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Sent: 11 August 2026 11:09:11 UTC+01:00
To: "Ashleigh Gade" <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>; "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: 26/00423/OUT | Land East Of Horsepool Grange Cliffe Hill Road Stanton Under Bardon

Dear Ashleigh,

26/00423/OUT | Outline planning application for a development of up to 10,500sqm of employment floorspace (use class B2/B8) (all matters reserved except access) | Land East Of Horsepool Grange Cliffe Hill Road Stanton Under Bardon

Archaeological considerations

Thank you for your re-consultation on the above planning application. Following appraisal of the submitted information we would reiterate our previous comments (submitted 15/05/2026) and recommend that you advise the applicant of the following archaeological requirements, for an Archaeological Desk-based Assessment (DBA).

We note the submission of further information relating to historic disturbance within the site. The emailed summary provided by the applicant's planning consultant notes that various documents, files, letters and images were reviewed and considered through discussions with the applicant. The email notes that this information demonstrates 'how the land was used around the time that the Cliffe Hill Quarry was extended in the mid 1980's', with the most pertinent items being selected as part of the current submission. The 14th March 1978 meeting minutes define the proposals as being for the 'tipping of overburden on approximately 60 acres of land forming part of Horsepool Grange'. The Tarmac plans indicate that the current application area was included as part of these proposals (annotated as '3' on the plans). The 29th March 1978 Hinckley and Bosworth Borough Council planning application letter confirms the submission of a formal application for the 'deposition and regrading of overburden' at the site. The submitted photograph, with an associated plan illustrating the approximate location this was taken from, appears to show works vehicles and ground movement in the general area of Horsepool Grange.

Although the submitted details therefore indicate that the site has been subject to previous disturbance, it is our view that the extent of this disturbance cannot be confidently understood on the basis of the existing information. It is unclear whether any ground reduction took place prior to the introduction of the overburden, for example, although the meeting minutes refer to 'a final reclamation of the whole area using the original top soil', which suggests that some initial removal of overburden may have taken place. If topsoil was removed it is also not clear whether the natural horizon was reached as part of this ground reduction, which has implications for the likelihood of survival for any buried archaeological remains that are present within the site. In the absence of information demonstrating significant previous truncation to the natural horizon, an understanding of the specific depths of overburden across the site (which may be variable) is needed, considered against the proposed depth of disturbance that

would be introduced by the current development proposals. If the current proposals introduce a depth of disturbance greater than the existing overburden depth and no significant previous truncation to the natural horizon can be identified, it would therefore be possible that the development could introduce a risk of disturbance to any buried remains that are present.

Given the lack of clarity regarding the extent of previous disturbance within the site, relating to both historic truncation and overburden depths, we would repeat our recommendation for an archaeological DBA. The DBA should clarify the extent and nature of previous ground disturbance within the application area, as far as is possible through the available information. This should include a review of any previous ground investigation reports, LiDAR data, historic map progression and aerial photographs. This Assessment should consider any further details available from previous planning applications for the site and the various documents/information collated by the applicant, referred to in the summary email. The Assessment should also detail more fully the ground disturbance proposed as part of this development, including any level reductions required to implement the scheme, landscaping/SUDS provisions and depths of ground reduction introduced through the excavation of foundations and ground slabs for the buildings and associated services.

The review of historic and proposed disturbance should be supported by an assessment of the archaeological potential for the site, through consideration of the existing archaeological evidence held by the Historic Environment Record (HER), Portable Antiquities Scheme database (PAS) and other publicly-accessible sources. As highlighted in our initial comments the application site lies within an area of significant archaeological interest and contains a potential for remains to be present relating to both the route of a possible Roman road and the medieval site of Horsepool Grange. Taken together the Assessment should then evaluate the proposed impacts in relation to the historic disturbance and consider the likelihood that any significant buried archaeological remains that may be present would be disturbed as a result of the current scheme.

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. While it is possible that the evidence will indicate that no further archaeological work will be required, it is our position that this should be appropriately informed by the results of a thorough archaeological desk-based Assessment, undertaken by a qualified archaeological contractor. 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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