
From: Alex Jelley
Sent: 20 March 2025 16:29
To: Planning Folder New
Subject: FW: 24/00914/OUT - Burroughs Recreation Ground, Burroughs Road, Ratby - re-consultation

Categories: Sonia

Hi Planning,

Please could the email below be added to Enterprise as the latest response from LCC Archaeology on the above application.

Regards

Alex Jelley BA MSC MRTPI
Development Services
Planning Consultant
Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk
Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 20 March 2025 15:50
To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Subject: RE: 24/00914/OUT - Burroughs Recreation Ground, Burroughs Road, Ratby - re-consultation

Hi Alex,

24/00914/OUT | Outline planning application (with all four matters reserved apart from access) for a phased mixed-use development comprising about 470 dwellings (Use Class C3) or, in the alternative, about 450 dwellings and care home/extra care facility (Use Class C2/C3). Provision of a community hub (Use Class F2); 1FE primary school (Use Class F1); and associated operations and infrastructure including but not limited to site re-profiling works, sustainable urban drainage system, public open space, landscaping, habitat creation, internal roads/routes, and upgrades to the public highway. | Burroughs Road Recreation Ground Burroughs Road Ratby Leicester Leicestershire LE6 0XZ

Thank you for your re-consultation on the above planning application, please accept my apologies for not being able to respond sooner.

We note the submission of a response letter to our formal comments and the appended ridge and furrow assessment. Having reviewed the submitted information we would reiterate our recommendation that the applicant considers opportunities to retain areas of well-preserved ridge and furrow earthworks. To clarify, we are not advising that this be made a requirement in the case that planning permission is granted, rather that the applicant should give serious consideration as to how this may be achieved as part of the development design process.

We acknowledge the conclusions of the submitted assessment, which highlights that the earthworks are not exemplary and are of limited heritage significance. The assessment does however note that, whilst the overall significance of the features are limited, 'some of the surviving earthworks are, essentially, a non-designated heritage asset which contributes to some wider landscape value through their relationship with the settlement'. In this context we would accept that, whilst the extant earthworks within the site can reasonably be considered a non-designated heritage asset, they have a local rather than a regional or national significance.

The assessment confirms the presence of well-preserved earthworks within the site, identifying three areas considered to be in 'good condition', being both clearly defined and appreciable. We would reiterate that, whilst an earthwork survey will provide a record of the ridge and furrow remains, this will not compensate for their destruction as a tangible component of the landscape. As extant ridge and furrow earthworks are a diminishing resource and very characteristic of the East Midlands landscape, we recommend retention of these earthworks wherever possible, particularly where their retention can have a positive impact on peoples enjoyment and experience of their locality.

In the context of the flexibility afforded as an outline scheme we would strongly recommended that the applicant seeks opportunities to preserve these historic earthwork features as part of the development proposals. This may be achieved through re-arranging green infrastructure to incorporate areas of well-preserved ridge and furrow. The results of both the submitted assessments and the detailed earthwork survey could be used to inform design and implementation of the development proposals, including design of the SUDS package, landscaping and planting schemes. It is noted for example that the illustrative masterplan proposes green infrastructure coinciding within the same broad extent of Area 5, it may be possible to move attenuation features within this area to other suitable locations.

We also note the comment in the response letter that the programme of trial trenching would be undertaken 'within the land parcels proposed for residential development'. We would note the potential for further disturbance beyond those areas specifically outlined for residential development that would have the potential to expose, damage or destroy hitherto unknown archaeological remains (e.g. topsoil stripping, ground reduction, digging of service trenches and landscaping). We will of course be happy to discuss the scope of the trial trenching evaluation further with the applicant's archaeological consultant and review provisional WSIs for the evaluation and earthwork survey once these have been prepared.

I hope this clarifies our position on the application, please do feel free to get in touch if you have any further queries.

Kind Regards,

William

William Kelly | Senior Planning Archaeologist (Heritage) | Historic & Natural Environment Team | Planning, Historic & Natural Environment Department | Room 200, County Hall | Glenfield | Leicestershire | LE3 8RA
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From: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>

Sent: 19 March 2025 14:58

To: William Kelly <William.Kelly@leics.gov.uk>

Subject: 24/00914/OUT - Burroughs Recreation Ground, Burroughs Road, Ratby - re-consultation

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Dear William,

Sorry to bother you and hope you are well? Please could you let me know whether you have any comments in respect of the above application? I believe you were re-consulted on 25 February – further to the submission of additional information/comments from the applicant? Please could you let me know at your earliest convenience?

Kind Regards

Alex Jelley BA MSC MRTPI
Development Services
Planning Consultant
Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk
Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

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