set out the City’s Council’s role in the process and the requirements placed on developers. Four case studies describe the process in practice.

The Strategy also describes particular archaeological requirements for different parts of the city, the importance of professional standards of archaeological work and the need to make the results publicly available. It also includes a summary of advice to developers, particularly emphasising the importance of early consultation so that archaeological requirements are incorporated into the development process.

The Archaeology Strategy was adopted as Draft Supplementary Planning Guidance on 16th July 2003 and following a consultation period was adopted as Supplementary Planning Guidance by the City Council’s Cabinet on 8th December 2003.

Birmingham has a wide variety of archaeological remains which tell us about how people lived and worked in the city in the past. They are part of local distinctiveness and provide an educational and tourism resource. These remains can be safeguarded through the planning process without preventing or discouraging new development. National guidance and existing city council policies provide the basis for this, and their implementation delivers some of the Council’s priorities. This Strategy describes Birmingham’s archaeological remains and national, regional and local policies on archaeological remains affected by new development.

The Strategy explains the process when proposed new development is likely to affect archaeological remains. It stresses the importance of early consultation about the archaeological implications of a proposed development and the process of assessment and evaluation to inform decision making on requirements for preservation or recording of archaeological remains. This is summarised in flow charts about the consideration of archaeological implications and the implementation of archaeological planning conditions.
Achievements, Objectives and Summary of Policies

ACHIEVEMENTS SO FAR

- Archaeological work has taken place as part of major developments.
- Archaeological remains have been preserved in situ.
- The extent, survival and significance of archaeological remains in Birmingham has been demonstrated.
- Archaeological remains of national importance have been identified and protected.
- The Sites and Monuments Record has been maintained as the City’s archaeological database.
- Archaeological information has been made publicly available.

SUMMARY OF POLICIES IN THIS STRATEGY
The full text of each policy is in Section 5 (page 14). These policies are supplementary to those already in the Unitary Development Plan, as reproduced in Appendix 1.

Policy 1
Archaeological research frameworks and agendas.

Policy 2
Involvement of Planning Archaeologist.

Policy 3
Advice on archaeological requirements.

Policy 4
List of contractors and consultants.

Policy 5
Sites and Monuments Record.

Policy 6
Planning documents.

Policy 7
Professional standards.

Policy 8
Assessment and evaluation.

Policy 9
Archaeological and Environmental Impact Assessment.

Policy 10
Archaeological remains of national importance.

Policy 11
In-situ preservation of archaeological remains.

Policy 12
Preservation in situ and preservation by record.

Policy 13
Post excavation analysis and publication.

Policy 14
Archaeological remains in the City Centre.

Policy 15
Archaeological remains in built-up areas outside the City Centre.

Policy 16
Archaeological remains in open spaces and agricultural land.

Policy 17
Unexpected discoveries.

Policy 18
Public information.

KEY STRATEGIC OBJECTIVES

- To safeguard archaeological remains in the planning process in accordance with national and local policies and best practice.
- To encourage developers to discuss archaeological implications at an early stage.
- To develop the Sites and Monuments Record into a Historic Environment Record.
- To increase public awareness of the City’s archaeological remains.

ARCHAEOLOGY STRATEGY

Achievements, Objectives

Excavations of a medieval ditch at Park Street in the Bull Ring development
I. Introduction

1.1 This document has been produced as Supplementary Planning Guidance in accordance with the stated intention of the Birmingham Conservation Strategy and the Birmingham Unitary Development Plan. It provides detailed guidance on protecting and managing the City's archaeological resource and gives further advice to developers on the archaeological implications of development schemes.

1.2 Birmingham contains an exceptional but often under-appreciated range of archaeological remains for an urban area. Archaeological work as part of new development has led to greater recognition of the extent, survival and significance of archaeological remains of the City's past, even in intensely developed areas. Archaeological remains are finite and non-renewable. It is therefore essential that they are properly safeguarded, in line with central government guidance, the Council's own policies, and recognised best practice, without preventing or discouraging the regeneration which is essential to Birmingham's future. Indeed, archaeological remains can play a positive role in regeneration, providing a context for future development.

1.3 Archaeological remains in Birmingham, ranging from Bronze Age burnt mounds to medieval leather tanners' pits and from Roman farms and forts to canals and gasworks, are silent witnesses to life and work in the city over thousands of years. As well as providing roots in our rapidly changing modern world, they demonstrate how things have changed over time. They enhance identity and a sense of place and provide an educational and tourism resource. The vivid picture of the past derived from archaeological remains fires imaginations and provides opportunities and inspiration. Developers have themselves benefited from publicity attracted by archaeological work required as part of new development.

1.4 Various types of development may affect archaeological remains. In addition to new buildings and modification of or extension to existing buildings, these include construction of car parks, roads, the installation of drainage and services, and hard and soft landscaping.

1.5 Archaeology is a material consideration in the planning process. The Archaeology Strategy therefore provides guidance on the practical application of current Government advice and the City Council's own policies in Birmingham as part of good design and sustainable development. The Strategy has also been prepared in the light of work which has demonstrated the quality and variety of the City's archaeological remains and has shown how these can be given proper consideration without compromising important regeneration proposals. It includes a summary of the main kinds of archaeological remains that may be found in different areas of the City. In addition, it sets out what the City Council will require from potential developers to enable proper consideration of the implications of development upon the archaeological resource, and explains the City Council’s own role in the process. At the end of the Strategy is a list of useful contacts and sources of information.

Excavations at Metchley Roman fort as part of development on the University of Birmingham campus
2. Archaeology in Birmingham

2.1 Archaeology is the human past represented by a range of man-made structures and objects, industrial residues and evidence of past environmental conditions. Archaeological evidence survives in a wide variety of forms, which include buried remains, structures visible above ground, individual objects and groups of objects, microscopic plant and animal remains, and historic landscapes. Archaeological remains are discovered and investigated using a wide variety of methods. Archaeology covers the whole of the human past, from earliest times to the present day.

2.2 Birmingham is unusual for an urban area in its range of archaeological remains, from prehistoric mounds to 19th and 20th century industrial buildings. Some of the archaeological evidence for Birmingham’s past comes from discoveries made some time ago but much new information has resulted from archaeological work over the past few years and particularly from work required as part of new development. This has transformed our knowledge of the city’s historic development. It has demonstrated the extent and survival of archaeological remains in all parts of the city, and has shown that sites already known are more complex than first thought. The following summarises the current state of knowledge by chronological period and the potential for further discoveries, and summarises the known and potential archaeology in terms of current land use in different parts of the city.

