

From: public.access@hinckley-bosworth.gov.uk
Sent: 14 February 2024 12:01
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/00083/HYB

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 14/02/2024 12:00 PM from Mr William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	24/00083/HYB
Address:	Land At Burbage Fields Farm Bullfurlong Lane Burbage Leicestershire
Proposal:	Hybrid planning application for 422 dwellings, public open space, associated infrastructure and the demolition of 65 and 65a Coventry Road, and Burbage Fields Farm and outline planning application for a residential care home and up to 11no. self-build plots (all matters reserved except for access)
Case Officer:	Alex Jelley

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Comments Details

Dear Alex,

24/00083/HYB | Hybrid planning application for 422 dwellings, public open space, associated infrastructure and the demolition of 65 and 65a Coventry Road, and Burbage Fields Farm and outline planning application for a residential care home and up to 11no. self-build plots (all matters reserved except for access) | Land At Burbage Fields Farm Bullfurlong Lane Burbage

Archaeological considerations

Comments:	Thank you for your consultation on the above planning application. We would recommend that you advise the applicant of the following archaeological requirements, to complete the Archaeological Impact Assessment of the proposals. The Leicestershire and Rutland Historic Environment Record (HER) notes that the site lies within an area of archaeological interest. We note the submission of a Desk Based Assessment (RSK DBA Ref.: P22-353), although we believe there is currently insufficient information available to make an adequate assessment of the potential and significance of archaeological remains within the site. In our view it seems likely that, as a minimum, the archaeological activity recorded to the north will continue into this development area and will need further evaluation in order to
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assess the character, quality and extent of those remains. Given the scale of the proposed development and its location within a wider landscape that is rich in prehistoric, Roman and Saxon remains, it is appropriate that the site should be subject to a programme of archaeological investigation, to be undertaken prior to the commencement of any permitted development here.

We would also welcome the opportunity to review the geophysical survey report for the site, which does not appear to have been submitted with the application, the DBA only including a copy of the interpretive plot. Whilst geophysical survey can be a useful tool in establishing presence of archaeological deposits, it is not definitive and cannot be used to establish absence. Although the DBA states that no clear evidence of anomalies representing archaeology or probable archaeology were identified, we note that the interpretation highlights three separate clusters of anomalies within Fields D and J with a 'possible archaeological' origin, as noted within the DBA (6.2). Our position therefore is that, as a minimum, the applicant should be required to undertake further trial trenching prior to determination to address the potential for archaeological buried remains across the remainder of the site, and determine the scope and targeting of any required mitigation.

In addition to acknowledging a potential for palaeolithic activity to be present within the site, the DBA notes that several Mesolithic sites are recorded within Leicestershire, and that activity from this period is found within different topographic regions and geologies. As prehistoric sites are rarely detected through geophysical survey alone, fieldwalking, which is non-intrusive and viable at the current time of year, would be a valuable tool for providing a better understanding of the site's prehistoric potential and significance, such as identifying any lithic scatters.

In addition to the buried remains, the scheme also proposes the demolition of existing buildings at Burbage Fields Farm which, as identified within the DBA, are a non-designated heritage asset (HER ref.: MLE24420). The farm is marked on the 1888 Ordnance Survey map, and a number of the buildings appear to still be present on recent aerial photographs. We would therefore advise that in the case the application is approved, we would also be recommending a further stage of conditioned historic building recording to mitigate the loss of the historic structures.

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 fieldwalking and trial trenching, as shown 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. 194 & 195).

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 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 relevant Chartered Institute for Archaeologists "Standards" and "Code of Practice", and 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 HNET. Should you have any further queries please do not hesitate to contact us.

Yours sincerely,

William

Kind regards