

From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 11 September 2023 16:23
To: Sullivan Archer
Cc: Planning Folder New
Subject: 23/00667/FUL | The Old Rectory 8 Rectory Lane Market Bosworth

Dear Sullivan,

23/00667/FUL | Change of use of the Old Rectory from a dwellinghouse (Class C3) to a Specialist Education Needs (SEN) School (Class F1), erection of two single storey classrooms, a Multi-Use Gaming Area (MUGA), revised parking layout with electric charging points, widening of access, replacement perimeter fencing and external landscaping, works to trees and other works. | The Old Rectory 8 Rectory Lane Market Bosworth

Archaeological considerations

Following appraisal of the above development scheme, we recommend that you advise the applicant of the following requirements, for archaeological trial trench evaluation. We are currently in the process of reviewing the built heritage implications of the proposals, and will be able to provide formal comments tomorrow. Please accept my apologies for not being able to respond sooner.

The Leicestershire and Rutland Historic Environment Record (HER) notes that the site lies within the historic settlement core of Market Bosworth (HER Ref.: MLE2935). In 1849 a Bronze Age cremation urn (MLE6354) and a Roman coin (MLE7942) were found in the grounds of the rectory while grubbing up a hedge, indicating a potential for archaeological remains dating from these periods within the application area. Given the potential for archaeological remains to be present within the site, particularly for further Bronze Age funerary activity, it is our view that further evaluation is needed in order to provide the baseline archaeological information that is necessary in order to make an informed planning decision here.

The applicant has submitted a Heritage Statement, which is welcome. However the document focusses on the built heritage implications and does not provide a comprehensive assessment of the issues relating to buried remains. Although parts of the site have been previously disturbed (e.g. as a result of terracing works), the extent of this disturbance, and therefore the impact on any archaeological buried remains, is unclear. There may be areas of the site which have remained undisturbed or where the impact of any disturbance is limited.

The impact of the development proposals also appears to be uncertain. We note that the 'Site Location Plan' indicates the proposed use of 'geocell or similar' for parking areas, for example. We would welcome the submission of any further development details (such as ground reduction required for the parking areas), or information relating to previous site levelling works (e.g. deposit modelling, geotechnical results) that could illustrate the extent and location of historic ground disturbance. Given the lack of clarity regarding how the proposals will affect any buried remains within the application area, further assessment is required to determine the archaeological implications of the proposals.

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:

- 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

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

Leicestershire County Council values are:



This e-mail and any files transmitted with it are confidential. If you are not the intended recipient, any reading, printing, storage, disclosure, copying or any other action taken in respect of this e-mail is prohibited and may be unlawful. If you are not the intended recipient, please notify the sender immediately by using the reply function and then permanently delete what you have received. Incoming and outgoing e-mail messages are routinely monitored for compliance with Leicestershire County Council's policy on the use of electronic communications. The contents of e-mails may have to be disclosed for requests under Data Protection or Freedom of Information legislation. Details about how we handle information can be found at <https://www.leicestershire.gov.uk/data-protection>

The views expressed by the author may not necessarily reflect the views or policies of the Leicestershire County Council.

Attachments to e-mail messages may contain viruses that may damage your system. Whilst Leicestershire County Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage which you sustain as a result of these factors. You are advised to carry out your own virus checks before opening any attachment.