

From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 23 October 2024 12:02
To: Tim Hartley
Cc: Planning Folder New
Subject: 24/00831/OUT (re-submission of 22/00167/OUT) | Land North Of Shenton Lane Market Bosworth

Dear Tim,

24/00831/OUT | Outline planning application for the erection of up to 100 dwellings (including 40% affordable housing) with public open space, landscaping, sustainable drainage system (SuDS) a vehicular access point and the demolition of one residential dwelling. All matters reserved except for means of access (re-submission of 22/00167/OUT) | Land North Of Shenton Lane Market Bosworth

Thank you for your consultation on the above planning application, please accept my sincere apologies for not being able to respond sooner. We would repeat our comments provided in relation to the previous planning application, 22/00167/OUT, and recommend that you advise the applicant of the following archaeological requirements, for further targeted trial trenching to address issues relating to the extant ridge & furrow earthwork remains not resolved by the topographic survey. We would also recommend that you seek the advice of your specialist Conservation Officer regarding any potential impacts of the development upon the setting and significance of the designated Market Bosworth Conservation Area (HER Ref.: DLE674).

In response to the previous planning application the applicant submitted a desk-based Assessment, geophysical survey and undertook a trial trenching evaluation (report appended to the Archaeology and Heritage Statement submitted 02/09/2024). We can confirm that the evaluation did not identify any significant archaeological buried remains and would advise that no further mitigation would be required in this respect. In addition to consideration of the buried remains, the site contains extant ridge & furrow earthworks which would be impacted by the development proposals. We would refer to our previous comments provided in response to the previous planning application (22/00167/OUT) with regard to the loss of the extant earthworks within the site. Whilst we would express our regret at the loss of the earthwork monument, which represents further depletion of an already greatly diminished archaeological resource, our position is that purely from an archaeological perspective we do not feel that this would represent an especially robust reason for refusal. In consideration of the impact of the development on the significance of the monument, we would refer to Historic England's Conservation Principles, Policies and Guidance, which outlines 'a range of heritage values, arranged in four groups, which may be attached to places'. In this context, we would reiterate that it is essential that adequate mitigation is provided to mitigate the loss of the monument's evidential and historical significance, and that the residual impact (loss of the communal and aesthetic values of the monument) is balanced by an appropriate/equivalent public benefit achieved by the scheme (NPPF 203). The latter is a judgement of the planning balance, which is not a judgement we are qualified to make.

In response to the previous planning application the applicant undertook a topographic survey of the earthworks, which presents a positive movement in off-setting aspects of the development impact upon the evidential and historical interest of the non-designated heritage asset. The report does however highlight a number of issues that remain unresolved, particularly in relation to the earthwork monument's dating and overall form (partly due to modern truncations of the visible earthworks). With that in mind we would recommend that further archaeological mitigation should be undertaken consisting of additional targeted trial trenches to address these issues and provide supplementary information to support an updated topographic survey report (also incorporating some further documentary research). This further investigation would include targeting the boundary between Fields 1 and 2, the division between the northern and southern 'halves' of Field 2, and an investigation of the north-western edge of Field 1. We would therefore recommend the following condition to ensure satisfactory completion of the earthwork survey:

No demolition/development shall take place/commence until a written scheme of investigation (WSI) has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: To ensure satisfactory archaeological investigation and recording

The Written Scheme of Investigation (WSI) must be prepared by an archaeological contractor acceptable to the Planning Authority. To demonstrate that the implementation of this written scheme of investigation has been secured the applicant must provide a signed contract or similar legal agreement between themselves and their approved archaeological contractor.

The Historic and Natural Environment Team, as advisors to the planning authority, will monitor the archaeological work, to ensure that the necessary programme of archaeological work is undertaken to the satisfaction of the planning authority.

Please will you ensure a copy of the Decision Notice is sent to us in due course, to enable us to continue to monitor and safeguard the archaeology of this site. Should you or the applicant have any further queries please do not hesitate to contact us.

Kind regards,

William

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