Jane Steel

From: Eleanor Shaw
Sent: 11 July 2011 10:19
To: Jane Steel
Subject: FW: Archaeological considerations

Can you please withdraw both these applications?

Thanks

Eleanor Shaw Bsc (Hons) MASP (Diss)

Area Planning Officer

Hinckley and Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
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LE10 1BZ

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From: jenna thompson []
Sent: 11 July 2011 07:52
To: Eleanor Shaw
Subject: RE: Archaeological considerations

Eleanor,

I am now liasing with Teresa Hawtin and am trying to get the archaeological issues resolved asap. Please can you withdraw my planning application. Fingers crossed they do not find anything and I will be submitting a new planning application, with the timber stables, soon.

Thanks for your help.

Kind Regards,

Jenna

Subject: Archaeological considerations
Date: Fri, 8 Jul 2011 10:07:13 +0100
From: Eleanor.Shaw@hinckley-bosworth.gov.uk
To: Dear Jenna, as per our recent conversation please find attached the Archaeological comments as discussed. Prior to submitting a new application, an archaeological investigation will need to be conducted and possible mitigation put in place. Further, as discussed, the Councils Conservation officer has now conformed that a wooden stable block would be considered acceptable.
The current planning application and listed building consents can not be proceeded with due to the archaeological issues, and will need to be withdrawn. An email requesting this will be sufficient. As stated when you resubmit you will be entitled to a free go, so long as the application site does not change.
If you have any concerns or wish to discuss anything with me further, please do not hesitate to contact me.
Regards,
Eleanor Shaw

Eleanor Shaw
Hinckley and Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

Date:	21st June 2011
My ref:	CLE8049/TH
Your ref:	11/00381/FUL
Contact:	Teresa Hawtin
Phone:	(0116) 305 6217
Fax:	(0116) 305 7965
Email:	teresa.hawtin@leics.gov.uk

Dear Ms Shaw,

Planning Application No: 11/00381/FUL: Change of use of paddock to manege and erection of stable block and store room: The Dovecott, Old Hayes Farm, Burroughs Road, Ratby.

Archaeological considerations

Thank you for your consultation on this application. We recommend that you advise the applicant of the following archaeological requirements.

The Leicestershire and Rutland Historic Environment Record (HER) shows that the application site lies within an important historic landscape in close proximity to the Scheduled Monument of Old Hays (SM ref: 11563; HER ref: MLE3102), a well-preserved example of a Leicestershire moated manorial complex first recorded in the mid-13th century. The precise medieval character of the moated enclosure remains un-clear, although the presence of a number of buildings (house, service and ancillary structures) within the moat, pre-dating the existing 18th century farmhouse can be anticipated. The scheduling also extends beyond the moat to the north and west. The Scheduled Monument description notes: 'Immediately to the north and west of the moated enclosure are the well-defined earthwork remains of two rectangular enclosures and a series of small rectangular hollows, comprising a related manorial complex.' It is possible that further, as yet un-identified, structures existed elsewhere around the site, surviving today only as below-ground archaeological remains. Consequently, there is likelihood that buried archaeological remains will be affected by the development.

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 a field evaluation by appropriate techniques including trial trenching. This will identify and locate any archaeological remains of significance and enable the preparation of a suitable mitigation strategy to avoid or minimise damage to those remains as a result of 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 evaluation 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 PPS 5 "Planning for the Historic Environment".

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.

This Department's Historic & Natural Environment Team (HNET) will provide a formal Brief for the work and approve a Specification for the Assessment at the request of the applicant. This will ensure that the necessary programme of archaeological work is undertaken to the satisfaction of the planning authority, in a cost-effective manner and with minimum disturbance to the archaeological resource. 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.

Information on suitable archaeological organisations to carry out this work can be obtained from the Historic and Natural Environment Team. Should you have any further queries please do not hesitate to contact us.

Yours sincerely,

Teresa Hawtin
Senior Planning Archaeologist
Leicestershire County Council