

From: public.access@hinckley-bosworth.gov.uk
Sent: 05 June 2024 11:24
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 05/06/2024 11:23 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 comments

Thank you for your re-consultation on this application. We recommend that you advise the applicant of the following archaeological requirements, for pre-determination trial trenching. This repeats the advice given on 19/04/24, taking into account the desk-based assessment (DBA) submitted on 23/05/2024.

Comments:

We welcome the submission of an archaeological DBA (PCA Report Number: R16259), and we are generally supportive of its findings which confirm the known archaeological potential of the site as represented by the Leicestershire and Rutland Historic Environment Record (HER). The DBA considers there to be high potential for medieval/early post-medieval activity, with an additional low to medium potential for archaeological remains from the Saxon period. As noted in the DBA, possible house platform earthworks to the south imply that the centre of the village could have moved north during the later post-medieval period, suggesting that the application area may have been closer to the heart of the medieval settlement.

The DBA also confirms that a house and outbuildings are shown on historical

maps within the western part of the site, which are also of archaeological interest. The impact of these structures on any earlier remains is likely to be moderate, and we anticipate that the preservation of any buried remains beyond these areas is anticipated to be good. In that context we would support the comment in paragraph 8.6 of the DBA recommending that an archaeological trial trench evaluation is undertaken, in order to fully characterise the archaeological potential and to assess the development impact upon any significant archaeological remains.

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