
From: Alex Jelley
Sent: 23 April 2025 14:48
To: Planning Folder New
Subject: FW: 24/01157/HYB - Kyngs Golf Club Market Bosworth - Spa facility and 126 golf holiday lodges - LCC Arch response

Hi Planning,

Please could the below email be added to Enterprise – it is the latest response from LCC Archaeology for application 24/01157/HYB.

Regards

Alex Jelley BA MSC MRTPI
Development Services
Planning Consultant
Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk
Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 23 April 2025 14:41
To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Subject: RE: 24/01157/HYB - Kyngs Golf Club Market Bosworth - Spa facility and 126 golf holiday lodges

Hi Alex,

Thanks for your re-consultation on the above planning application, please accept my apologies for not being able to respond sooner. Having reviewed the submitted plans and documents, including the 'Response to Archaeology consultee' submitted 25/03/2025, we would repeat our previous comments (provided 27/01/2025) and recommend that you advise the applicant of the following requirements, for an archaeological desk-based Assessment (DBA).

As noted in the applicant's response letter, the golf course was subject to an archaeology survey in support of a previous planning application (02/00685/COU). Although a DBA and geophysical survey was carried out for the wider site, it is unclear why the 2003 trial trenching did not include evaluation of the current application area. Regional and national strategies for considering relevant heritage concerns are subject to revision and the approach taken for the 2003 investigation no longer reflects the council's strategic approach to the Leicestershire archaeological record. Given the limited scope of the 2003 evaluations and the relative absence of archaeological information from the surrounding area, likely due to the fact that very little archaeological investigation has previously been undertaken, it is our position that the archaeological potential for the site currently remains unknown.

Historic mapping, Lidar data, aerial photography and geological mapping indicate that a degree of historic landscape alteration had taken place prior to the construction of the golf course, such as alterations to the watercourse route. The applicant states that between 3 and 7 metres of overburden can be expected within the current application area, resulting from material imported for construction of the golf course itself. However, the submitted topographic survey does not indicate a significant difference between heights within the current application area and adjacent heights immediately to the north of the golf course. Given the currently available information we

cannot be certain that previous development has buried any archaeological remains beneath substantial depths of overburden.

The applicant states that the lodges will sit on 200mm deep concrete pads, we would welcome further clarification regarding the depth of ground reduction required for this. Further direct and indirect impacts to potential heritage assets can also be anticipated, including those indicated on the submitted layout plan (e.g. access track, water features, tree/hedgerow planting) and impacts resulting from the construction phase itself (construction compounds, storage areas, vehicle rutting etc). We would therefore recommend that the applicant be required to submit a DBA in order to assess the archaeological potential, substantiate our understanding of the site's levels and better understand the impact introduced through the proposals on any potential buried remains that may be present.

The DBA should include an assessment of the Leicestershire and Rutland Historic Environment Record (HER), appraisal of other available published an/or documentary sources and a site inspection visit to establish existing and previous site conditions and land use. Any further information that could inform our understanding of historic changes to the site levels, such as available geotechnical data (e.g. borehole investigations) should also be included within this assessment.

With regards to the recent applications referenced in the submitted letter, for which no archaeological work was required, we would emphasise that we review each site on its own merits. On this occasion we believe that the circumstances of the applications are reasonably different, notably the scale of the current application is far larger than those referenced (2 lodges proposed for 24/00026/FUL, 4 lodges for 24/00513/FUL).

Please do feel free to get in touch if you have any further queries.

Kind Regards,

William

William Kelly | Senior Planning Archaeologist (Heritage) | Historic & Natural Environment Team | Planning, Historic & Natural Environment Department | Room 200, County Hall | Glenfield | Leicestershire | LE3 8RA
☎ 0116 305 0039 | 📞 07871 733 637 | ✉ William.Kelly@leics.gov.uk

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From: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>

Sent: 22 April 2025 10:58

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

Subject: 24/01157/HYB - Kyngs Golf Club Market Bosworth - Spa facility and 126 golf holiday lodges

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Hi William,

Hope you are well? I believe you were re-consulted on the above application around 26 March – do you have any comments/response to the details provided by the applicant please?

He has chased for a reply.

Regards

Alex Jelley BA MSC MRTPI
Development Services
Planning Consultant
Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk
Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

From: george denny <cadebycourt@gmail.com>

Sent: 22 April 2025 10:20

To: Martin Ladd <martinladd21@gmail.com>; Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>

Subject:

Good morning Alex/Louise

Hope you have had a nice Easter weekend.

Thank you for forwarding my previous email which has lead to the updated EA consultee response on the portal reducing their FZ3 area within the red line for the 126 lodges.

As noted by the EA and in the process of now being finalised since the new data within the 02/00685/COU has been made available thanks to you both the updated FPRA will be issued shortly

In the meantime I note it has been

Appropriately 4 weeks since I submitted details to address the archaeology consultee concerns but I haven't been able to find their response on the portal if there is one.

Are you able to point me in the right direction if I've missed it or enquire if there is one.

Thanks again

Kind Rgds George

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