

From: public.access@hinckley-bosworth.gov.uk
Sent: 23 April 2024 15:27
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/00264/OUT

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 23/04/2024 3:26 PM from Mr William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	24/00264/OUT
Address:	Land North Of Normandy Way Hinckley Leicestershire
Proposal:	Outline planning permission for the erection of up to 415 dwellings, including landscaping, open spaces, drainage and associated infrastructure (outline - access only)
Case Officer:	Alex Jelley

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Comments Details

Dear Alex,

24/00264/OUT | Outline planning permission for the erection of up to 415 dwellings, including landscaping, open spaces, drainage and associated infrastructure (outline - access only) | Land North Of Normandy Way 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 topographic survey and trial trenching evaluation.

Comments: The Leicestershire and Rutland Historic Environment Record (HER) notes that the site lies within an area of archaeological interest. The applicant has commissioned an archaeological desk-based assessment (RPS DBA Ref: JAC29077) which is welcomed, although we feel that this underplays the archaeological potential of the site. The geology of the site includes sands and gravels, which would have been conducive for settlement in the prehistoric and Anglo-Saxon periods. The site also appears to have suffered relatively little disturbance, as such there is a likelihood that any buried archaeological remains present will be well-preserved.

The applicant has also undertaken a geophysical survey of the site (MOLA Report No. 23/088), which is welcomed, although the results of this work are largely inconclusive. Not all types of archaeological deposit (including prehistoric, Anglo

Saxon remains and human burials) are sensitive to detection by this method, and are therefore rarely identified through geophysical survey alone. The survey has however identified a number of linear and discrete anomalies identified as being of uncertain, but possibly archaeological origin. Given the limitations of geophysical survey as a means of archaeological evaluation and taking into account the scale of the proposals, it is our recommendation that this should be supported by a programme of evaluation trial trenching in order to assess the character, quality and extent of any archaeological buried remains present within the site.

Considering the earthwork remains, the submitted masterplan/layout plan includes limited provision for preservation of the surviving features. As such the currently coherent historic earthwork landscape, as visible in the LiDAR data and aerial photography, will be significantly truncated. The submitted DBA suggests that the loss of the remaining earthworks can be further addressed by undertaking an earthwork survey. While this will indeed record the presence of the effected features, it will not compensate for their destruction as a tangible component of the landscape, nor offset its fragmentation. It is recommended that the loss of these significant and increasing scarce remains is given due consideration, taking into account the harm their destruction will cause to the historic environment (NPPF Section 16, para 197).

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:

- A topographic survey of the ridge and furrow earthworks.
- 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. 194 & 195).

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

Kind regards