

From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 13 November 2023 11:28
To: Alex Jelley
Cc: Planning Folder New
Subject: 23/01037/OUT | Land East Of The Windmill Inn Brascote Lane Newbold Verdon
Attachments: Brascote Lane excavation area.jpg

Dear Alex,

23/01037/OUT | Outline planning application for the construction of up to 239 dwellings with associated landscaping, open space, drainage infrastructure and associated works (some reserved except access from Brascote Lane). Land East Of The Windmill Inn Brascote Lane Newbold Verdon

Archaeological considerations

Thank you for your consultation on this application. We would repeat our comments provided for the previous application (22/00277/OUT) and recommend that you advise the applicant of the following archaeological requirements, for targeted archaeological area excavation.

The archaeological investigation undertaken in support of the previous application entailed the completion of a desk-based assessment, geophysical survey and trial trenching evaluation. Taken together this work provides a satisfactory assessment of the archaeological interest and indicates a need for targeted archaeological mitigation of an area within the proposed development site, as identified on the attached plan. The completed assessment has demonstrated the presence of an Iron-Age/Roman period enclosure complex. Archaeological features were recorded in seven of the trenches in the western end of the site, confirming anomalies highlighted by geophysical survey as well as additional discrete features. There also remains a potential for Anglo-Saxon remains within this area, as these were not initially identified in the trial trenching for the adjoining quarry site, but were later discovered during the subsequent mitigation phase.

In line with the National Planning Policy Framework (NPPF), Section 16, paragraph 190 and Annex 2), the planning authority is required to consider the impact of the development upon any heritage assets, taking into account their particular archaeological and historic significance. This understanding should be used to avoid or minimise conflict between conservation of the historic environment and the archaeological impact of the proposals.

Paragraph 199 states that where loss of the whole or a material part of the heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the affected resource prior to its loss. The archaeological obligations of the developer, including publication of the results and deposition of the archive, must be proportionate to the impact of the proposals upon the significance of the historic environment.

As a consequence, it is recommended that prior to the impact of development upon the identified heritage asset(s) the applicant must make arrangements for and implement an appropriate programme of archaeological investigation. This will involve the excavation of a mitigation area of the affected archaeological remains outlined above, I have attached an image outlining the area.

The Historic & Natural Environment Team (HNET) will provide a formal Brief for the work at the applicant's request.

If planning permission is granted, the applicant should obtain a suitable written scheme of investigation (WSI) for the necessary archaeological programme. The WSI must be obtained from an archaeological organisation acceptable to the planning authority, and be submitted for approval to both the LPA and HNET as archaeological advisers to your authority, before the implementation of the archaeological programme and in advance of the start of development.

The WSI should comply with the above mentioned Brief and with relevant Chartered Institute for Archaeologists' (CIfA) "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:

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

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