

From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 28 August 2024 10:26
To: Sullivan Archer
Cc: Planning Folder New
Subject: 24/00284/OUT | Outline planning application for the erection of one self-build/custom build dwelling (all matters reserved except for access) | Land Corner Of The Green And Pipe Lane Orton On The Hill
Attachments: Orton, Pipe Lane eval_R17536_pdfA.pdf

Dear Sullivan,

24/00284/OUT | Outline planning application for the erection of one self-build/custom build dwelling (all matters reserved except for access) | Land Corner Of The Green And Pipe Lane Orton On The Hill

Archaeological considerations

Thank you for your re-consultation on this application. Please see attached a revised copy of the evaluation report, provided by the applicant's archaeological consultant, which supersedes the report submitted to the LPA on 15/08/2024. We have advised that the applicant should submit the document to the LPA, for formal approval. Having reviewed the attached evaluation report we recommend that you advise the applicant of the following archaeological requirements, for a Strip, Plan and Record excavation.

Assessment of the Leicestershire and Rutland Historic Environment Record (HER), supported by the results of the archaeological evaluation of the development area, undertaken by Pre-Construct Archaeology on behalf of the applicant (PCA Report Ref.: R17536), shows that the site lies in an area of significant archaeological potential. The evaluation identified a linear containing late-Saxon pottery, likely representing a boundary ditch or a drainage feature. A further undated linear was revealed potentially dating to the same period and could also reflect occupation during this time given its proximity to the late-Saxon ditch. We also note the comments within the specialist pottery report and the recommendation for further analysis as part of any post-excavation mitigation.

The development proposals include works (e.g. foundations, services and landscaping) likely to impact upon those remains. In consequence, the local planning authority should require the developer to record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance (NPPF Section 16, paragraph 205).

To ensure that any archaeological remains present are dealt with appropriately, the applicant should provide for an appropriate level of archaeological investigation and recording. This should consist of a programme of archaeological work, to be conducted as an initial stage of the proposed development. It should include an archaeological soil strip of the development area; any exposed archaeological remains should then be planned and appropriately investigated and recorded. In addition, all services and other ground works likely to impact upon archaeological remains should be appropriately investigated and recorded. Provision must be made within the development timetable for archaeologists to be present during these works, to enable the required level of archaeological supervision.

A contingency provision for emergency recording and detailed excavation should be made, to the satisfaction of your authority in conjunction with your archaeological advisors in this Department's Archaeology Section. The Archaeology Section will provide a formal Brief for the work at the applicant's request.

The applicant should, if planning permission is granted, also obtain a suitable Written Scheme of Investigation (WSI) for the archaeological recording from an archaeological organisation acceptable to the planning authority. This should be submitted to this Archaeology Section, as archaeological advisors to your authority, for approval before 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:

1. 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 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 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

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