

From: public.access@hinckley-bosworth.gov.uk
Sent: 06 December 2024 10:39
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/01061/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 06/12/2024 10:39 AM from Mr William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	24/01061/OUT
Address:	Land North Of Barlestone Road Newbold Verdon Leicestershire
Proposal:	Outline planning application (all matters reserved except vehicular access) for the erection of up to 240 residential dwellings (Use Class C3), retention of the existing accesses off Barlestone Road and the creation of new accesses off Barlestone Road, land safeguarded for a cemetery and a health centre (Use Class E(e)), public open space and associated infrastructure
Case Officer:	Emma Baumber

[Click for further information](#)

Comments Details

Dear Emma,

24/01061/OUT | Outline planning application (all matters reserved except vehicular access) for the erection of up to 240 residential dwellings (Use Class C3), retention of the existing accesses off Barlestone Road and the creation of new accesses off Barlestone Road, land safeguarded for a cemetery and a health centre (Use Class E(e)), public open space and associated infrastructure | Land North Of Barlestone Road Newbold Verdon

Comments: Archaeological considerations

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 submission of the archaeological desk-based Assessment (DBA) is welcomed, we would recommend that the geophysical survey report should also be submitted in support of the application. As noted in the DBA the geophysical survey has revealed evidence for the presence of archaeological remains consisting of a possible enclosure feature on the south-western edge of the site and a number of further linear anomalies representing potential ditches near the

centre of the site. However, the nature and significance of these features is not currently fully understood from the geophysical survey results alone. Although the DBA has identified an enhanced potential for prehistoric remains to be present within the site, we do not agree that the potential for Roman remains to be present is low. As noted in the DBA itself the staple-shaped linear feature against the south-west edge of the site is potentially of Roman date. In addition to Roman pottery recovered during fieldwalking both within and c.350m west of the application area, a Roman site has been identified c. 400m to the east. We would therefore recommend that the applicant be required to complete the Archaeological Impact Assessment of the site through further pre-determination trial trench evaluation, 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 an 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