

From: public.access@hinckley-bosworth.gov.uk
Sent: 06 January 2026 11:08
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 25/01162/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 06/01/2026 11:08 AM from William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	25/01162/OUT
Address:	Land North Of Barlestone Road Newbold Verdon Leicestershire
Proposal:	Outline planning application (with all matters reserved except for access to Barlestone Road) for up to 67 dwellings (including affordable housing), highway works, public open space, children's play space, landscaping, drainage and all other associated works, including infrastructure
Case Officer:	Emma Baumber

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Comments Details

Dear Emma,

25/01162/OUT | Outline planning application (with all matters reserved except for access to Barlestone Road) for up to 67 dwellings (including affordable housing), highway works, public open space, children's play space, landscaping, drainage and all other associated works, including infrastructure | Land North Of Barlestone Road Newbold Verdon

Archaeological considerations

Comments: 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 Leicestershire and Rutland Historic Environment Record (HER) indicates that the site lies within an area of archaeological interest. The applicant has commissioned a Heritage Statement (BWB Report Ref.: BWB-ZZ-XX-RP-LH-0001) which is welcomed, although we feel that this underplays the archaeological potential of the site, particularly in relation to the prehistoric potential. As noted in the Heritage Statement the wider landscape contains a number of cropmarks thought to represent prehistoric pit alignments, other linear features and a possible ring ditch (HER Ref.: MLE2971; MLE2976: MLE3017), with further

prehistoric flintwork previously recovered nearby the north-west corner of the application area (MLE6358). A further potential for Roman remains is also indicated by the HER results, which include a Roman kiln site c. 375m to the east (MLE2972) and a possible Iron Age/Roman enclosure identified by geophysical survey c. 460m to the northwest (MLE28979). The site's underlying geology of sands and gravels over Mercian mudstone demonstrates that this location would have been a good choice for settlement and any remains present are likely to be well-preserved given the apparent lack of historic disturbance across much of the site.

The submitted geophysical survey of the site appended to the Heritage Statement is also welcomed (Phase Site Investigations Report Ref.: 22763), although the results of this work are largely inconclusive. Geophysical survey does not represent a definitive statement of the site's archaeological potential, as not all types of archaeological deposit (including prehistoric, Anglo Saxon remains and human burials) are sensitive to detection by this method. Although the survey has not identified any positive evidence for archaeological activity here, it has not established their absence either. Indeed, the report shows a number of anomalies for which an archaeological origin has not been ruled out by the surveyor. Given the limitations of geophysical survey as a means of archaeological evaluation, it is our recommendation that this should be supported by a programme of pre-determination trial trenching 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. 207 & 208).

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