EARLY PREHISTORIC BIRMINGHAM (Before 1500BC: Palaeolithic, Mesolithic, Neolithic and Early Bronze Age)

2.3 These periods are currently represented in Birmingham mainly by objects found by chance during ground disturbance in built-up areas or open spaces, and by deliberate search in current agricultural land. Although Mesolithic material is present, the majority of flint tools and flintworking debris found by systematic surface collection in the rural area in the north-east of Birmingham is Neolithic in character. Some of the concentrations of flintwork may indicate the location of settlements. A mound on Kingstanding Road is probably a prehistoric barrow or burial mound.

2.4 By comparison with surrounding areas, there are almost certainly more sites of this period in Birmingham but it is difficult on the basis of current evidence to predict where such remains might be found. Few actual structures are known as yet but they may be indicated by surface scatters of objects. It is likely that objects and structures of this period will be found in investigation of sites known or expected to be of later date.

Early prehistoric structural remains or concentrations of objects of this period are particularly significant in Birmingham because of their relative rarity. They may be found on sites known or expected to be of later date. Extensive archaeological excavation may be necessary to investigate sites of this date, and radiocarbon dating will be essential.
LATER PREHISTORIC BIRMINGHAM (about 1500BC to AD43: Late Bronze Age and Iron Age)

2.5 In addition to bronze axes and flint tools found by chance, nearly 40 Bronze Age burnt mounds have been found in Birmingham. These consist of mounds of heat-shattered stone and charcoal usually adjacent to streams, which have been dated to between 1500 and 1000BC and are interpreted as the debris from either cooking or steam bathing. Waterlogged deposits in and adjoining the mounds contain data on past environmental conditions and other features have been found adjacent to some mounds. There is also a possible timber structure, consisting of worked timbers forming a platform or trackway, in Sutton Park, as yet undated. An Iron Age farmstead consisting of circular timber houses in a square ditched enclosure was found in Sutton Coldfield in excavations along the line of the M6 Toll motorway. Other than this site, the only other evidence of the Iron Age in the city currently consists of a few pieces of pottery and a glass bead.

2.6 More burnt mounds are likely to be discovered. They are distinctive and may therefore be observed and recorded even in relatively poor conditions. They may have associated features which are less archaeologically visible and may be at some distance from the mound, and may include otherwise elusive contemporary settlement sites. It is therefore important that the areas surrounding burnt mounds are investigated as well as the burnt mounds themselves. By comparison with surrounding rural areas, in which Iron Age farmsteads have been located as cropmarks, there are likely to be far more Iron Age settlements in Birmingham like that found in Sutton Coldfield but they are difficult to locate.

Later prehistoric structural remains or concentrations of objects of this period are particularly significant in Birmingham because of their relative rarity. They may be found on sites known or expected to be of later date. Extensive archaeological excavation may be necessary to investigate sites of this date, and radiocarbon dating will be essential.

ROMAN BIRMINGHAM (AD43-410)

2.7 A Roman fort at Metchley in Edgbaston was established about AD48 and occupied until about AD200, having undergone various phases of modification of its defences and internal structures and including periods of abandonment. In its earliest phases there was a vicus or civilian settlement outside the fort and annexes on its north, east and south sides. Seeds and pollen provide evidence of the food eaten at the fort and for its surrounding environment. The fort lay near a junction of a military road network. Some stretches of these roads are followed by existing roads, such as part of Pershore Road, and part of another survives in Sutton Park. Roman pottery kilns have been found in Perry Barr and Sutton Coldfield.
2.8 Two settlement sites only 1km apart have been found in Kings Norton, one of them including a large ditched enclosure, timber buildings and pebble surfaces. Roman enclosures and a field system of 2nd and 3rd century date and containing at least one timber building have been found in Sutton Coldfield. Concentrations of Roman pottery found in surface collection in the Sutton Coldfield area may indicate the sites of settlements. A small quantity of Roman pottery found in excavations in the Bull Ring suggests the site of a Roman farmstead here, but no structural remains were found.

The potential number of Roman sites in the city is indicated by the discoveries in the Sutton Coldfield area, and in Kings Norton. The discoveries in the Bull Ring demonstrate how objects and structures of this period may be found on sites known or expected to be of later date.

ANGLO-SAXON BIRMINGHAM (AD410-1066)

2.9 The archaeological evidence of the Anglo-Saxon period in Birmingham currently consists solely of an iron spearhead from Edgbaston. However, most of the early place-names in Birmingham are of Anglo-Saxon origin, showing that there were settlements within the area of the modern City during this period.

2.10 By analogy with other parts of the country early and mid-Anglo-Saxon settlement sites (5th to 9th centuries) may have been individual dwellings and hamlets rather than villages. These may not necessarily have occupied the same sites as the later medieval nucleated villages or manorial sites, but some may have been on or adjacent to Roman sites. Some of Birmingham’s villages may have originated in the late Anglo-Saxon period (i.e. late 9th century onwards).

It is difficult on the basis of existing evidence to predict the location, size and character of early and mid-Anglo-Saxon settlements in Birmingham, but remains of this period may be found on Roman sites. Remains of the late Anglo-Saxon period may be found in former village centres.
MEDIEVAL BIRMINGHAM (AD1066-1550)

2.11 The archaeological remains of this period consist of surviving buildings and earthworks, excavated remains of structures and associated objects. Birmingham was an important market and industrial town in the Middle Ages. There is little visible above ground today to indicate its early origins, but some of the medieval street pattern still survives. However, substantial remains of medieval date have been found in the City Centre in excavations as part of the Bull Ring development and elsewhere in Digbeth and Deritend. These have revealed structures, objects and residues which provide evidence of industries including leather tanning, pottery making and metalworking in the 13th century and evidence for deliberate and planned expansion of the town, including new roads and ditched property boundaries. On some sites waterlogging has resulted in the survival of organic remains such as wooden linings of pits and other timber features, leather offcuts and seeds. Although very little archaeological work has yet taken place in Birmingham’s other medieval town, Sutton Coldfield, the recent discovery of a medieval oven demonstrated the survival of archaeological remains here.

