
From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 29 April 2025 15:25
To: Matt Jedruch
Cc: Planning Folder New
Subject: 25/00306/FUL | Erection of a pipe manufacturing facility with associated storage | FP McCann Brascote Lane Cadeby

Dear Matt,

25/00306/FUL | Erection of a pipe manufacturing facility with associated storage | FP McCann Brascote Lane Cadeby

Archaeological considerations

Following appraisal of the above development scheme, we recommend that you advise the applicant of the following archaeological requirements, for a pre-determination Archaeological Impact Assessment.

The Leicestershire and Rutland Historic Environment Record (HER) notes that the site lies within a wider landscape that is rich in prehistoric remains. Archaeological investigations undertaken for an extension to Cadeby Quarry between 2005-2010, both within and nearby the current application site, identified several areas of Iron Age activity (HER ref.: MLE20096; MLE20098; MLE19857). A possible Bronze Age barrow cemetery has also been identified through cropmark evidence and fieldwalking, c. 250m south of the site (MLE2706). The eastern field, where the manufacturing facility and associated hardstanding/landscaping is proposed, has not been subject to any previous archaeological investigation, occupies a topographically favourable location and contains permeable sand and gravel geology. In view of the evidence from the surrounding area it is considered to have good potential for the presence of prehistoric buried remains, including for settlement and occupation.

We would recommend that the applicant commissions an Archaeological Desk-Based Assessment initially, to better understand the archaeological potential for the site, outline the extent of previous disturbance and detail more fully the ground disturbance proposed as part of this development. Historic mapping and aerial photography indicate that, although parts of the application area have been previously disturbed, most of the eastern field appears to have suffered relatively little disturbance. Consequently there is a likelihood that any buried archaeological remains present will be well-preserved.

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. An Archaeological Desk-based Assessment (DBA), as a minimum this should include an assessment of the HER, appraisal of other available published an/or documentary sources and a site inspection visit to establish existing and previous site conditions and land use.
2. 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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