

From: public.access@hinckley-bosworth.gov.uk
Sent: 28 February 2025 11:27
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 25/00161/SCOPE

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 28/02/2025 11:27 AM from Mr William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	25/00161/SCOPE
Address:	Land At Wiggs Farm Wood Road Nailstone Coalville Leicestershire LE67 1GE
Proposal:	Environmental Impact Assessment (EIA) Screening and Scoping Opinion for a warehouse unit with a floor area of approximately 31,726 m2; an ancillary workshop building with a floor area of approximately 622 m2; offices on the eastern and western sides of the warehouse totalling 3,003 m2 with associated access and landscaping
Case Officer:	Matt Jedruch

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Comments Details

Dear Matt,

25/00161/SCOPE | Environmental Impact Assessment (EIA) Screening and Scoping Opinion for a warehouse unit with a floor area of approximately 31,726 m2; an ancillary workshop building with a floor area of approximately 622 m2; offices on the eastern and western sides of the warehouse totalling 3,003 m2 with associated access and landscaping | Land At Wiggs Farm Wood Road Nailstone Coalville

Archaeological Considerations

Comments: Thank you for your consultation on this request for an EIA Screening and Scoping Opinion in relation to the above proposed development application.

The Leicestershire and Rutland Historic Environment Record (HER) indicates that the site lies within an area of archaeological interest, the projected line of the Via Devana Roman road passes approximately 200m to the northeast of the application area (HER Ref.: MLE4345). Given the scale of the proposed development and the absence of previous archaeological investigation within the site, it is considered likely that archaeological remains will be impacted by the scheme, but the nature and significance of these remains is not currently understood. It is therefore recommended that any proposal coming forward for the

development area is accompanied by a full archaeological assessment, as outlined in the NPPF (207 & 208).

This will require provision by the applicant for an initial Archaeological Desk-based Assessment (DBA), as a minimum this should include an assessment of the HER, appraisal of other available published an/or documentary sources and a site inspection visit to establish existing and previous site conditions and land use. A geophysical survey would be recommended unless the DBA reveals evidence to suggest that ground conditions would not be conducive to useful results. We would advise that the applicability for further fieldwalking and metal detecting within the site as part of the archaeological impact assessment is also considered. It should be anticipated that, unless the DBA reveals evidence of extensive previous ground disturbance that would have removed all archaeological remains from the application site (e.g. extensive quarrying), the desk-based and non-intrusive geophysical survey will require corroboration in the form of targeted trial trenching of the site prior to determination.

We welcome the statement within the submitted EIA Scoping Report that an archaeological DBA is in progress and that the site's archaeological potential will be further informed by a geophysical survey (6.7.1). We will of course be happy to review the results of the initial DBA and non-intrusive survey(s) when they are available, to advise on the scope of this subsequent trenching and ensure that it provides the information necessary to ascertain the archaeological impacts of the proposed scheme.

This information should be submitted to the planning authority before a decision on any forthcoming 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. The Historic and Natural Environment Team, as advisors to the planning authority, will monitor the archaeological work to ensure that the necessary programme of work is undertaken to the satisfaction of the planning authority.

Should you have any further queries please do not hesitate to contact us.

Kind Regards,

William

Kind regards