2.12 In addition to the towns, there were medieval villages, hamlets and individual farms within the current City boundary. Buildings of medieval origin survive in many parts of the City, for example, stone-built churches and timber-framed buildings such as the Saracen’s Head in Kings Norton. The excavated remains of a fortified manor house at Weoley Castle are of national importance. Remains of other medieval buildings have been found in excavations in Kings Norton and inside moats at Kents Moat in Yardley and Hawkesley Farm in Northfield. Remains of a medieval field system were found in excavations at Peddimore. Some of Birmingham’s medieval remains survive as earthworks, including deer park boundary banks and ditches in Sutton Park, moated sites, and ridge and furrow which although common in other parts of the country is relatively rare in Birmingham. Detailed survey and tree-ring dating has demonstrated the survival of more timber framed buildings than were previously known.

Excavations in the Bull Ring and Digbeth have revealed archaeological remains of the medieval town on every site investigated, and it can be anticipated that every site in this part of the City Centre has similarly good survival. Very little archaeological work has taken place in Birmingham’s other medieval town, Sutton Coldfield, but it is likely to contain areas of good archaeological survival, particularly in yards behind the street frontage. The results of excavations in Kings Norton demonstrate the potential survival of structural remains in former village centres.
POST MEDIEVAL BIRMINGHAM (AD 1550- present day)

2.13 As well as below-ground archaeological remains, a substantial number of post medieval buildings and above ground features survive within the City. There is also much documentary evidence for this period, including detailed maps from the 18th century onwards and illustrations and descriptions of individual buildings and structures that have now disappeared. However, historical records are often incomplete and sometimes inaccurate. Archaeological evidence augments the documentary evidence and provides information that is not recorded in documents.

2.14 Archaeological features found in excavations in the Bull Ring and elsewhere in the City Centre include remains of leather tanning and metalworking in the 16th and 17th centuries. As with earlier periods, organic remains survive, including timbers forming sluices and pit linings, bark and animal hair from the tanning process and flax and hemp seeds providing evidence for textile working. 18th and 19th century burials at St Martin’s and St Philip’s provide evidence of living conditions.

2.15 Archaeological excavations at the Soho Manufactory site in Handsworth and excavations and detailed recording at the Gas Retort House in Gas Street in the city centre have substantially augmented the documentary evidence for these industrial sites. Desk-based assessment of other industrial sites such as glassworks has demonstrated the likely survival of archaeological remains. Some industries have left distinctive remains relating to particular processes such as munition manufacture. Industrial debris has sometimes been reused, such as steel-making crucibles used for walls.

2.16 Some of Birmingham’s many watermills originated as corn mills and were later converted for industrial use; others were built anew in the post medieval period specifically for sharpening, grinding, polishing and other metal industries. Only a few of these have surviving buildings but pools and leats are still visible at many sites. Excavations at Wychall Mill and Tally Ho have shown how much survives below ground even where the buildings have disappeared.

2.17 Canals and railways are particularly prominent features of Birmingham’s 18th and 19th century industrial development. Canals contain their own particular features such as embankments, cuttings, basins, wharves and the sites of pumping engines, and the railway system includes viaducts and former stables and warehouses.

2.18 The archaeological remains of this period are not only those related to industry. They also include 17th century garden terraces and former buildings at Aston Hall, the excavated remains of an 18th century farm building in Saltley, and 19th and 20th century buildings. There are also remains of recreation and military training such as the racecourse and military targets in Sutton Park. Archaeological remains of the Second World War are rare in Birmingham compared to some other areas and consist of an anti-aircraft gun base, pill-boxes and air raid shelters.

The Post Medieval period, particularly the later part of it, is often represented by a combination of a wide range of below and above ground archaeological remains and the documentary record. Documentary evidence may show that apparently insignificant or poorly preserved archaeological remains are of particular importance. Archaeological remains of this period, above and below ground, are vulnerable because of under-appreciation of their significance despite their relatively recent date.

Plank-lined tank at Park Street in the Bull Ring
3. National Planning Policy Guidance on Archaeology

3.1 The importance of archaeology is reflected in current national policy guidance. Planning Policy Guidance Note 16 provides general guidance on how archaeology should be handled in the development process. In addition, Planning Policy Guidance Note 15 provides guidance on the archaeology of historic buildings. These documents are to be revised soon and combined into a single guidance note.

PLANNING POLICY GUIDANCE NOTE 16 (PPG16): ARCHAEOLOGY AND PLANNING

3.2 This guidance stresses the following:
- The importance of early consultation, before an application is submitted, by potential developers on the archaeological implications of their proposed development (PPG 16, paragraphs 12, 19 and 20).
- The need for assessment of the archaeological impact of the development before a planning application is determined based on information that is currently available including information from the Sites and Monuments Record (SMR) (PPG 16, paragraphs 19 and 20).
- If a planning application is submitted without any prior discussion between the local planning authority and the applicants, the local planning authority has a duty to assess whether it has archaeological implications. If it considers that this may be the case, it can require applicants to provide further information before the application is determined (PPG 16, paragraph 23).
- The requirement for in-situ preservation of nationally important archaeological remains and their settings and for preservation by record, through further excavation or recording, of other archaeological remains whose in-situ preservation is not feasible (these requirements apply to above as well as below ground archaeological remains) (PPG 16, paragraphs 24-28).
- The cost of all archaeological work necessitated by a development, including excavation, post-excavation analysis and publication, must be met by the developer.

PLANNING POLICY GUIDANCE NOTE 15 (PPG15): PLANNING AND THE HISTORIC ENVIRONMENT

3.3 Archaeological remains may be above as well as below ground. Historic buildings are therefore archaeological remains in their own right, as the surviving fabric may include important elements relating to different phases of their construction.

3.4 Where it is proposed to alter or demolish a historic building, PPG 15 advises that local planning authorities should consider whether or not the building should be recorded before works are allowed to commence. Applicants may be required to carry out a suitable programme of recording prior to development, by way of condition. In the case of a listed building where important features are likely to be hidden and may be revealed in the course of development, a local planning authority may also impose a condition requiring applicants to retain and/or record such features (PPG 15, paragraphs 3.22-3.24).
ARCHAEOLOGY STRATEGY

4. Archaeology: The National, Regional and Local Context

4.1 Thirteen archaeological sites in Birmingham are currently designated scheduled ancient monuments under the terms of the Ancient Monuments and Archaeological Areas Act 1979. Prior scheduled monument consent must be obtained from the Secretary of State for Culture, Media and Sport, who is advised by English Heritage, for any works to these sites, in addition to any planning permission that may be required. Scheduled monument consent is required for any works affecting scheduled monuments, even if the works do not require planning permission. More sites in Birmingham may be designated as scheduled monuments in the future and the extent of existing monuments may be modified. The designation system is currently under review.

