

From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 02 August 2024 16:51
To: Sullivan Archer
Cc: Planning Folder New
Subject: 24/00610/OUT | The erection of up to 195 dwellings (including affordable housing). All matters are reserved except access together with landscaping and other infrastructure. | Cadent Brick Kiln Street Hinckley

Dear Sullivan,

24/00610/OUT | The erection of up to 195 dwellings (including affordable housing). All matters are reserved except access together with landscaping and other infrastructure. | Cadent Brick Kiln Street Hinckley

Archaeological considerations

Please accept my apologies for not being able to provide comments sooner. Following appraisal of the above development scheme, we recommend that you advise the applicant of the following archaeological requirements, for a pre-determination desk-based Assessment (DBA).

The Leicestershire and Rutland Historic Environment Record (HER) notes that the site lies within a wider area of archaeological interest. A prehistoric flint scatter and Roman finds were recovered during fieldwalking in 2002, c. 750m to the northwest of the site (HER Ref.: MLE2900; MLE9143). Fieldwalking in the 1970s c. 900m to the north of the site produced Mesolithic to early Neolithic material and late Neolithic to early Bronze Age tools, with a further eight pieces of worked flint recovered during trial trenching in 2002 (MLE2899). The HER indicates that very little archaeological fieldwork has previously been undertaken in the vicinity of the application area and therefore the potential for the site to contain further significant buried remains is unknown. It is our view that further assessment of the site is needed in order to provide the necessary baseline archaeological information.

In addition to a broader potential for remains relating to earlier periods, the site of historic Gas Works lie within the southern half of the application area (MLE21632). The Gas Works were originally constructed in 1834 before being replaced in 1873, and are illustrated on later 19th century Ordnance Survey mapping. The buildings fronting onto Coventry Road were demolished in about 1975. The assessment should therefore incorporate historic map regression and documentary research to better understand the historic Gas Works, an initial review indicates that there are a number of online sources that could be utilised to inform the Gas Works' local significance.

Historic mapping and aerial photography indicate that the site has been subject to a several phases of disturbance. In addition to the historic Gas Works, more recent development has including building construction and car parking areas. Any earlier archaeological remains that are present therefore are likely to have undergone some degree of truncation, however there may be areas where the disturbance is limited. The assessment should include consideration of the likely extent of previous disturbance to the site, the likelihood of survival for any buried remains present, and the impact of the proposals on these remains. The DBA should review documentary evidence and any available geotechnical data (such as borehole investigations) that could help inform our understanding of the historic alterations to the site, outlining the likely extent and depth of previous ground disturbance within the application area.

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:

- An Archaeological desk-based Assessment

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

William Kelly | Senior Planning Archaeologist (Heritage) | Historic & Natural Environment Team | Planning, Historic & Natural Environment Department | Room 200, County Hall | Glenfield | Leicestershire | LE3 8RA

☎ 0116 305 0039 | 📞 07871 733 637 | ✉ William.Kelly@leics.gov.uk

Leicestershire County Council values are:



This e-mail and any files transmitted with it are confidential. If you are not the intended recipient, any reading, printing, storage, disclosure, copying or any other action taken in respect of this e-mail is prohibited and may be unlawful. If you are not the intended recipient, please notify the sender immediately by using the reply function and then permanently delete what you have received. Incoming and outgoing e-mail messages are routinely monitored for compliance with Leicestershire County Council's policy on the use of electronic communications. The contents of e-mails may have to be disclosed for requests under Data Protection or Freedom of Information legislation. Details about how we handle information can be found at <https://www.leicestershire.gov.uk/data-protection>

The views expressed by the author may not necessarily reflect the views or policies of the Leicestershire County Council.

Attachments to e-mail messages may contain viruses that may damage your system. Whilst Leicestershire County Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage

which you sustain as a result of these factors. You are advised to carry out your own virus checks before opening any attachment.