

SUPPORTING INFORMATION: AGENDA ITEM: 2025.185

Parish Council Meeting 7th April 2026

The Draft Conditions proposed by SKDC for S25/1979 Old Post Lane Cemetery Extension include the following points:

3 Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and Paragraph 199 of the NPPF.

4 The archaeological investigations shall also have been completed in accordance with the approved details before development commences.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and Paragraph 199 of the NPPF.

Investigations into the cost of complying with Draft Conditions 3 and 4 are as follows:

Three estimates have been received from:

- Archaeological Research Services Ltd (ARS)
- Allen Archaeology
- Archaeological Project Services (APS)

Provider	Written Scheme of Investigation	Fieldwork	Post-Excavation	Total
Allen Archaeology	£395.00	£3087.42	£2066.10	£5518.52
APS	£220.00	£5417.00	£2995.00	£8632.00
ARS	£650.00	£5800.00	£1905.00	£8355.00

All prices exclude VAT and are valid for a period of 3 months.

Key Differences summarised as follows:

Cost

- **Allen Archaeology:** Fixed total cost (aside from local planning authority fees)
- **APS:** Fixed base cost but subject to contingencies
- **ARS:** Estimated costs – final price may vary

Scope and Coverage

- **Allen Archaeology:** Moderate (2 trenches)
- **APS:** Most extensive (3 trenches, detailed analysis)
- **ARS:** Scope to be determined following WSI

Risk and Potential Additional Costs

- **Allen Archaeology:** Lowest risk of cost increases due to all-inclusive pricing
- **APS:** Additional costs possible for environmental samples, finds, or specialist work
- **ARS:** Costs may increase after WSI approval

Client Responsibilities

All contractors require some level of client support, including site access and information. However:

- **Allen Archaeology:** Most inclusive service with fewer explicit client obligations
- **APS:** Places the greatest responsibility on the client (ecology, services, site preparation)
- **ARS:** Requires provision of facilities and coordination