4.2 Archaeological sites are scheduled because they are considered to be of national importance, but PPG 16 (see above, paragraphs 2.1 and 2.2) recognises that not all nationally important archaeological remains are scheduled and refers to archaeological remains of national importance, whether or not they are scheduled. Some archaeological sites in Birmingham are listed buildings or lie within the curtilage of listed buildings. Others are within Conservation Areas and some are locally listed.

REGIONAL PLANNING GUIDANCE

4.3 Regional Planning Guidance for the West Midlands advises local planning authorities to use their development plans to set out policies for the protection of sites of archaeological importance (RPG11, paragraph 12.11). This guidance is currently under review. The emerging Regional Planning Guidance includes a more comprehensive policy towards the protection and enhancement of the historic environment. This states that local planning authorities should identify, protect and conserve the historic environment in development plans and other strategies. Scheduled and unscheduled ancient monuments are among those features identified as being of particular historic significance in the West Midlands (Draft Regional Planning Guidance, November 2001, Policy QE4).

ARCHAEOLOGY AND THE CITY COUNCIL’S POLICIES AND PRIORITIES

4.4 Archaeology policies in the City Council’s Unitary Development Plan and Conservation Strategy are explained in detail below. In addition to these specific archaeological policies, the provisions of the Archaeology Strategy are consistent with other City-wide policies and priorities and with area-specific strategies.

THE BIRMINGHAM UNITARY DEVELOPMENT PLAN (UDP)

4.5 The Birmingham Unitary Development Plan 1993 is currently the statutory land use plan for Birmingham. The UDP is currently under review, and this is taking the form of Alterations to the adopted Plan. Deposit Draft Alterations were published in May 2001, and a number of changes are proposed to the Archaeology policies. These changes seek to update and clarify the existing policy. There have been no objections to the relevant Alterations (Alteration 3/14 and Alteration 8/11), and these therefore carry considerable weight. The strategic approach towards Archaeology is set out in Chapter 3 - Environment (paragraphs 3.30-3.33) and more detailed development control policies which follow...
Another important priority is the preparation of this more detailed guidance for applicants and developers.

A review of the Conservation Strategy was produced in January 2003. It highlights the archaeological work as part of the Bull Ring development, public interpretation of the city’s archaeology, and preservation of archaeological remains in situ within new developments.

The key points are as follows:

- Archaeological remains are valuable for their own sake and for their role in tourism, education and leisure.
- The Birmingham Sites and Monuments Record will continue to be updated.
- Development of the educational, recreational and tourist potential of archaeological remains will be encouraged where it does not have an adverse effect on them.
- The Council will have regard to the advice set out in PPG 16.
- An archaeological assessment will be required from applicants whose development proposals are likely to affect archaeological remains, in advance of determination of an application.
- Proposed developments adversely affecting nationally important archaeological remains will not be allowed.
- Proposed developments adversely affecting other archaeological remains will be resisted but may be allowed if the applicant has demonstrated that in-situ preservation will be achieved, or, if this is not feasible, preservation by record.
- Section 106 agreements may be negotiated for protection, enhancement and interpretation of archaeological remains.

REGENERATION THROUGH CONSERVATION - BIRMINGHAM
CONSERVATION STRATEGY 1999

4.6 The Conservation Strategy provides guidance on the role of historic conservation within Birmingham. It has been adopted as Supplementary Planning Guidance. It includes a section on archaeology, briefly explaining the nature of the archaeological resource and archaeological requirements in the planning process.

4.7 The key priorities for action include the maintenance and enhancement of the Sites and Monuments Record, Birmingham’s archaeological database; increasing understanding of the city’s industrial archaeology; and public interpretation of Birmingham’s archaeology.
In addition to the above, this Strategy reflects the mission of the Development Directorate, which is “To secure a better environment for all the people of Birmingham”. The Archaeology Strategy meets two of the key ways in which this will be achieved:

**Encouraging sustainable high quality design and development** - proper consideration of archaeological remains is part of sustainability.

**Preserving and enhancing the quality of Birmingham’s physical environment** - the physical environment includes archaeological remains.

The Archaeology Strategy also meets the following parts of the Community Strategy:

- **A safer, cleaner and greener city** - proper management of archaeological remains is part of sustainability.

- **A learning city** - this will be achieved by ensuring that archaeological information about the city’s past is not lost in new development, and ensuring that the results of archaeological work are made publicly available at the earliest possible opportunity, because it is an important educational resource for all ages as part of life-long learning.

- **A cultural city** - archaeological remains are one of the city’s cultural assets and can contribute to tourism.

- **A sustainable city** - proper management of archaeological remains is part of sustainability.

As well as the Conservation Strategy, other City-wide Supplementary Planning Guidance policies make reference to the importance of archaeological remains, such as the Nature Conservation Strategy (pages 21-22, Policy Fifteen) and Places for Living (page 38: Study the Context). Where relevant, the importance of archaeology is also highlighted in area-specific Supplementary Planning Guidance, such as Local Action Plans, for example Selly Oak Local Action Plan, and development briefs, for example Monyhull.

The preparation of this Strategy also reflects the corporate priorities of the City Council. For example, the Archaeology Strategy meets both of the Cabinet and Corporate Priorities:

**Service Improvements** - the Archaeology Strategy aims to reduce the time taken to determine planning applications with archaeological implications by recommending pre-application consultation and encouraging assessment before the application is submitted.

**Flourishing Neighbourhoods** - archaeological remains survive in all parts of the City and are part of local distinctiveness.
5. Archaeology and Development in Birmingham: Processes and Policies

NATIONAL AND REGIONAL FRAMEWORKS

5.1 English Heritage has produced various strategies and frameworks relating to archaeology in the whole country such as Frameworks for our Past. Period societies such as the Society for Medieval Archaeology have produced strategies for their particular areas of interest. The City Council is participating in the formulation of a regional archaeological research framework for the West Midlands. The framework is intended to provide a viable, realistic and effective academic basis for undertaking archaeological intervention, including work undertaken as part of new development.

