

From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 18 March 2026 14:04:04 UTC+00:00
To: "Matt Jedruch" <Matt.Jedruch@hinckley-bosworth.gov.uk>
Subject: RE: Consultee Comments for Planning Application 25/01157/OUT

Hi Matt,

Thanks for your email and for forwarding the applicant's query, please accept my sincere apologies for not being able to respond sooner.

As noted in your email, the timing of archaeological trial trenching is a recurring question, in this context we would note that we review each application on its own merits. While we are of course happy to review our recommendations where appropriate, having considered the applicant's query in this instance we remain concerned that the available information is not sufficient to understand the archaeological potential of the site, or the significance of any buried remains that may be present. As such we would reiterate our recommendation for further pre-determination trial trenching for the current site.

Very little archaeological fieldwork has previously been undertaken in the vicinity of the site and it is our view that the archaeological potential here remains unknown. Our records indicate that the geophysical survey was undertaken against our advice, which recommended that it was unlikely to be successful given the nature of the application area, being broken up into smaller land parcels. As a result of these constraints the survey has only been able to provide a fragmented understanding of the site's geophysical character, which was exacerbated by the highly magnetic background of the survey area, likely resulting from modern activity.

Without the information that further intrusive investigation would provide (extent, character and significance of archaeological remains within the site) we remain concerned with the level of archaeological uncertainty here. In that context we would reiterate our recommendation that the applicant commission a phase of pre-determination trial trenching to adequately assess the archaeological potential of the development area, in order to gain an understanding the archaeological impacts of the scheme and assist the planning authority in making an informed planning decision.

Let me know if you or the applicant have any further queries, I would of course be happy to discuss the archaeological implications of the current site in further detail if this helps.

Kind Regards,

Will

William Kelly | Senior Planning Archaeologist (Heritage) | Historic & Natural Environment Team |
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From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 19 January 2026 15:30

To: William Kelly <William.Kelly@leics.gov.uk>

Subject: RE: Consultee Comments for Planning Application 25/01157/OUT

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Hi William,

I hope all is well with you.

Thanks for your providing your comments on the application below.

Following discussions with the Applicant, they have asked whether it would be possible to condition the requested field evaluation to be a pre-reserved matters submission, and crucially pre commencement of development?

They are conscious that the discovery of any significant remains could fundamentally alter the scheme, but are comfortable with this as the wording of the current outline application is "up to" 67 dwellings.

I am conscious that this is a recurring question from me on major developments, and I am continually grateful for your thoughts and input.

I am away after today until 5th February, but if you would like to discuss further on the phone that would be great.

Many thanks in advance,

Matt

Matt Jedruch (He/Him)

Team Leader

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From: public.access@hinckley-bosworth.gov.uk <public.access@hinckley-bosworth.gov.uk>
Sent: 08 January 2026 10:24
To: Planning Application Comments <planningapplicationcomments@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 25/01157/OUT

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 08/01/2026 10:23 AM from William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	25/01157/OUT
Address:	Land Opposite Industrial Estate Hill Lane Markfield Leicestershire
Proposal:	Outline planning permission for the erection of up to 67 dwellings (All matters reserved except for access)
Case Officer:	Matt Jedruch

[Click for further information](#)

Comments Details

Dear Matt,

25/01157/OUT | Outline planning permission for the erection of up to 67 dwellings (All matters reserved except for access) | Land Opposite Industrial Estate Hill Lane Markfield

Archaeological considerations

Following appraisal of the above development scheme, we recommend that you advise the applicant of the following archaeological requirements, for pre-determination trial trenching. This repeats our advice offered in response to the previous planning application for the site (21/00387/OUT).

The Leicestershire and Rutland Historic Environment Record (HER) indicates that the archaeological potential of this site is unknown, the submitted archaeological desk-based assessment (RPS DBA Ref.: 26951.1) confirming that very little archaeological fieldwork has previously been undertaken in the vicinity of the site. The submitted geophysical survey report provides a fragmented survey of the geophysical character of the application site, significantly affected by magnetic disturbance, limiting the confidence with which the data can be interpreted. Despite this a number of anomalies have been located indicating the potential for archaeological features to survive within the application area. The extent, character and significance of these anomalies cannot however be adequately assessed based upon the geophysical survey results alone.

Comments:

As noted in the survey report, the only way to improve the interpretation of these results is through a process of comparing excavated results with the geophysical reports. In that context we recommend that the applicant commission a phase of trial trenching to adequately assess the archaeological potential of the development area, in order to gain an understanding the archaeological impacts of the scheme and assist the planning authority in making an informed planning decision.

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:

1. A field evaluation, by appropriate techniques including 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. 207 & 208).

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

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