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**From:** William Kelly <William.Kelly@leics.gov.uk>  
**Sent:** 29 April 2025 08:39  
**To:** Laura Ashton  
**Cc:** Planning Folder New  
**Subject:** 25/00355/FUL | Demolition of existing bungalow and construction of 3 new dwellings | 11 Sapcote Road Burbage Hinckley

Dear Laura,

**25/00355/FUL | Demolition of existing bungalow and construction of 3 new dwellings | 11 Sapcote Road Burbage Hinckley**

**Archaeological considerations**

Following appraisal of the above development scheme, we recommend that you advise the applicant of the following archaeological requirements, for pre-determination trial trenching evaluation.

The Leicestershire and Rutland Historic Environment Record (HER) notes that the site lies within an area of archaeological potential, adjacent to a possible Roman site (HER Ref.: MLE2829). Evidence of hearths, building material and possible burial remains were recorded within c. 50m of the proposed development. Given the proximity of these remains it is reasonable to predict that further, previously unknown, archaeological remains may also be present within the development site, the significance of any such remains cannot be ascertained without further archaeological investigation.

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 trial trenching, if identified 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. 207 & 208).

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

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