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Sent: 22 July 2026 16:05:15 UTC+01:00
To: "Sullivan Archer" <Sullivan.Archer@hinckley-bosworth.gov.uk>
Cc: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: 26/00539/FUL | Land North Of Pipe Lane Orton On The Hill

Dear Sullivan,

26/00539/FUL | Full planning application seeking planning permission for the erection of one detached dwelling, formation of access from Pipe Lane and associated works. | Land North Of Pipe Lane Orton On The Hill

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 an initial phase of archaeological investigation (Strip, Plan and Record excavation of the site access and trial trenching of the proposed development footprint), to inform a final archaeological mitigation scheme. Alternatively we would be happy to consider a proposal to move directly to a Strip, Plan and Record excavation across the proposed development footprint.

We note the submission of a Heritage Impact Assessment in support of the application (HCUK Group Ref.: 9443) and would recommend that you seek the advice of your specialist Conservation Officer regarding any potential impacts of the development upon the setting and significance of the designated Orton-on-the-Hill Conservation Area and nearby listed buildings.

The Leicestershire and Rutland Historic Environment Record (HER) indicates that the site has a significant archaeological interest, due to its situation on a historic street frontage within the medieval and post-medieval settlement core of Orton-on-the-Hill (HER ref.: MLE3285). The site also lies northwest of an area of earthwork platforms relating to the medieval village (MLE25972). Reviewing the available historic mapping and aerial photography, the site was formerly occupied by a dwelling and several outhouses, otherwise there is limited indication that the site has seen substantial disturbance. There is therefore a high potential for the presence of well-preserved archaeological remains relating to medieval and post-medieval settlement and occupation within the application area.

In response to the previous application for the site we initially recommended a phase of pre-determination trial trenching, this was later revised to post-determination trial trenching due to access issues. Undertaking an initial phase of trial trenching would allow for a better understanding of the full scope of the final archaeological mitigation scheme. In this context we note the submission of a Written Scheme of Investigation for trial trenching submitted in support of the application, which we previously recommended was satisfactory in relation to the previous scheme. In the case that ground reduction is required to formulate access to the field prior to undertaking the trial trenching, we would recommend that this is accompanied by a level of archaeological involvement (Strip, Plan and Record excavation), to ensure that any buried remains present are dealt with appropriately. We would however welcome any further information initially that can detail the specific methodology for creating access to the site from the road.

In accordance with National Planning Policy Framework (NPPF), Section 16, paragraph 207, the development area is of archaeological interest and also has the potential for further unidentified archaeological deposits. Based upon the available information, it is anticipated that these remains whilst significant and warranting further archaeological mitigation prior to the impact of development, are not of such importance to represent an obstacle to the determination of the application (NPPF paragraph 208).

While the current results are sufficient to support the planning decision, further post-determination trial trenching will be required in order to define the full extent and character of the necessary archaeological mitigation programme. Alternatively the applicant may choose to consider moving directly to a Strip, Plan and Record excavation of the proposed development footprint. We would note that this approach could enable the applicant to avoid undertaking an additional phase of work, however this would result in more uncertainty regarding the full scope of the final excavation programme. We would also highlight that, without the understanding of overburden depths that trial trenching would provide it would be difficult to anticipate how the various depths of impact resulting from the proposals would interact with any buried archaeological remains that are present. It is possible however that an initial strip of the access could provide further details of the overburden depths, which could then be used to inform the appropriate extent of the final mitigation programme.

NPPF paragraph 218, states that Local Planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact of development, and to make this evidence (and any archive generated) publicly accessible.

In that context it is recommended that the current application is approved subject to conditions for an appropriate programme of archaeological mitigation, including an initial phase of exploratory trial trenching, followed, as necessary by intrusive and non-intrusive investigation and recording. The Historic & Natural Environment Team (HNET) will provide a formal Brief for the latter work at the applicant's request.

If planning permission is granted the applicant must obtain a suitable written scheme of Investigation (WSI) for all phases of archaeological investigation from an organisation acceptable to the planning authority. The WSI must be submitted to the planning authority and HNET, as archaeological advisors to your authority, for approval before the start of development. They should comply with the above mentioned Brief, and with relevant Chartered Institute for Archaeologists "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 the necessary programme of archaeological work has been completed. The programme will commence with an initial phase of archaeological investigation (Strip, Plan and Record excavation of the site access and trial trenching of the proposed development footprint), to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which 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 mitigation 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, recording, dissemination and archiving

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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