5.2 A structured and sequential process reduces uncertainties, avoids surprises and makes it possible for developers to quantify the archaeological implications of their proposals and therefore reduce the risk of unexpected delays and expense. The City Council’s archaeology policies as part of the planning process are derived from central government guidance in PPG16. The key stages in the process followed in Birmingham are set out below.

POLICY 1 Archaeological research frameworks and agendas:
The City Council’s response to development proposals affecting archaeological remains will have regard to national and regional archaeological research frameworks and agendas.

5.3 The City Council assists developers in meeting the archaeological requirements by providing advice and information. In addition to providing advice on whether and what type of archaeological work may be required as part of a development, the Planning Archaeologist also prepares briefs for archaeological work and can also advise on archaeological contractors. The Planning Archaeologist advises on the fitness for purpose of schemes of investigation or proposals for archaeological work, monitors archaeological work and comments on reports, and liaises with the developer’s archaeological consultant.

5.4 The Planning Archaeologist maintains the City Council’s Sites and Monuments Record. This is a map-based database of all known archaeological sites and finds in Birmingham and it currently contains nearly 2400 records on archaeological sites, objects and historic buildings. It includes some sites which are known to have been destroyed or whose exact location is not known. It is not static, but is continually updated as more information becomes available on sites already recorded or as additional sites are discovered. The Sites and Monuments Record now needs to be further developed into a Historic Environment Record, in line with national best practice.

POLICY 2 Involvement of Planning Archaeologist:
The City Council will ensure that the Planning Archaeologist is involved in pre- or post-application discussions on proposals where there are archaeological implications.

POLICY 3 Advice on archaeological requirements:
The City Council will prepare briefs for archaeological work required as part of the planning process, will advise on the fitness for purpose of proposals for archaeological work, and will monitor archaeological work.

POLICY 4 List of contractors and consultants:
The City Council will maintain a list of archaeological contractors and consultants known to be able to undertake archaeological work in accordance with briefs prepared by the Council.

POLICY 5 Sites and Monuments Record:
The City Council will maintain a Sites and Monuments Record in accordance with recognised best practice and keep the record updated and will make summary information from this accessible on the Internet, and will develop a Historic Environment Record.
Planning policy documents

5.5 Several existing City-wide and site-specific planning policy documents include reference to archaeological remains and how they will need to be considered in any proposed development. For further details, see Section 3 above.

POLICY 6 Planning documents: As part of its guidance to potential developers the City Council will ensure that known and potential archaeological implications are properly included and clearly stated in any City-wide or site-specific supplementary planning guidance and other planning policy it prepares, such as local action plans, development briefs and local development documents.

Professional Standards and Good Practice

5.6 The Institute of Field Archaeologists is the professional body and has a code of conduct and standards and guidance for various types of archaeological work, the “industry standard”.

POLICY 7 Professional standards: The City Council will expect all archaeological work in the City to be undertaken in accordance with the Code of Conduct, Standards and Guidance of the Institute of Field Archaeologists to ensure that it is consistent with best professional practice.

Consultation

5.7 The developer, his/her agent or his/her archaeological consultant contacts the Planning Archaeologist for an initial appraisal of the archaeological implications. This should be done at the site identification stage, and well before a scheme design is begun. The Planning Archaeologist will be able to advise whether or not there will be archaeological implications and indicate the likely significance of the archaeological remains and the likely requirement for further archaeological work.

Assessment

5.8 When an application for planning permission, application for listed building consent or application for conservation area consent is submitted which is likely to have archaeological implications, the City Council’s Planning Archaeologist will advise the Case Officer if the information provided by the applicant is adequate. If it is not adequate, the City Council will request further information from an applicant and will not determine the application until the applicant provides this information.

5.9 If the initial appraisal shows that there are likely to be archaeological implications but that further information is required before a decision is made, the first stage of assessment is a desk-based assessment. This is a collation and analysis, by an appropriately qualified and experienced archaeologist, of existing evidence such as previous archaeological investigation, historic maps and documents and borehole data to identify the likely character, extent, quality and significance of the known or potential archaeological resource. This will need to refer to existing archaeological information contained in the City Council’s Sites and Monuments Record. The City Council has produced a guidance note on sources of information for archaeological desk-based assessments.

Evaluation

5.10 This involves a limited amount of fieldwork to define the character, extent, quality and preservation of the archaeological resource. It will normally consist of excavated trenches but may involve analytical recording of historic buildings. In the open areas of the city geophysical survey may be required as part of the evaluation. Archaeological excavation undertaken as part of an evaluation is a sampling exercise and is not a substitute for more extensive excavation that may subsequently be required in advance of development.

5.11 The assessment and evaluation are carried out in accordance with a brief supplied by the City Council and a report is produced and submitted to the City Council.

5.12 The assessment and evaluation are required so that the City Council has sufficient information on which to make a decision on a
planning application and must therefore be carried out before an application can be determined. Planning permission will not be granted if the assessment of the archaeological implications of the proposed development is inadequate. It is in the developer’s interest to make sure that the evaluation and assessment are carried out as part of the design process and before an application is submitted, because the results may necessitate further archaeological work or modifications in design to ensure in-situ preservation. The evaluation and assessment process enables quantification of the archaeological implications. The assessment and evaluation may not be required where there has been previous archaeological work on the site and sufficient is already known to assess the impact of the proposed development.

**POLICY 8**

**Assessment and evaluation:**

Where existing information suggests that a proposed development is likely to affect archaeological remains, above or below ground, the City Council will require a Planning Application, application for Listed Building Consent or application for Conservation Area Consent to be accompanied by an archaeological assessment, normally including an archaeological evaluation, depending on the extent of proposed development and the archaeological sensitivity of the location. Such information should also include details of appropriate mitigation measures. The application will be refused if this information is not submitted.

**Environmental Impact Assessments**

5.13 For certain applications, Environmental Impact Assessments (EIA) are required. The circumstances in which these are required are set out in the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, and in Circular 2/99, Environmental Impact Assessment. Developers are advised to consult with the City Council on the scope of an EIA before formally submitting an application. Where an EIA is required, an assessment of the impact on the archaeological heritage should be included if archaeological remains are likely to be affected (see Schedule 4 of the Regulations, paragraph 3). It is essential that the archaeological assessment in an EIA is carried out by a suitably qualified archaeologist.

