

From: public.access@hinckley-bosworth.gov.uk <public.access@hinckley-bosworth.gov.uk>
Sent: 05 October 2026 14:10:11 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00813/FUL

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 05/10/2026 2:10 PM from William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	26/00813/FUL
Address:	Land At Ashby Road And Normandy Way Hinckley Leicestershire
Proposal:	Erection of 482 dwellings comprising development across two parcels including: the northern parcel (off Ashby Road) for residential development, public open space, play provision, structural landscaping, sustainable drainage infrastructure and the provision of a new vehicular route; the southern parcel (off Normandy Way) for residential development, public open space, landscaping and drainage infrastructure. Together with associated access, internal roads, pedestrian and cycle connections, utilities and all other associated infrastructure.
Case Officer:	Alex Jelley

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Comments Details

Dear Alex,

Comments:	26/00813/FUL Erection of 482 dwellings comprising development across two parcels including: the northern parcel (off Ashby Road) for residential development, public open space, play provision, structural landscaping, sustainable drainage infrastructure and the provision of a new vehicular route; the southern parcel (off Normandy Way) for residential development, public open space, landscaping and drainage infrastructure. Together with associated
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access, internal roads, pedestrian and cycle connections, utilities and all other associated infrastructure. | Land At Ashby Road And Normandy Way Hinckley

Archaeological considerations

Thank you for your consultation on this application. We recommend that you advise the applicant of the following archaeological requirements, for archaeological area excavation.

We also note the submission of a Built Heritage Statement (Tetra Tech Report Ref.: 794-PLN-HER-00235) and would recommend that you seek the advice of your specialist Historic Building Officer regarding any potential impacts of the development upon the setting and significance of the Grade II Listed Barwell House Farmhouse (NHLE Ref.: 1361299).

We previously monitored a programme of archaeological fieldwork, which followed on from an initial geophysical survey. The subsequent report prepared by Museum of London Archaeology (MOLA) in relation to the northern land parcel (Parcel A) provides a satisfactory account of the fieldwork undertaken (Report Ref.: 024/144) and demonstrates a localised archaeological potential for later prehistoric-Roman archaeological remains within the development area. Archaeological features including one boundary ditch, nine gullies, and two pits were identified within five trenches (17, 26, 116, 127, and 129), mostly located within the westernmost field of the northern land parcel (annotated as Field 3 within the report). Diagnostic pottery mostly of Roman origin was recovered from three of the features across the five trenches (17, 26 and 127), with one sherd tentatively dated to the Iron Age, the report concludes that most if not all of the features in these trenches are likely to date to the same period of activity.

In line with the National Planning Policy Framework (NPPF), Section 16, paragraph 208 and Annex 2), the planning authority is required to consider the impact of the development upon any heritage assets, taking into account their particular archaeological and historic significance. This understanding should be used to avoid or minimise conflict between conservation of the historic environment and the archaeological impact of the proposals.

Paragraph 218 states that where loss of the whole or a material part of the heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the affected resource prior to its loss. The archaeological obligations of the developer, including publication of the results and deposition of the archive, must be proportionate to the impact of the proposals upon the significance of the historic environment.

As a consequence, it is recommended that prior to the impact of

development upon the identified heritage asset(s) the applicant must make arrangements for and implement an appropriate programme of archaeological investigation. This will involve an area excavation targeting the significant buried remains identified across trenches 17, 26, 116, 127, and 129 in the MOLA evaluation. In this context we are happy with the proposed mitigation areas outlined within Figure 7 of the updated desk-based Assessment (DBA) submitted in support of the planning application (Tetra Tech DBA Ref.: 794-PLN-HER-00235). A further 20% contingency should also be made available for extensions to this area, as shown necessary by the initial results. Having reviewed the MOLA evaluation report for the southern land parcel (Report Ref.: 025/003) we are happy that no further work will be required within Parcel B.

The Historic & Natural Environment Team (HNET) will provide a formal Brief for the work at the applicant's request.

If planning permission is granted, the applicant should obtain a suitable written scheme of investigation (WSI) for the necessary archaeological programme. The WSI must be obtained from an archaeological organisation acceptable to the planning authority, and be submitted for approval to both the LPA and HNET as archaeological advisers to your authority, before the implementation of the archaeological programme and in advance of the start of development.

The WSI should comply with the above mentioned Brief and with relevant Chartered Institute for Archaeologists' (CIfA) "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:

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
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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.

Yours sincerely,

William

Kind regards

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