

From: Emma Baumber <E.Baumber@harborough.gov.uk>
Sent: 16 February 2022 14:34
To: Katharine Morgan/GBR <katharine.morgan@cushwake.com>
Cc: Mark Patterson <M.Patterson@harborough.gov.uk>
Subject: Consultee Comments for Planning Application 21/01600/OUT and CAPE involvement

External Mail

Hi Katharine,

Please see below LCC Archaeology comments- WSI condition requested, as expected.

Also, I just wanted to make you aware we appear to have had a reasonably small influx of objection comments from further afield over the last day or so. Having checked on the CAPE website, we have noted a recent news article regarding objecting to the proposal which may explain this:

<https://cape-campaign.org/no-planning-permission-for-a-mega-prison-in-market-harborough/>

Many thanks

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From: pa2@harborough.gov.uk <pa2@harborough.gov.uk>
Sent: 16 February 2022 14:25:28 (UTC) Coordinated Universal Time
To: Mark Patterson <M.Patterson@harborough.gov.uk>
Subject: Consultee Comments for Planning Application 21/01600/OUT

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 2:25 PM on 16 Feb 2022 from Mr Richard Clark (planning.archaeology@leics.gov.uk) on behalf of Archaeology - Planning, Historic And Natural Environment.

Application Summary

Reference: 21/01600/OUT

Address: Land Adj HM Prison Welland Avenue Gartree Lubenham
Leicestershire

Proposal: Outline planning application (All Matters Reserved except for means of access and scale) for the construction of a new Category B prison of up to 82,555sqm within a secure perimeter fence, together with access, parking, landscaping and associated engineering works

Case Officer: Mr Mark Patterson

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Comments Details

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

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 Pick Everard, shows that the site lies in an area of significant archaeological potential.

The trial trenching results shows prehistoric archaeological features in an area in the east of the site.

In line with the National Planning Policy Framework (NPPF), Section 16, paragraph 195 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.

Comments:

Paragraph 205 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 archaeological mitigation in the form of open area(s) investigation.

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 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,
Chloe Cronogue-Freeman
Senior Planning Archaeologist
Leicestershire County Council

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