

From: public.access@hinckley-bosworth.gov.uk
Sent: 14 November 2024 10:35
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/00914/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 14/11/2024 10:34 AM from Mr William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	24/00914/OUT
Address:	Burroughs Road Recreation Ground Burroughs Road Ratby Leicester Leicestershire LE6 0XZ
Proposal:	Outline planning application (with all four matters reserved apart from access) for a phased mixed-use development comprising about 470 dwellings (Use Class C3) or, in the alternative, about 450 dwellings and care home/extra care facility (Use Class C2/C3). Provision of a community hub (Use Class F2); 1FE primary school (Use Class F1); and associated operations and infrastructure including but not limited to site re-profiling works, sustainable urban drainage system, public open space, landscaping, habitat creation, internal roads/routes, and upgrades to the public highway.
Case Officer:	Alex Jolley

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Comments Details

Dear Alex,

24/00914/OUT | Outline planning application (with all four matters reserved apart from access) for a phased mixed-use development comprising about 470 dwellings (Use Class C3) or, in the alternative, about 450 dwellings and care home/extra care facility (Use Class C2/C3). Provision of a community hub (Use Class F2); 1FE primary school (Use Class F1); and associated operations and infrastructure including but not limited to site re-profiling works, sustainable urban drainage system, public open space, landscaping, habitat creation, internal roads/routes, and upgrades to the public highway. | Burroughs Road Recreation Ground Burroughs Road Ratby

Archaeological consideration

Thank you for your re-consultation on the above planning application. Following appraisal of the submitted geophysical survey, we would refer to our previous comments (submitted 30/10/2024) and recommend that you advise the applicant of the following archaeological requirements, for further pre-determination fieldwalking, topographic survey and trial trenching evaluation.

The submitted geophysical survey of the site is welcomed (Phase Site Investigations Report Ref.: ARC/3643/1376), although the results of this work are largely inconclusive. As the report itself states, not all features will produce measurable anomalies, therefore not all types of archaeological deposits are sensitive to detection by this method. The report also notes that the presence of modern features and material (e.g. green waste) within the site has the potential to mask anomalies from other sub-surface features in the area, should any such features be present. Although the survey has not identified any positive evidence for archaeological activity here, it has not established their absence either. Indeed, the report shows a number of anomalies for which an archaeological origin has not been ruled out by the surveyor, which should be tested by trial trenching.

Given the limitations of geophysical survey as a means of archaeological evaluation, it is our recommendation that this should be supported by a programme of fieldwalking, followed by trial trenching in order to test any anomalies, in addition to any geophysically 'blank' areas. The aim of this work is 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. 189 & 190).

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

