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Sent: 12 March 2026 11:39:25 UTC+00:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00188/REM
Categories: Yasmin

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 12/03/2026 11:39 AM from William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	26/00188/REM
Address:	Land East Of Kennel Lane Witherley Leicestershire
Proposal:	Approval of reserved matters (appearance, landscaping, layout and scale) of outline planning permission 22/01190/OUT for residential development of up to 50 residential dwellings
Case Officer:	Emma Baumber

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Comments Details

Dear Emma,

26/00188/REM | Approval of reserved matters (appearance, landscaping, layout and scale) of outline planning permission 22/01190/OUT for residential development of up to 50 residential dwellings | Land East Of Kennel Lane Witherley

Comments: Archaeological considerations

Thank you for your consultation on the above reserved matters application.

Following our previous comments under application 22/01190/OUT we note that no new impact on the site is proposed and would

advise the applicant that Condition 5 of the outline permission should be adhered to:

5. As part of the first reserved matters submission a written scheme of investigation (WSI) shall be submitted in writing to and approved by the Local Planning Authority in writing for the first phase of archaeological works. Further WSI/s would be needed for Mitigation stage/s. For land that is included within the WSIs, 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 as set out in the WSI.

The applicant has submitted the written scheme of investigation (WSI) for the first phase of archaeological works as part of the application, in-line with the requirements outlined in Condition 5. The applicant has also submitted a copy of the subsequent evaluation report (CFA Archaeology Report Ref.: 4673), which we would recommend is satisfactory. Assessment of the Leicestershire and Rutland Historic Environment Record (HER), supported by the results of the archaeological evaluation of the development area, shows that the site lies in an area of significant archaeological potential.

The evaluation has identified significant archaeological buried remains relating to the Iron Age period, a ditch revealed in Trench 6 [0604] and Trench 22, may represent the remains of an enclosure boundary. Further undated features were also revealed in Trench 16, although a post-medieval or later origin for these features is possible, an earlier date cannot be ruled out, particularly given the wider potential for Roman remains and considering that there do not appear to be any features illustrated on historic Ordnance Survey mapping to confirm a post-medieval/modern date for the linears.

In line with the National Planning Policy Framework (NPPF), Section 16, paragraph 208 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 218 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 archaeological area excavation targeting the significant remains identified in trenches 6, 16 and 22. Given the proximity of the undated ditch in Trench 8 [0804] to the significant remains revealed in trench 6 and 22 we would recommend that the area should be extended to include this feature.

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

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