
From: public.access@hinckley-bosworth.gov.uk
Sent: 20 January 2025 10:34
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/01158/OUT

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 20/01/2025 10:34 AM from Mr William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	24/01158/OUT
Address:	Land Off Brascote Lane Brascote Lane Newbold Verdon Leicestershire
Proposal:	Outline planning application for up to 135 dwellings with associated landscaping, open space, drainage infrastructure and associated works (all matters reserved except access)
Case Officer:	Matt Jedruch

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Comments Details

Dear Matt,

24/01158/OUT | Outline planning application for up to 135 dwellings with associated landscaping, open space, drainage infrastructure and associated works (all matters reserved except access) | Land Off Brascote Lane Brascote Lane Newbold Verdon

Archaeological considerations

Comments: Following appraisal of the above development scheme, we recommend that you advise the applicant of the following archaeological requirements, for pre-determination trial trenching.

The Leicestershire and Rutland Historic Environment Record (HER) notes that the site lies within a wider landscape that is rich in prehistoric remains. As noted within the submitted desk-based Assessment (RPS DBA Ref.: 794-PLN-HER-00390), prehistoric activity identified on the HER includes numerous cropmarks of likely prehistoric pit alignments (HER Ref.: MLE2976, MLE2971, MLE3017, MLE9249). Cropmarks of prehistoric enclosures are also recorded c.750m to the west (MLE2991) and c. 150m to the south-west of the site, the latter later being confirmed as an Iron-Age enclosure through trial trenching evaluation. Various prehistoric features have also been identified within the wider area, including Bronze Age pits/postholes (MLE19856) and a possible Bronze Age barrow

(MLE19855) c. 550-600m to the south of the site and a Bronze Age ring ditch, cremation and pit alignment c. 600m south-west of the site (MLE27084).

We welcome the submission of a geophysical survey (Magnitude Surveys report Ref: MSSK1741), although the results of this work are largely inconclusive. Geophysical survey is not a map of the ground, as the report itself states, as not all types of archaeological deposit (including prehistoric, Anglo Saxon remains and human burials) are sensitive to detection by this method. Although the survey has not identified any positive evidence for archaeological activity here, it has not established their absence either. Indeed, the report shows a number of linear anomalies in the central, southern and eastern areas of the site for which an archaeological origin has not been ruled out by the surveyor.

Our expectation is that considering the positive archaeological results arising from investigations within the wider landscape and the extensive activity indicated by the HER, the potential for the site to contain prehistoric remains is likely to be moderate-high rather than low, as indicated by the DBA. Given the limitations of geophysical survey as a means of archaeological evaluation, it is therefore our recommendation that this should be supported by a programme of trial trenching in order to test any anomalies, in addition to any geophysically 'blank' areas.

The preservation of archaeological remains is, of course, a "material consideration" in the determination of planning applications. The proposals include operations that may destroy any buried archaeological remains that are present, but the archaeological implications cannot be adequately assessed on the basis of the currently available information. Since it is possible that archaeological remains may be adversely affected by this proposal, we recommend that the planning authority defer determination of the application and request that the applicant complete the Archaeological Impact Assessment of the proposals.

This will require provision by the applicant for:

1. A field evaluation, by appropriate techniques including trial trenching, if identified necessary in the assessment, to identify and locate any archaeological remains of significance, and propose suitable treatment to avoid or minimise damage by the development. Further design, civil engineering or archaeological work may then be necessary to achieve this.

This information should be submitted to the planning authority before any decision on the planning application is taken, so that an informed decision can be made, and the application refused or modified in the light of the results as appropriate. Without the information that such an Assessment would provide, it would be difficult in our view for the planning authority to assess the archaeological impact of the proposals.

Should the applicant be unwilling to supply this information as part of the application, it may be appropriate to consider directing the applicant to supply the information under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, or to refuse the application. These recommendations conform to the advice provided in DCLG National Planning Policy Framework (NPPF) Section 16, paras. 194 & 195).

Should you be minded to refuse this application on other grounds, the lack of archaeological information should be an additional reason for refusal, to ensure the archaeological potential is given future consideration.

The Historic & Natural Environment Team (HNET), Leicestershire County Council, as advisors to the planning authority, will provide a formal Brief for the work and approve a Specification for the Assessment at the request of the applicant. This will ensure that the necessary programme of archaeological work is undertaken to the satisfaction of the planning authority, in a cost-effective manner and with minimum disturbance to the archaeological resource. The Specification should

comply with relevant Chartered Institute for Archaeologists “Standards” and “Code of Practice”, and should include a suitable indication of arrangements for the implementation of the archaeological work, and the proposed timetable.

Information on suitable archaeological organisations to carry out this work can be obtained from HNET. Should you have any further queries please do not hesitate to contact us.

Yours sincerely,

William

Kind regards