
From: public.access@hinckley-bosworth.gov.uk
Sent: 24 September 2025 11:23
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 25/00813/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 24/09/2025 11:23 AM from William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	25/00813/FUL
Address:	Land Adjacent To 6 Meadow Lane Stanton Under Bardon Coalville Leicestershire LE67 9TL
Proposal:	Erection of 27 dwellings with associated access, parking, landscaping and drainage
Case Officer:	Sullivan Archer

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Comments Details

Dear Sullivan,

25/00813/FUL | Erection of 27 dwellings with associated access, parking, landscaping and drainage | Land Adjacent To 6 Meadow Lane Stanton Under Bardon Coalville

Archaeological considerations

Following appraisal of the above development scheme, we recommend that you advise the applicant of the following archaeological requirements, for pre-determination trial trenching.

Comments:

The Leicestershire and Rutland Historic Environment Record (HER) notes that the site lies within an area of archaeological interest, between the medieval settlement core of Stanton under Bardon (HER Ref.: MLE9184) and the medieval moated site Horsepool Grange (MLE2954). Additional potential for Roman activity is also indicated by the presence of the projected route of a Roman road c. 350m to the northeast of the application area (MLE9876). The underlying sand and gravel geology could also suggest a raised potential for buried archaeological remains to be present within the site. The applicant has undertaken a geophysical survey of the site, the interpretation plan has been included within the submitted written scheme of investigation (WSI). We would recommend that the geophysical survey report should also be submitted in support of the planning application. The survey

has identified a number of anomalies with a potentially archaeological origin, including several linear trends, these results should be supported by a programme of pre-determination trial trenching, to test these anomalies, in addition to any geophysically 'blank' areas.

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:

1. 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. 207 & 208).

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. We welcome the submission of the Written Scheme of Investigation (WSI) for the investigation of the above site. The document proposes a satisfactory programme of archaeological work which, upon completion, will meet the requirements for the initial investigation of the development site. Following the conclusion of the necessary archaeological programme (fieldwork, report preparation and archiving), we will advise the planning authority accordingly.

Should you have any further queries please do not hesitate to contact us.

Yours sincerely,

William

Kind regards