
From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 06 February 2024 16:25
To: Sullivan Archer
Cc: Planning Application Comments
Subject: 23/01045/FUL | Proposed alteration to existing three storey dwelling (Use Class C3) and existing working Forge etc | The Old Forge 13 - 15 Park Street Market Bosworth

Categories: Tidd

Dear Sullivan,

23/01045/FUL | Proposed alteration to existing three storey dwelling (Use Class C3) and existing working Forge (Use Class B2) and convert the existing forge buildings to provide for an additional one-bedroom dwelling house at The Old Forge, Park Street, Market Bosworth | The Old Forge 13 - 15 Park Street Market Bosworth

Archaeological considerations

Thank you for your consultation on this application. We would repeat our comments provided in relation to the previous application, 22/00974/LBC, and recommend that you advise the applicant of the following archaeological requirements, for archaeological Attendance on groundworks for the development (courtyard garden area). We are also recommending a condition for historic building recording as part of separate comments.

The Leicestershire and Rutland Historic Environment Record (HER) shows that the application site lies in an area of archaeological interest, within the historic settlement core of Market Bosworth (HER Ref.: MLE2935) and nearby a number of human burials (MLE2916; MLE22068). There is therefore a potential for burials within the application area, in addition to wider remains relating to the medieval and post-medieval periods. There is also good potential for significant post-medieval buried remains within the surroundings of The Old Forge from activities associated with the building itself. This information has the potential to further contextualise the listed building and its development as both a domestic and commercial building within the market town.

The villages of Leicestershire and the wider English Central Midlands, appear to have evolved alongside their open field systems, during the later 1st millennium AD. Buried archaeological evidence, constituting one or more as yet unidentified heritage asset(s) (National Planning Policy Framework (NPPF) Section 16, paragraph 194-195 and Annex 2), spanning the period from the earliest evolution of the village to its more recent past can be expected within the development area. Consequently, there is a likelihood that buried archaeological remains will be affected by the development.

In accordance with the NPPF (Section 16, paragraph 205), the Local Planning Authority should require a 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.

To ensure that any archaeological remains present are dealt with appropriately, the applicant should provide professional archaeological Attendance for inspection and recording during the groundworks for the proposed development. 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 Historic & Natural Environment Team (HNET). HNET will provide a formal Brief for the work at the applicant's request.

If planning permission is granted the applicant must obtain a suitable written scheme for the investigation and recording from an archaeological organisation acceptable to the planning authority. This should be submitted to HNET, as archaeological advisors to your authority, for approval before the start of development.

The Specification should comply with the above mentioned Brief, with this Department's "Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland" and with relevant 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 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

William Kelly | Senior Planning Archaeologist (Heritage) | Historic & Natural Environment Team | Planning, Historic & Natural Environment Department | Room 200, County Hall | Glenfield | Leicestershire | LE3 8RA
☎ 0116 305 0039 | 📞 07871 733 637 | ✉ William.Kelly@leics.gov.uk

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