**POLICY 9**

**Archaeology and Environmental Impact Assessment:**

Where scoping has identified that archaeological remains are likely to be affected by a proposed development, an Environmental Impact Assessment which does not contain an adequate assessment of the archaeological impact of the proposed development and proposed mitigation measures will not be acceptable.

**5.14** Nationally important archaeological remains and their settings, whether or not they are designated scheduled monuments, must be preserved intact and in situ. This does not necessarily preclude development because it can be achieved through design and layout of the development, for example the plaza at University Hospital to preserve the Roman Fort. The City Council will apply the Secretary of State’s non-statutory criteria for scheduling as stated in PPG 16, in identifying whether a particular site is of national importance. The City Council will always encourage preservation of archaeological remains within a new development. Other archaeological remains have been preserved intact within new development, for example the gasholders in Gas Street.

**POLICY 10**

**Archaeology and Environmental Impact Assessment:**

Where existing information suggests that a proposed development is likely to affect archaeological remains, above or below ground, the City Council will require a Planning Application, application for Listed Building Consent or application for Conservation Area Consent to be accompanied by an archaeological assessment, normally including an archaeological evaluation, depending on the extent of proposed development and the archaeological sensitivity of the location. Such information should also include details of archaeological remains: Preservation in situ

**POLICY 11**

**In-situ preservation of archaeological remains:**

The City Council will encourage innovative design to ensure in-situ preservation of archaeological remains as part of new development.
Preservation by record

5.15 Where the archaeological remains are not of national importance and where preservation in situ is not feasible or necessary, or where there is an opportunity for enhancing knowledge of particular areas or periods, then “preservation by record” is required, as a condition of planning permission. This usually consists of archaeological excavation followed by analysis and publication of the results. The extent of the excavation and therefore its cost and the time required for it can be closely estimated from the results of the archaeological desk-based assessment and evaluation. Development on each part of the site cannot commence until archaeological excavation of that part of the site has been completed.

5.16 Archaeological excavation is the investigation of a sequence of past human activity by the systematic removal and recording of structural remains and deposits distinguished by their differing colours, textures and contents, and the objects contained in them.

5.17 Archaeological recording might also consist of, or include, detailed recording of a historic building. There may also be a requirement for a “watching brief” during development. This involves an archaeologist observing groundworks being undertaken as part of the development and recording any archaeological remains exposed. This is the least preferred method and is only likely to be required where the development site is small and few or poorly preserved archaeological remains area anticipated. There may be different requirements on different parts of the site: part preservation in situ, part excavation and part watching brief.

5.18 Planning conditions requiring archaeological work will state that a written scheme of investigation for the work must be submitted to the local planning authority for approval. This will normally be prepared by the developer’s archaeological consultant or contractor in accordance with a brief submitted by the City Council’s Planning Archaeologist. The methods must be appropriate to the known and potential archaeological remains. For excavation, the written scheme of investigation will describe the extent of excavation, the percentage excavation of each feature and deposit, the sampling programme for environment deposits and industrial residues, and a radiocarbon dating programme where applicable. In exceptional cases, where an evaluation has not been possible before determination of an application, the conditions will require evaluation followed by the implementation of an archaeological mitigation scheme which has been submitted to and approved by the City Council.

5.19 All archaeological work required in Birmingham as a condition of planning permission must be undertaken in accordance with the project management structure described in English Heritage’s The Management of Archaeological Projects (1991), usually known as ‘MAP2’. It must also include satisfactory arrangements for deposition of the archive, including finds, arising from the work.

5.20 The City Council recognises that there may be different ways to fulfil the archaeological requirements and will therefore not be prescriptive but will encourage and consider innovative approaches put forward by developers and their archaeological consultants and contractors.

**POLICY 12**
**Preservation in situ and preservation by record:**
Where the City Council considers that preservation in situ of archaeological remains which are not of national importance is appropriate and feasible, it will require design which ensures this. Where it considers that preservation of archaeological remains by record is acceptable because preservation in situ is not feasible or necessary, or there is an opportunity for enhancing knowledge of particular areas or periods, the City Council will require archaeological mitigation measures which maximise the return of archaeological information. Innovative approaches to achieve this will be encouraged.
POLICY 13
Post excavation analysis and publication:
Where the City Council considers that preservation by record of archaeological remains is acceptable and it imposes conditions requiring archaeological excavation in advance of commencement of development, the scheme of investigation must include provision for excavation, post-excavation assessment, analysis, preparation of a publishable report and publication in a recognised journal or series. Conditions will not be discharged until the on-site archaeological work has been completed to the satisfaction of the City Council and there is proof that the applicant has satisfactorily secured the implementation of post-excavation assessment, analysis, preparation of a publishable report and publication in a recognised journal or series, deposition of the archive, including finds, arising from the work, and deposition of an electronic archive with the Archaeological Data Service.

Archaeological remains in different parts of the City

The City Centre

5.21 The present city centre (i.e. within the Middleway) includes the historic heart of Birmingham around St Martin’s church and areas of residential, industrial and commercial development over several centuries. Excavations in the Bull Ring and elsewhere in the City Centre have demonstrated the extensive survival of well-preserved archaeological remains from the 12th century onwards and including industrial residues and waterlogged deposits in which organic remains survive. There are likely to be similar remains of medieval and later date along the whole of Digbeth and High Street Deritend. In north Digbeth archaeological remains of 18th and 19th century date survive. The area of archaeological significance in Digbeth and Deritend is shown on the map above.

POLICY 14
Archaeological remains in the City Centre:
The City Council will require planning applications for development involving significant ground disturbance or alteration to historic buildings in Digbeth, Deritend and adjoining parts of the City Centre to be accompanied by an archaeological assessment. This will depend on the extent of proposed development and the archaeological sensitivity of the location as indicated by existing information. The assessment will normally include an archaeological evaluation. If the assessment shows that archaeological remains are likely to be affected by the proposed development, the City Council will require archaeological excavation and/or building recording in advance of commencement of development if preservation of archaeological remains in situ is not feasible.
Built-up areas outside the city centre

5.22 Excavations in Kings Norton and other areas that are now predominantly residential suburbs, such as Saltley, have demonstrated the survival of below-ground archaeological remains. The town centre of Sutton Coldfield, village centres and smaller settlements of early origin are likely to produce similar remains. There is also likely to be particularly good preservation of archaeological remains in gardens in residential areas, such as the Roman pottery kiln in Sutton Coldfield and the Soho Manufactory in Handsworth.

