
From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 08 February 2024 13:03
To: Laura Ashton
Cc: Planning Application Comments
Subject: 23/01229/OUT | Outlien Planning application for up to 95 dwellings with associated access, open space and landscaping following demolition of all buildings on site | Land East Of The Common Barwell

Categories: Rudi

Dear Laura,

23/01229/OUT | Outline Planning application for up to 95 dwellings with associated access, open space and landscaping following demolition of all buildings on site | Land East Of The Common Barwell

Archaeological Comments

Thank you for your consultation on the above planning application, please accept my apologies for not being able to respond sooner. We would recommend that you advise the applicant of the following archaeological requirements, for post-determination trial trenching. This is in-line with our previous comments for the site submitted in relation to 21/01470/OUT and 22/00309/OUT.

We note the submission of a Desk Based Assessment (SLR DBA submitted 20/12/2023), although we believe that the conclusions drawn within the document are based upon an inadequate level of information. The DBA states that 'the lack of findings in the evaluation suggests the Site does not contain buried archaeological remains beyond Medieval ridge and furrow cultivation' (paragraph 5.2). However the 2018 targeted evaluation undertaken in response to 17/00531/OUT was limited to two specific areas where anomalies had been identified in the geophysical survey. Whilst this was sufficient in addressing the need to enable an informed planning decision, the evaluation did not provide a comprehensive investigation of the site's archaeological interest.

We would reiterate that whilst geophysical survey can be a useful tool in establishing presence of archaeological deposits, it is not definitive and cannot be used to establish absence. Our position therefore remains that, as a minimum, the applicant should be required to provide further post-determination trenching to address the potential for archaeological buried remains across the remainder of the site, and determine the scope and targeting of any required mitigation.

NPPF paragraph 205, states that Local Planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact of development, and to make this evidence (and any archive generated) publicly accessible.

In that context it is recommended that the current application is approved subject to conditions for an appropriate programme of archaeological mitigation, including an initial phase of exploratory trial trenching, followed, as necessary by intrusive and non-intrusive investigation and recording. The Historic & Natural Environment Team (HNET) will provide a formal Brief for the latter work at the applicant's request.

If planning permission is granted the applicant must obtain a suitable written scheme of Investigation (WSI) for both phases of archaeological investigation from an organisation acceptable to the planning authority. The WSI must be submitted to the planning authority and HNET, as archaeological advisors to your authority, for approval before the start of development. They should comply with the above mentioned Brief, and with relevant Chartered Institute

for Archaeologists “Standards” and “Code of Practice”. It should include a suitable indication of arrangements for the implementation of the archaeological work, and the proposed timetable for the development.

We therefore recommend that any planning permission be granted subject to the following planning conditions (informed by paragraph 37 of Historic England’s Managing Significance in Decision-Taking in the Historic Environment GPA 2), to safeguard any important archaeological remains potentially present:

1. No demolition/development shall take place/commence until the necessary programme of archaeological work has been completed. The programme will commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed mitigation WSI, which shall include the statement of significance and research objectives, and
 - The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To ensure satisfactory archaeological investigation, recording, dissemination and archiving

The Written Scheme of Investigation (WSI) must be prepared by an archaeological contractor acceptable to the Planning Authority. To demonstrate that the implementation of this written scheme of investigation has been secured the applicant must provide a signed contract or similar legal agreement between themselves and their approved archaeological contractor.

The Historic and Natural Environment Team, as advisors to the planning authority, will monitor the archaeological work, to ensure that the necessary programme of archaeological work is undertaken to the satisfaction of the planning authority.

Please will you ensure a copy of the Decision Notice is sent to us in due course, to enable us to continue to monitor and safeguard the archaeology of this site. Should you or the applicant have any further queries please do not hesitate to contact us.

Please do feel free to get in touch if you have any further queries.

Kind regards,

William

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