
From: public.access@hinckley-bosworth.gov.uk
Sent: 18 October 2023 15:20
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/00761/FUL

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 18/10/2023 3:20 PM from Mr William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	23/00761/FUL
Address:	Little India 7 Main Street Peckleton Leicester Leicestershire LE9 7RE
Proposal:	Partial demolition and conversion of existing building to form a new dwelling and construction of 3 new dwellings
Case Officer:	David Spring

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Comments Details

Dear David,

23/00761/FUL | Partial demolition and conversion of existing building to form a new dwelling and construction of 3 new dwellings | Little India 7 Main Street Peckleton

Archaeological considerations

Comments: Thank you for your consultation on this application. We recommend that you advise the applicant of the following archaeological requirements, for archaeological Attendance on groundworks for the development and the completion of the post-investigation programme for the historic building recording.

Previous archaeological advice has been offered in respect of the application site, those recommendations being secured by condition 11 on planning permission for 21/00364/FUL. In response to the granting of permission for the above site, the applicant commissioned ULAS to carry out the historic building recording. The fieldwork was undertaken in accordance with the Written Scheme of Investigation (WSI) submitted to the planning authority on 02/10/2023 in support of the current application. I can confirm that we have seen a satisfactory historic building report and have advised that the document should be formally submitted by the applicant to the LPA.

The further post-investigation requirements (report submission, archive deposition etc.) remain outstanding. As such, it is recommended that a condition is secured on any approval of the current planning application, to secure the completion of the post-investigation programme for the historic building recording.

The Leicestershire and Rutland Historic Environment Record (HER) shows that the application site lies in an area of archaeological interest, within the historic medieval and post medieval settlement core of Peckleton village. The villages of Leicestershire and the wider English Central Midlands, appear to have evolved alongside their open field systems, during the later 1st millennium AD. Buried archaeological evidence, constituting one or more as yet unidentified heritage asset(s) (National Planning Policy Framework (NPPF) Section 16, paragraph 194-195 and Annex 2), spanning the period from the earliest evolution of the village to its more recent past can be expected within the development area. Consequently, there is a likelihood that buried archaeological remains will be affected by the development.

In accordance with the NPPF (Section 16, paragraph 205), the Local Planning Authority should require a developer to record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance.

To ensure that any archaeological remains present are dealt with appropriately, the applicant should provide professional archaeological Attendance for inspection and recording during the groundworks for the proposed development. A contingency provision for emergency recording and detailed excavation should be made, to the satisfaction of your authority in conjunction with your archaeological advisors in this Department's Historic & Natural Environment Team (HNET). HNET will provide a formal Brief for the work at the applicant's request.

If planning permission is granted the applicant must obtain a suitable written scheme for the investigation and recording from an archaeological organisation acceptable to the planning authority. This should be submitted to HNET, as archaeological advisors to your authority, for approval before the start of development.

The Specification should comply with the above mentioned Brief, with this Department's "Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland" and with relevant 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.

Historic Building Recording

1. The programme for post-investigation publication, dissemination and deposition of material resulting from the investigation should be completed within 6 months of commencement of the development. This condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the approved written scheme of investigation (WSI - submitted 02/10/2023).

Reason: To secure appropriate understanding of the significance of any heritage assets affected by the development and to make this evidence publicly accessible.

Archaeological Buried Remains

2. No demolition/development shall take place/commence until a written scheme of investigation (WSI) 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 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 and recording

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.

Yours sincerely,

William

Kind regards