

From: public.access@hinckley-bosworth.gov.uk <public.access@hinckley-bosworth.gov.uk>
Sent: 23 February 2026 14:09:56 UTC+00:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 24/00914/OUT
Categories: Yasmin

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 23/02/2026 2:09 PM from 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 matters reserved apart from access) for a phased mixed-use development comprising about 470 dwellings (Use Class C3) and provision of 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 Jelley

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Comments Details

Dear Alex,

Comments:	24/00914/OUT Outline planning application (with all matters reserved apart from access) for a phased mixed-use development comprising about 470 dwellings (Use Class C3) and provision of 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,
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landscaping, habitat creation, internal roads/routes, and upgrades to the public highway. | Burroughs Road Recreation Ground
Burroughs Road Ratby

Archaeological considerations

Thank you for your re-consultation on this application. We welcome the submission of the Archaeological Evaluation Trenching & Earthwork Survey Report (PCAS Report Ref.: 3193, submitted 30/01/2026) and would recommend that you advise the applicant of the following archaeological requirements, for post-determination trial trenching targeting the remainder of the site not assessed by the evaluation, including further targeted work to support the results of the earthwork survey.

As noted in the report, the partial trial trenching programme did not identify any archaeological features pre-dating the medieval ridge-and-furrow systems within the evaluated areas. Given the scale of the proposed development and its location within a wider landscape that is rich in prehistoric and Roman remains we would recommend that further archaeological trial trenching should be undertaken across the remainder of the application area, secured by condition. Given the previous disturbance and the presence of obstructions within the northernmost area of the site, where the line of the Roman road is potentially located, we are also concerned that this area has not been adequately sampled and as such further post-determination trial trenching is also recommended within this area.

We also welcome the inclusion of the earthwork survey as part of the report, the results indicate that the ridge and furrow within the site represent a single prolonged phase of agricultural use, the earthworks appearing to respect both each other and the natural landscape features. We are happy that the document provides a satisfactory topographic record of the earthworks, we would recommend that these results should be supplemented by information provided through the further post-determination trial trenching. This could include interventions to target; the intersection of ridge and furrow sections to identify any headlands, the intersection of the southern area of ridge and furrow (Area 10) and the adjacent topographic hollow and furrows identified in the further trenching to provide profiles and where possible dating evidence. Any previous earthwork surveys undertaken for the site could also be included to support the interpretation of these features.

In accordance with National Planning Policy Framework (NPPF), Section 16, paragraph 207, the development area is of archaeological interest and also has the potential for further unidentified archaeological deposits. Based upon the available information, it is anticipated that these remains whilst significant and warranting further archaeological mitigation prior to the impact of development, are not of such importance to represent an obstacle to the determination of the application (NPPF paragraph

208).

While the current results are sufficient to support the planning decision, further post-determination trial trenching will be required in order to define the full extent and character of the necessary archaeological mitigation programme.

NPPF paragraph 218, states that Local Planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact of development, and to make this evidence (and any archive generated) publicly accessible.

In that context it is recommended that the current application is approved subject to conditions for an appropriate programme of archaeological mitigation, including an initial phase of exploratory trial trenching, followed, as necessary by intrusive and non-intrusive investigation and recording. The Historic & Natural Environment Team (HNET) will provide a formal Brief for the latter work at the applicant's request.

If planning permission is granted the applicant must obtain a suitable written scheme of Investigation (WSI) for both phases of archaeological investigation from an organisation acceptable to the planning authority. The WSI must be submitted to the planning authority and HNET, as archaeological advisors to your authority, for approval before the start of development. They should comply with the above mentioned Brief, and with relevant Chartered Institute for Archaeologists "Standards" and "Code of Practice". It should include a suitable indication of arrangements for the implementation of the archaeological work, and the proposed timetable for the development.

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

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.

Yours sincerely,

William

Kind regards

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