

Rudi Simpson

From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 26 April 2023 15:54
To: Chris Brown
Cc: Planning Folder
Subject: 23/00330/OUT | Outline application to include up to 500 dwellings | Earl Shilton Sustainable Urban Extension (SUE) Mill Lane Earl Shilton
Attachments: Area 1.jpg; Areas 2-5.jpg; 2022 trial trenching.jpg; Earl Shilton SUE mitigation areas.docx
Categories: Rudi

Dear Chris,

23/00330/OUT | Outline application to include up to 500 dwellings, a primary school / education use (Class F1), retail (Class E), community hub (Class E/F1/F2), hot food takeaway (Sui Generis), accesses from Mill Lane and Astley Road and infrastructure including; public open space, SUDS, landscaping, the provision of associated infrastructure and ancillary works. Outline - all matters reserved except for access (EIA development). | Earl Shilton Sustainable Urban Extension (SUE) Mill Lane Earl Shilton

Archaeological considerations

Thank you for your consultation on this application. We would repeat our comments provided on 18/01/2023 in relation to the previous scheme 21/01511/OUT, and recommend that you advise the applicant of the following archaeological requirements, for targeted area archaeological excavation. We note the comments provided by Historic England (24/04/2023) and would also welcome any design or layout proposals that sought to preserve and present the significant archaeological buried remains, were a suitable strategy to be submitted.

Assessment of the Leicestershire and Rutland Historic Environment Record (HER), supported by the results of evaluation of the development area, shows that the site lies in an area of significant archaeological potential. The archaeological investigation has entailed the completion of two archaeological desk-based assessments (CgMs 2007; Nexus Heritage 2010) two phases of geophysical survey (Stratascan 2008; Northamptonshire Archaeology 2012), and three phases of trial trenching (ULAS 2010; Headland Archaeology 2013; MOLA 2022). Taken together this work provides a satisfactory assessment of the archaeological interest, identifying evidence for activity from the prehistoric period through to the post-medieval and modern periods. These remains include Iron Age and Roman enclosures and field systems, a medieval mill-mound and Bronze Age burials. This indicates a need for targeted archaeological mitigation of areas within the proposed development site.

The attached plans illustrate five areas of archaeological interest. The Area 1 plan illustrates 2010 trial trenching by ULAS, the Area 2-5 plan illustrates the results of 2013 trial trenching. I have also attached a plan showing the 2022 trenching superimposed over the 2013 trenching plan, for reference.

Area 1 targets a medieval mill-mound and an Iron Age ditched enclosure with associated features. Area 2 targets an area of Bronze Age/Iron Age activity including ditches, pits and a cremation. Area 3 targets two features identified during 2013 trial trenching. Area 4 targets an area of prehistoric activity, where a number of features indicating nearby occupation were identified, in addition to a Neolithic axe found during geophysical survey carried out in 2012. Area 5 targets a pit identified during 2013 trial trenching and further nearby features identified during 2022 trial trenching. I have attached further details of these mitigation areas as a Word document to this email. Note that the rectangular outlines on the plan do not represent the proposed mitigation areas, these are general outlines taken from the trenching report.

In line with the National Planning Policy Framework (NPPF), Section 16, paragraph 190 and Annex 2), the planning authority is required to consider the impact of the development upon any heritage assets, taking into account their

particular archaeological and historic significance. This understanding should be used to avoid or minimise conflict between conservation of the historic environment and the archaeological impact of the proposals.

Paragraph 199 states that where loss of the whole or a material part of the heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the affected resource prior to its loss. The archaeological obligations of the developer, including publication of the results and deposition of the archive, must be proportionate to the impact of the proposals upon the significance of the historic environment.

As a consequence, it is recommended that prior to the impact of development upon the identified heritage asset(s) the applicant must make arrangements for and implement an appropriate programme of archaeological investigation. This will involve the excavation of mitigation areas of the affected archaeological remains, see above and attached.

The Historic & Natural Environment Team (HNET) will provide a formal Brief for the work at the applicant's request.

If planning permission is granted, the applicant should obtain a suitable written scheme of investigation (WSI) for the necessary archaeological programme. The WSI must be obtained from an archaeological organisation acceptable to the planning authority, and be submitted for approval to both the LPA and HNET as archaeological advisers to your authority, before the implementation of the archaeological programme and in advance of 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:

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 Written Scheme of Investigation (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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