
From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 30 October 2024 16:11
To: Alex Jelley
Cc: Planning Folder New
Subject: 24/00914/OUT | Burroughs Road Recreation Ground Burroughs Road Ratby
Attachments: Ridge & furrow areas recommended for retention.png

Dear 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

Archaeological considerations

Thank you for your consultation on this application, please accept my apologies for not being able to respond sooner.

Following appraisal of the above development scheme, we recommend that you advise the applicant of the following archaeological requirements, for further pre-determination fieldwalking, topographic survey and trial trenching evaluation. We would also welcome the opportunity to review the geophysical survey report referred to in the submitted desk-based Assessment, which does not appear to have been submitted as part of the application.

We would also recommend that you seek the advice of your specialist Conservation Officer regarding any potential impacts of the development upon the setting and significance of the designated Ratby Conservation Area (HER Ref.: DLE676) and nearby listed buildings.

The Leicestershire and Rutland Historic Environment Record (HER) indicates that the site lies within an area of archaeological interest. We welcome the submission of a desk-based Assessment for the site (Cotswold Archaeology DBA Report Ref.: MK0985_1), which has identified a potential for prehistoric, Roman and medieval remains to be present. Given the scale of the proposed development and its location within a wider landscape that is rich in prehistoric and Roman remains we would recommend that further archaeological evaluation is undertaken prior to determination of this application, as the submitted information is insufficient to ascertain the presence of significant archaeological remains that would be affected by the proposed development.

The DBA has identified a potential for prehistoric flint artefacts to be present within the application area, taking into account the underlying superficial geology and HER results from the wider landscape. Given that prehistoric sites are rarely detected through geophysical survey alone, fieldwalking, which is non-intrusive and viable at the current time of year, would be a valuable tool for providing a better understanding of the site's prehistoric potential and significance, such as identifying any lithic scatters.

In addition to the buried remains the DBA has confirmed the presence of extant ridge & furrow earthworks within the site. The DBA suggests that a record of the earthworks could be undertaken prior to their loss. While this will indeed record the presence of the effected features, it will not compensate for their destruction as a tangible component of the landscape, nor off set its fragmentation. It is recommended that the loss of these significant and increasing scarce remains is given due consideration, taking into account the harm their destruction will cause to the historic environment (NPPF Section 16, para 203). If it is decided to permit this application, we would recommend that the ridge & furrow earthworks are retained within areas of Public Open Space, please see the attached image highlighting areas of well-preserved ridge & furrow where retention is recommended. Currently the submitted masterplan makes no allowance for preservation of these surviving features. We would advise that areas currently proposed for green infrastructure (e.g. triangle of land in the northwest of the site; N-S corridor running along the western edge of the

site) could be re-arranged to incorporate these areas of retained ridge & furrow into the development proposals to minimise the impact on these heritage features.

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 an Archaeological Impact Assessment of the proposals.

This will require provision by the applicant for:

1. A topographic survey of the ridge and furrow earthworks.
2. A field evaluation, by appropriate techniques including fieldwalking and 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

William Kelly | Senior Planning Archaeologist (Heritage)| Historic & Natural Environment Team | Planning, Historic & Natural Environment Department | Room 200, County Hall | Glenfield | Leicestershire | LE3 8RA
☎ 0116 305 0039 | 📞 07871 733 637 | ✉ William.Kelly@leics.gov.uk

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RATBY

STAMFORD STREET

BURROUGHS ROAD

COMMUNITY HUB

EXTRA CARE CARE HOME

PRIMARY SCHOOL

RATBY PR
SCHOOL

EXISTING SCHOOL LAND

PEAR TREE BUSINESS PARK

WIRLYBONES WOOD

LOTMENTS

RATBY MEDICAL CENTRE