
From: public.access@hinckley-bosworth.gov.uk
Sent: 19 April 2024 10:37
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/00270/FUL

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 19/04/2024 10:37 AM from Mr William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	24/00270/FUL
Address:	Land North Of Pipe Lane Orton On The Hill Leicestershire
Proposal:	Erection of detached dwelling, formation of access from Pipe Lane and associated works.
Case Officer:	Sullivan Archer

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Comments Details

Dear Sullivan,

24/00270/FUL | Erection of detached dwelling, formation of access from Pipe Lane and associated works. | Land North Of Pipe Lane Orton On The Hill

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 pre-determination trial trenching.

Comments:

We note the submission of a Heritage Impact Assessment and would also recommend that you seek the advice of your specialist Conservation Officer regarding any potential impacts of the development upon the setting and significance of the designated Orton-on-the-Hill Conservation Area (HER ref.: DLE579) and nearby listed buildings.

The Leicestershire and Rutland Historic Environment Record (HER) indicates that the site has a significant archaeological interest, due to its situation on a historic street frontage within the medieval and post-medieval settlement core of Orton-on-the-Hill (HER ref.: MLE3285). The site also lies northwest of an area of earthwork platforms relating to the medieval village (MLE25972). Reviewing the

available historic mapping and aerial photography, the site was formerly occupied by a dwelling and several outhouses, otherwise there is limited indication that the site has seen substantial disturbance. There is therefore a high potential for the presence of well-preserved archaeological remains relating to medieval and post-medieval settlement and occupation within the application area.

The villages of Leicestershire and the wider English Central Midlands, appear to have evolved alongside their open field systems, during the later 1st millennium AD. Buried archaeological evidence, constituting one or more as yet unidentified heritage asset(s) (National Planning Policy Framework (NPPF) Section 16, paragraph 194-195 and Annex 2), spanning the period from the earliest evolution of the village to its more recent past can be expected within the development area. Consequently, there is a likelihood that buried archaeological remains will be affected by the development.

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

Kind regards