5.23 In addition to these, areas that are currently in industrial or commercial use may contain surviving archaeological remains. Some of these areas have been the focus of industrial activity for several centuries. Within such areas, buildings and other above ground remains relating to later phases of industrial activity may survive. Below ground remains of former industry and earlier settlement may also still exist in areas that are currently covered by low-intensity buildings and hard-standings.

Open spaces and agricultural land

5.24 There is likely to be good survival of archaeological remains in open spaces in agricultural or recreational use. The location of such sites is often difficult to predict but many prehistoric burnt mounds have been found in city parks. Excavations on the line of the M6 Toll motorway in Sutton Coldfield revealed prehistoric and...
Roman remains and a Roman farm was found in open land in Kings Norton. Prehistoric and medieval remains were found at Peddimore and medieval remains at Minworth Greaves. We can anticipate that there are similar remains in the Bassetts Pole area.

**POLICY 16**

**Archaeological remains in open spaces and agricultural land:**
Where development proposals involving ground disturbance affect land which is currently open space or in agricultural use, the City Council will always require an archaeological assessment, including an archaeological evaluation, depending on the extent of proposed development, in advance of determination of an application, because of the strong likelihood of archaeological remains surviving in such areas and will require archaeological excavation in advance of commencement of development if preservation is not feasible.

**Unexpected discoveries**

5.25 The unpredictability of archaeological remains means that despite all appropriate assessments there will be occasions when archaeological remains are unexpectedly discovered during development, or when archaeological works reveal remains of unexpected complexity or importance.

**POLICY 17**

**Unexpected discoveries:**
In the case of unexpected archaeological discoveries during development, or discoveries of unexpected complexity or importance during archaeological works required as part of development proposals, the City Council will encourage developers to enter into discussions to consider ways in which these remains can be preserved or recorded.

**Public awareness and information**

5.26 It is important that the general public is made aware of archaeological discoveries as soon as possible, subject to health and safety considerations, the need to protect the archaeological resource and commercial confidentiality. During archaeological work required on site as a condition of planning permission, the City Council will encourage the developer to make provision for public viewing from the site boundary and provision of information at such viewpoints. Where sites are publicly prominent conditions may be imposed or agreements entered into to secure provision of public information.

5.27 In addition to the formal publication of the results which is required when archaeological work is a condition of planning permission, the City Council will encourage and assist the developer to publicise the results in the press and other media. Depending on the significance of the results, the City Council will put summary information onto its Web Site.
3.33 More detailed development control policies towards archaeology are set out in paragraph 8.36 and in the Conservation Strategy which has been adopted as Supplementary Planning Guidance. The forthcoming Archaeology Strategy will also contain detailed guidance on protecting and managing the City’s archaeological resource. In addition, the Council will have regard to the advice set out in PPG 16.

More detailed policies are contained in the Conservation Strategy (Supplementary Planning Guidance) and will be included in the Archaeology Strategy which is being prepared as Supplementary Planning Guidance.

Chapter 8 - ADDITIONAL CITY-WIDE POLICIES

Development affecting archaeological remains

8.36 Development proposals affecting archaeological remains will be considered in the light of the following policies:

- An assessment of the archaeological aspects of development proposals will be required from applicants before the planning application is determined. Planning permission will not be granted where the assessment of the archaeological implications is inadequate.
- Development proposals which will have an adverse effect on scheduled ancient monuments and other nationally important remains and their settings will not be allowed.
Appendix 2: Planning Applications with Archaeological Implications

1. Identification of potential development site

2. Contact City Council Planning Archaeologist or an archaeological consultant for appraisal of potential archaeological implications

3. Known or likely archaeological implications

   - Commission desk-based archaeological assessment from archaeological consultant or contractor and submit report to City Council

4. Seek further advice from City Council Planning Archaeologist or an archaeological consultant

5. Archaeological evaluation required to further assess archaeological implications

   - Commission archaeological evaluation, submit report to City Council and seek further advice from City Council Planning Archaeologist or an archaeological consultant

6. Archaeological remains of national importance

   - Design to ensure in situ preservation

7. Other archaeological remains

   - Consider design for in situ preservation

   - Mitigation strategy for preservation by record

   - Discuss with City Council Planning Archaeologist

8. Application submitted without the above stages

   - Appraisal by City Council Planning Archaeologist

   - Archaeological implications: require desk-based assessment and evaluation as above

9. Submit application

   - Modification of design

10. No archaeological implications

11. Determine Application:
    Permission/Permission with conditions/Refusal
# Appendix 3: Implementation of Archaeological Planning Conditions

<table>
<thead>
<tr>
<th>Step</th>
<th>Action</th>
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<tbody>
<tr>
<td>1</td>
<td>Archaeological excavation or building recording in advance of development</td>
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<tr>
<td></td>
<td>Planning Archaeologist provides brief</td>
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<tr>
<td></td>
<td>Commission archaeological organisation to provide written scheme of investigation (WSI)</td>
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<tr>
<td></td>
<td>Submit WSI to Planning Archaeologist for approval</td>
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<tr>
<td></td>
<td>Commission archaeological work, including post-excavation analysis and publication</td>
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<tr>
<td></td>
<td>Implement on-site archaeological work</td>
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<tr>
<td></td>
<td>Discharge condition if the City Council is satisfied that the on-site work has been completed in accordance with the agreed written scheme of investigation and that the implementation of post-excavation analysis and publication is secured</td>
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<td></td>
<td>Begin development and post-excavation analysis and publication</td>
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<tr>
<th>Step</th>
<th>Action</th>
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<tbody>
<tr>
<td>2</td>
<td>Archaeological evaluation and mitigation strategy</td>
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<tr>
<td></td>
<td>Planning Archaeologist provides brief for evaluation</td>
</tr>
<tr>
<td></td>
<td>Commission archaeological organisation to provide written scheme of investigation (WSI)</td>
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<tr>
<td></td>
<td>Submit WSI to Planning Archaeologist for approval</td>
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<tr>
<td></td>
<td>Commission evaluation</td>
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<td></td>
<td>Implement evaluation</td>
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<td></td>
<td>Prepare mitigation strategy and submit to Planning Archaeologist for approval</td>
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<tr>
<td></td>
<td>Commission mitigation strategy, including post-excavation analysis and publication</td>
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<td></td>
<td>Implement on-site archaeological work</td>
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<tr>
<td></td>
<td>Discharge condition if the City Council is satisfied that the on-site work has been completed in accordance with the agreed mitigation strategy and that the implementation of post-excavation analysis and publication is secured</td>
</tr>
<tr>
<td></td>
<td>Begin development and implement on-site archaeological work</td>
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<tr>
<td></td>
<td>Begin development and post-excavation analysis and publication</td>
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<tr>
<th>Step</th>
<th>Action</th>
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<tbody>
<tr>
<td>3</td>
<td>Archaeological watching brief or building recording during development</td>
</tr>
<tr>
<td></td>
<td>Planning Archaeologist provides brief</td>
</tr>
<tr>
<td></td>
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<td>Begin post-excavation analysis and publication</td>
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Appendix 4: Case Studies

