
From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 25 September 2024 14:49
To: Sullevan Archer
Cc: Planning Folder New
Subject: 24/00828/REM | Land South Of 295 Main Street Stanton Under Bardon
Attachments: Trench 2 mitigation area.jpg

Dear Sullevan,

24/00828/REM | Approval of reserved matters (layout, scale, appearance, landscaping and access other than vehicular access) of outline planning permission (ref: 22/00527/OUT) for residential development of 50 dwellings. | Land South Of 295 Main Street Stanton Under Bardon

Archaeological Comments

Thank you for your consultation on the above Reserved Matters planning application. In-line with our comments provided in response to the Outline planning application 22/00527/OUT (submitted 22/05/2023) and our pre-application response (submitted 27/06/2024), we would recommend that you advise the applicant of the following archaeological requirements, for targeted archaeological area excavation.

Assessment of the Leicestershire and Rutland Historic Environment Record (HER), supported by the results of the archaeological impact assessment of the development area undertaken in response to the previous application, shows that the site lies in an area of significant archaeological potential. The archaeological investigation entailed the completion of a desk-based assessment, geophysical survey and two phases of trial trenching evaluation. Taken together this work provides a satisfactory assessment of the archaeological interest and indicates a need for targeted archaeological mitigation of an area within the proposed development site, as identified on the attached plan.

The initial trial trenching evaluation identified the presence of significant archaeological remains within trenches 2 and 5. Features found within Trench 2 included a set of three intercut boundary ditches, with fills containing 12th century pottery recorded in two of the ditches, and a small sub-rectangular pit containing 12th century pottery. Trench 5 contained a series of intercut features including a possibly medieval trackway, previously identified as a linear anomaly on the geophysical survey, with a purposely placed line of cobbles and stone appearing to form a kerb or edge for the base of the feature.

We subsequently monitored a further phase of trial trenching evaluation targeting the trackway identified within Trench 5. Having reviewed the results of the trial trenching we would recommend that no further archaeological investigation will be required with regards to the trackway. We would advise that the report for this second phase of trial trenching should be submitted to the LPA in support of this planning application.

We note that Condition 4 attached to 22/00527/OUT refers to the two OSA Ltd Written Schemes of Investigation (WSI) dated October 2022 (outlining the initial phase of pre-determination trial trenching) and October 2023 (outlining the further post-determination trial trenching undertaken to follow-up the initial results and inform the final mitigation scheme). The condition does not however require the applicant to submit an approved mitigation WSI following the two phases of trial trenching, or for them to undertake the work outlined within the mitigation WSI.

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:

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

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Figure 3. Location of trenches relative to the geophysics interpretation.