
From: public.access@hinckley-bosworth.gov.uk
Sent: 20 September 2024 14:27
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/00560/HYB

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 20/09/2024 2:26 PM from Mr William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	24/00560/HYB
Address:	Land Off Station Road Market Bosworth Leicestershire
Proposal:	Hybrid planning application seeking full planning permission for residential development of 138 dwellinghouses along with landscaping, public open space, drainage infrastructure and new access following demolition of two existing dwellinghouses; and outline planning permission (all matters reserved except for point of access) for 0.55ha of employment uses (Classes E (g) (i, ii and iii), B2 and B8)
Case Officer:	Tim Hartley

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Comments Details

Dear Tim,

24/00560/HYB | Hybrid planning application seeking full planning permission for residential development of 138 dwellinghouses along with landscaping, public open space, drainage infrastructure and new access following demolition of two existing dwellinghouses; and outline planning permission (all matters reserved except for point of access) for 0.55ha of employment uses (Classes E (g) (i, ii and iii), B2 and B8) | Land Off Station Road Market Bosworth

Comments: Archaeological considerations

Following appraisal of the above development scheme, we recommend that you advise the applicant of the following archaeological requirements, to complete the archaeological impact assessment.

We note the submission of a Built Heritage Statement (RPS Report Ref.: JAC29191.2) and 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 Ashby Canal Conservation Area (HER Ref.: DLE565).

Consideration of the Leicestershire and Rutland Historic Environment record indicates that the development site lies within an area of archaeological interest. In line with our pre-planning advice provided in respect of this development, the applicant has submitted an Archaeological Desk-based Assessment (RPS DBA Ref.: JAC29191.1). We note however that the assessment site boundary is wider than the current proposal footprint and therefore the proximity of the site to previous archaeological investigations are incorrect in some instances. The geophysical survey and subsequent trial trenching mentioned in paragraph 4.11 were undertaken closer to c. 450m to the southeast rather than c. 50m, for example. The DBA also states that no prehistoric finds or features were identified within the search area beyond those referred to in 4.16, c. 400m to the east, the HER however indicates further prehistoric flints were recovered c. 870m to the northeast of the site (MLE29116). The assessment confirms that there has been no previous archaeological investigation within the application area and little work appears to have been undertaken in the vicinity. Our position is therefore that the archaeological potential of this site remains unknown for the prehistoric, Roman and early-medieval periods, rather than low/negligible as concluded within the DBA.

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:

- A field evaluation, by appropriate techniques including geophysical survey and trial trenching, to identify and locate any archaeological remains of significance, and propose suitable treatment to avoid or minimise damage by the development. Further design, civil engineering or archaeological work may then be necessary to achieve this.

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

Kind regards