**BULLRING, CITY CENTRE**

This major development is in the historic centre of Birmingham, around St Martin’s church. A desk-based archaeological assessment required in advance of determination of the planning application indicated the probable good survival of archaeological remains, particularly in Edgbaston Street (now the new Indoor Market), Moor Street (now Selfridges), and Park Street (now a multi-storey car park). The applicant neither owned nor had access to the site when the planning application was determined, so exceptionally conditions were placed on planning permission requiring archaeological evaluation followed by the implementation of an archaeological mitigation strategy approved by the City Council. It was accepted that intact and in-situ preservation of archaeological remains within the development was not feasible, therefore the mitigation strategy was for extensive archaeological excavation in advance of development followed by post-excavation assessment, analysis and publication. The developer engaged an archaeological consultant because of the extent and complexity of the archaeological work. The excavations attracted television and press coverage. Interpretation panels explaining the archaeological results have been erected in the new shopping centre as part of a Section 106 agreement.

**BIRMINGHAM NEW HOSPITALS, EDGBASTON: METCHELEY ROMAN FORT**

The planning application included part of a Roman fort established in the first century AD, whose extent and remains were known from previous archaeological work. Part of it is designated a scheduled ancient monument. An archaeological desk-based assessment and field evaluation by trenching were carried out and incorporated into an Environmental Impact Assessment. This identified areas where there were archaeological remains of national importance, which were required to be preserved in situ and other areas, including a vicus or civilian settlement where preservation by record was required through excavation in advance of development. A Section 106 agreement includes an archaeological interpretation scheme consisting of explanatory boards. The part of the site where preservation in situ is required is to be a public plaza whose design reflects the buried archaeological remains.
GASWORKS, GAS STREET, CITY CENTRE

The remains of Birmingham’s first gasworks consist of above ground structures, the retort house, retort house extension and coal store, which are a grade II* listed building, and below-ground archaeological remains of the gas holders. Archaeological evaluation involving building recording and excavation was required in advance of determination of planning applications for new development on the site of the gas holders and renovation of the retort house for re-use. Following this, preservation of the remains of the gas holders was achieved through design of the foundation of the new building and other below ground remains were recorded by a watching brief required as a condition of planning permission.

PEDDIMORE, SUTTON COLDFIELD

An archaeological desk-based assessment formed part of an Environmental Impact assessment for a major development proposal on land currently in agricultural use. A subsequent archaeological evaluation as part of a condition of planning permission included a search of aerial photographs, geophysical survey and extensive trenching. This revealed prehistoric feature stream channels, gullies and a probable burnt mound, and medieval field boundaries. Further excavation will take place in advance of development.
Appendix 5: Advice to Developers and Potential Developers and their Agents

- The proper management of archaeological remains through the planning process does not necessarily preclude development but may determine how development can take place.
- Types of development which may affect archaeological remains include new buildings, modification of or extension to existing buildings, construction of car parks, roads, the installation of drainage and services, and hard and soft landscaping.
- The key to ensuring that archaeological requirements fit smoothly into the development process is to ask about the requirements at the earliest possible stage in the process rather than waiting until development proposals are well advanced.
- The cost of all archaeological work necessitated by proposed development has to be met by developers, therefore it is in developers’ interest to address and quantify the cost and time implications at an early stage in the process.
- Developers or potential developers are strongly advised to contact the City Council’s Planning Archaeologist or an archaeological consultant when they are identifying potential development sites, to find out whether there are likely to be archaeological requirements, and what further work might be required. Through early consultation developers and potential developers can reduce uncertainties, avoid surprises and ensure that the archaeological requirements are incorporated into the design process, the cost of archaeological work included in the project budget and the time required for archaeological work incorporated into the development programme.
- If consultation about archaeological requirements is not made at an early stage in the process, there is a risk of unanticipated delay and expense through requirements for archaeological assessment before an application is determined, for redesign of a scheme to ensure preservation of archaeological remains in situ or requirements for archaeological work in advance of commencement of development.
- A few planning applications in Birmingham have so far been refused on archaeological grounds. These have been where inadequate information was provided on the archaeological implications of the proposed development or where the proposed development would have had an adverse effect on archaeological remains which merited preservation.
- The archaeological implications of new development have generally been addressed through imposing conditions requiring archaeological recording and/or through development design which ensures in-situ preservation of archaeological remains.
- Where preservation of archaeological remains in situ is required or feasible this can be achieved through appropriate site layout or foundation design.
- Where further archaeological work is required, the type and extent of archaeological work required will depend on the type of archaeological remains and the impact of a proposed development on them.
- Archaeology is normally only one of several material considerations that must be considered when determining a planning application. If other aspects of the proposal are unacceptable in principle, permission will not be automatically granted for a development just because the archaeological implications have been addressed. In such cases, the City Council will alert the applicant to this at the earliest possible stage.
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Appendix 6: Sources

Department of the Environment, Planning Policy Guidance 16: Archaeology and Planning 1990

Department of the Environment and Department of National Heritage, Planning Policy Guidance 15: Planning and the Historic Environment 1994


English Heritage, Management of Archaeological Projects, 1991

English Heritage, Frameworks for our Past, 1996

Institute of Field Archaeologists, By-Laws, Standards and Policy Statements

RPG11: Regional Planning Guidance for the West Midlands (April 1998), GO-WM

West Midlands Regional Planning Guidance Review: Draft Regional Planning Guidance (November 2001), West Midlands Local Government Association
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