

From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 08 August 2024 11:44
To: Matt Jedruch
Cc: Planning Folder New
Subject: 24/00672/REM | Approval of reserved matters (Layout, Scale, Appearance and Landscaping) for Plot 44, within Zone 3 of the outline planning permission 11/00360/OUT and 14/00661/CONDIT | Horiba Mira Ltd Mira Drive Lindley Nuneaton

Dear Matt,

24/00672/REM | Approval of reserved matters (Layout, Scale, Appearance and Landscaping) for Plot 44, within Zone 3 of the outline planning permission 11/00360/OUT and 14/00661/CONDIT | Horiba Mira Ltd Mira Drive Lindley Nuneaton

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.

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).

A programme of archaeological evaluation by trial trenching was undertaken in 2014 as part of conditions attached to Outline planning permission 11/00360/OUT for the development of the site. This work identified the presence of archaeological deposits within the present application area, including gullies, ditches and a refuse pit representing the remains of activity dating to the Roman period. The current proposals envisage the erection of a new workshop, together with associated services and landscaping. Consequently, there is a likelihood that buried archaeological remains may be affected by the proposed development.

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.

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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