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Sent: 27 October 2025 08:44:14 UTC+00:00
To: "Sullevan Archer" <Sullevan.Archer@hinckley-bosworth.gov.uk>
Cc: "Planning Folder New" <PlanningFolderNew@hinckley-bosworth.gov.uk>
Subject: 25/00938/OUT | Outline planning permission for the erection of a detached dwelling (all matters reserved except access, layout and scale) | Manor House Church Street Burbage Hinckley
Categories: Sonia

Dear Sullevan,

25/00938/OUT | Outline planning permission for the erection of a detached dwelling (all matters reserved except access, layout and scale) | Manor House Church Street Burbage Hinckley

Archaeological considerations

Thank you for your consultation on this application. We recommend that you advise the applicant of the following archaeological requirements, for a Strip, Plan and Record excavation of the development footprint. This repeats our comments provided in relation to the previous planning application for the site, 22/01176/OUT.

Appraisal of the Leicestershire and Rutland Historic Environment Record (HER), supported by the results of the archaeological evaluation of the development area (Archaeology Warwickshire Report Ref.: 2396), shows that the application area lies in an area of significant archaeological potential.

Despite on-site constraints which limited the scope of the trial trenching, the evaluation identified a number of features of archaeological interest; a small pit/posthole, a ditch and a large pit. The ditch corresponds to a boundary depicted on Ordnance Survey mapping from c. 1903 and has been interpreted as a late post-medieval or early-modern boundary ditch, although this could represent an earlier existing boundary. Feature 109 is likely to be a large rubbish pit, given the concentration of cattle bone fragments recovered from the fill. The feature was directly overlain by the topsoil, but no dateable evidence was recovered. It is possible that the small pit/post-hole could indicate the presence of structural remains which extend beyond the excavated evaluation trench, which should be clarified through further investigation.

The features identified in the trial trenching evaluation could relate to medieval and post-medieval settlement activity within the application area. Given the potential for further buried remains within the site, and the sensitive location within a high-status area of the historic settlement of Burbage, we would recommend that further archaeological investigation be undertaken prior to commencement of the 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 218).

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' (CIIfA) "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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