

**From:** William Kelly <William.Kelly@leics.gov.uk>  
**Sent:** 20 September 2023 14:22  
**To:** Matt Jedruch  
**Cc:** Planning Folder New  
**Subject:** 23/00711/FUL | The Blue Bell Inn 39 High Street Desford

Dear Matt,

**23/00711/FUL | Change of use from cafe (Class E(b)) and residential (Class C3) to convenience foodstore (Class E(a)). Construction of two storey side extension, two-storey and single storey rear extensions (following the demolition of existing single-storey element to rear of 37 High Street/2A Main Street and store to rear of public house) with associated car parking, landscaping and other works | The Blue Bell Inn 39 High Street Desford**

#### **Archaeological considerations**

Thank you for your consultation on this application, please accept my apologies for not being able to respond sooner. We recommend that you advise the applicant of the following archaeological requirements, for a Strip, Plan and Record excavation of the proposed building extension, and archaeological Attendance on associated works. We have provided separate comments recommending historic building recording for 37 High Street and 2A Main Street, prior to their alteration.

We note the reference to ongoing dialogue with Historic England in the Design & Access Statement, regarding the impact of the proposals on the setting and significance of the Grade II\* listed Old Manor House (NHLE Ref.: 1074078). We would recommend that they are consulted further on the application. We would also recommend that you seek further advice from your specialist Conservation Officer regarding any potential impacts of the development upon the setting and significance of the designated Desford Conservation Area (HER Ref. DLE670) and nearby listed buildings.

Appraisal of the Leicestershire and Rutland Historic Environment Record (HER) indicates the application area has a potential to include heritage assets with an archaeological interest (National Planning Policy Framework (NPPF) Section 16, paragraph 194-195 and Annex 2).

The Leicestershire and Rutland Historic Environment Record (HER) notes that the site lies within the historic settlement core of Desford (HER ref. MLE2751), c.50m south of the Medieval Church of St. Martin, on the opposite side of the road to the abovementioned Old Manor House. We note the submission of an archaeological desk-based assessment (DBA), which is welcomed, and we are generally supportive of its findings which confirm the known archaeological potential of the site. The DBA has identified a high potential for medieval and post-medieval remains, and a medium potential for Roman and early-medieval remains within the application area.

The previous formation of areas of hard standing is likely to have caused some disturbance to any archaeological remains present within the site, however it is highly likely that archaeological remains survive below the modern ground surface. A number of street frontage buildings can be seen on the 1886 Ordnance Survey map immediately east of 37 High Street, and the DBA includes photographs illustrating a row of thatched cottages that once stood here prior to their demolition in the 20<sup>th</sup> century. Sub-surface remains of medieval to post-medieval buildings and their associated yard areas may exist in this location. There is therefore a likelihood that the proposed development would adversely impact significant archaeological remains.

The development proposals include works (e.g. foundations, services and landscaping) likely to impact upon those remains. In consequence, the local planning authority should require the developer to record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance (NPPF Section 16, paragraph 205).

To ensure that any archaeological remains present are dealt with appropriately, the applicant should provide for an appropriate level of archaeological investigation and recording. This should consist of a programme of archaeological work, to be conducted as an initial stage of the proposed development. It should include an archaeological soil strip of the development area; any exposed archaeological remains should then be planned and appropriately investigated and recorded. In addition, all services and other ground works likely to impact upon archaeological remains should be appropriately investigated and recorded. Provision must be made within the development timetable for archaeologists to be present during these works, to enable the required level of archaeological supervision.

It should be noted that there is a potential for complex and significant archaeological remains to be present, and the applicant must allow sufficient time and funding for this eventuality. A contingency provision for emergency recording and detailed excavation should be made, to the satisfaction of your authority in conjunction with your archaeological advisors in this Department's Archaeology Section. The Archaeology Section will provide a formal Brief for the work at the applicant's request.

The applicant should, if planning permission is granted, also obtain a suitable Written Scheme of Investigation (WSI) for the archaeological recording from an archaeological organisation acceptable to the planning authority. This should be submitted to this Archaeology Section, as archaeological advisors to your authority, for approval before 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:

1. 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 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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