

16 February 2021

FAO: Helen Knott, Team Lead (Development Management), Hinckley & Bosworth Borough Council

**Re: Land north of White House Farm, Burbage, Leicestershire - Archaeology**

Dear Helen,

I am writing to you with regard to planning application ref. 20/01012/OUT which was submitted in September 2020. This letter has been prepared, on behalf of the Applicant, in response to the archaeological comments sent via email by the Senior Planning Archaeologist on the 25<sup>th</sup> January 2021. As part of the comments a programme of field evaluation by trial trenching was requested with, depending on the results, possible further work to avoid or minimise damage on any underlying archaeological remains.

The planning application is for an outline consent for a residential development of up to 40 dwellings, public open space and associated infrastructure (outline – access) on land west of Workhouse Lane in Burbage Leicestershire. To inform the planning application a geophysical survey was undertaken by SUMO Geophysics Ltd in November 2019 and the results of this survey informed a subsequent Archaeological Desk-Based Assessment (ADBA) produced by Ecus Ltd in April 2020 (report ref. 13396). The results of the geophysical survey did not reveal any definitive archaeological features within the site.

Given that the site has been subject to both a geophysical survey and ADBA, which included an assessment of known archaeological remains found in proximity to the site, we have a good understanding about the potential of archaeological remains and their likely significance thus informing our understanding about the buried archaeological resource.

The Senior Planning Archaeologist mentions archaeological remains found to the north of the site within their response. We note that this programme of archaeological work at land west of Workhouse Lane, Burbage (Application ref. 3/00147/FUL) began with desk-based research which was submitted as part of the planning application. The consultee comments recommended that the planning application be approved subject to conditions for an appropriate programme of archaeological mitigation commencing with evaluation trenching. This was undertaken in March 2014 by the University of Leicester Archaeological Services to address the planning condition following planning permission being granted on appeal (Appeal ref. APP/K2420/A/13/2202989). The results of the trenching then informed a subsequent



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mitigation strategy. Given that these investigations have informed our understanding of the archaeological resource and planning application 20/01012/OUT undertook both a geophysical survey and ADBA to better inform our understanding of the archaeological potential, it is therefore considered that archaeological fieldwork undertaken as a pre-commencement condition rather than pre-determination is also proportionate for this site.

A pre-commencement condition is considered appropriate as it would ensure that a scheme is secured which regulates the mitigation of harm to any potential remains of archaeological interest. As an outline planning application this allows the principle of development to be approved whilst controlling and inputting into the quality of design, etc. in due course. Although the potential for archaeology cannot be discounted within the site, the available evidence suggests that they are unlikely to preclude development and would not be a constraint. Should archaeology be discovered during trial trenching undertaken as a pre-commencement condition, as it is an outline planning application there would be scope to agree methods to avoid or minimise damage whether through the design or further archaeological work. By undertaking the work as a pre-commencement condition this is considered to be the most cost effective with minimal disturbance to the archaeological resource.

Prior to any archaeological work being undertaken on site, a formal brief and specification would be provided which would ensure it is undertaken to the satisfaction of both local and national planning policy. It would also be undertaken in line with sector guidance and include an appropriate level of detail regarding the arrangements for and implementation of the trenching and the proposed timetable.

The Applicant is fully aware of the archaeological potential of this site and is not objecting to the request for fieldwork. They are keen to work in partnership with Hinckley and Bosworth Borough Council and devise a programme of work that accords with local and national planning policy and is viable with the nature of the proposed development.

I trust this clarifies the Applicant's position and we would be more than happy to discuss further.

Yours sincerely,



Emily Taylor  
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