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**From:** William Kelly <William.Kelly@leics.gov.uk>  
**Sent:** 23 June 2025 15:09  
**To:** Matt Jedruch  
**Subject:** RE: 24/01158/OUT - Land Off Brascote Lane, Newbold Verdon

Hi Matt,

Thanks for your email and for forwarding the comments provided by the applicant's agent regarding the timing of the archaeological work. Having reconsidered the information available within the submitted Heritage Statement and the Leicestershire and Rutland Historic Environment Record (HER), in light of the results of the geophysical survey and investigations to the south of the site, we would amend our previous recommendation and advise that the trial trenching could be undertaken post-determination.

As noted in our previous comments, the site lies within a wider landscape that is rich in prehistoric remains, including cropmarks interpreted as potential prehistoric pit alignments such as those to the southeast of the site (HER Ref.: MLE2976) and the Iron Age enclosure recorded c. 150m to the south-west of the site (MLE2975). Further prehistoric features identified within the wider area include Bronze Age pits/postholes (MLE19856), a possible Bronze Age barrow (MLE19855) c. 550-600m to the south and a Bronze Age ring ditch, cremation and pit alignment c. 600m south-west of the site (MLE27084). As highlighted in our previous comments, geophysical survey does not provide a definitive statement of the site's archaeological potential, prehistoric remains (such as pit alignments) do not provide strongly magnetic responses and are often not detected through geophysical survey alone.

As noted within the Heritage Statement and geophysics report, the reliability of the survey is supported by the successful recording of former field boundaries, although we would highlight the potential for weaker anomalies to have been masked by magnetic disturbance, particularly within the eastern half of the site. Whilst we would agree that certain limitations to geophysical survey would be relevant for any planning application, there are several nearby examples where archaeological remains were revealed through intrusive investigation, that had not been identified on the initial geophysical survey. A field system pre-dating the Iron Age enclosure to the southwest were revealed during excavation and a roundhouse was only identified during trial trenching on the opposite side of Brascote Lane. We appreciate that this information was not available on the HER at the point at which the heritage statement for the current site was written.

Although the survey has not identified any positive evidence for archaeological activity within the site, it has therefore 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. The programme of trial trenching should therefore test anomalies identified by the survey, in addition to any geophysically 'blank' areas, in order to define the full extent and character of the necessary archaeological mitigation programme. Having reviewed the data provided by the geophysical survey, taking into account the results of the trial trenching to the immediate south of the site, we would however recommend that the further archaeological work could be secured by an appropriately worded planning condition.

We therefore recommend that any planning permission be granted subject to the following planning conditions (informed by paragraph 37 of Historic England's Managing Significance in Decision-Taking in the Historic Environment GPA 2), to safeguard any important archaeological remains potentially present:

1. *No demolition/development shall take place/commence until the necessary programme of archaeological work has been completed. The programme will commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which 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 mitigation 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, recording, dissemination and archiving*

Please do feel free to get in touch if you have any further queries.

Kind Regards,

William

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Leicestershire County Council values are:




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**From:** Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>  
**Sent:** 21 May 2025 12:50  
**To:** William Kelly <William.Kelly@leics.gov.uk>  
**Subject:** FW: 24/01158/OUT - Land Off Brascote Lane, Newbold Verdon

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Hi William,

I hope all is well with you.

I have received the email below from the agent for application 24/01158/OUT – Outline application for up to 135 dwellings - Land Off Brascote Lane, Newbold Verdon.

The agent is questioning whether the trial trenching could take place post determination?

I would be grateful to hear your thoughts based on the justification below put forward by the applicant.

Many thanks,

Matt

**Matt Jedruch (He/Him)**

Senior Planning Officer

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