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Sent: 14 April 2026 09:58:40 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00257/OUT
Categories: Yasmin

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 14/04/2026 9:58 AM from William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	26/00257/OUT
Address:	Land South Of Cunnery Close Barlestone Leicestershire
Proposal:	Outline planning application for the erection of up to 158 dwellings (all matters reserved access)
Case Officer:	Sullivan Archer

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Comments Details

Dear Sullivan,

26/00257/OUT | Outline planning application for the erection of up to 158 dwellings (all matters reserved access) | Land South Of Cunnery Close Barlestone

Comments: Archaeological considerations

Thank you for your consultation on the above application. We recommend that you advise the applicant of the following archaeological requirements, for post-determination trial trenching.

The Leicestershire and Rutland Historic Environment Record (HER) indicates that the proposed development site has a potential for the presence of archaeological remains ranging from the prehistoric to

post-medieval periods. The applicant has commissioned an updated archaeological desk-based assessment (CSA Environmental DBA Ref.: CSA/4269/01), which is welcomed, although we do not agree with the DBA's conclusion that no further archaeological works are necessary to address the archaeological potential of the site. Rather, the DBA confirms that there has been only limited intrusive investigation of the current site and that nearby investigations identified a possible Roman period field system to the west and further Roman and prehistoric finds to the south of the site (4.12-4.13). The DBA also notes that the site is located on a slight slope down to the south-east, contains localised sand and gravel geology in the north-western area and that a watercourse is located along the southern boundary, all of which increase the site's archaeological potential.

Although a previous geophysical survey of the site was carried out as part of a wider planning application, the results within the current site do not appear to have been very effective, having failed to pick up several modern field boundaries shown on early mapping and modern services identified in the Solitechnics Preliminary Report (submitted in support of 14/00435/OUT), for example the Public Combined Gravity Sewer. Given the limitations of geophysical survey as a means of archaeological evaluation and the small sample of trial trenching previously undertaken within the current development area, it is our recommendation that further trial trenching should be carried out across the remainder of the site.

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.

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 both 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 trial trenching 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

Kind regards

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