
From: public.access@hinckley-bosworth.gov.uk
Sent: 21 July 2025 12:52
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 25/00027/OUT
Categories: Sonia

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 21/07/2025 12:52 PM from William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	25/00027/OUT
Address:	Land East Of Bosworth Water Park Wellsborough Road Market Bosworth Leicestershire
Proposal:	Outline planning permission for a leisure and recreation development to include a family health and wellbeing spa, holiday lodges and a wedding and conference venue. (All matters reserved except for access)
Case Officer:	Matt Jedruch

[Click for further information](#)

Comments Details

Dear Matt,

25/00027/OUT | Outline planning permission for a leisure and recreation development to include a family health and wellbeing spa, holiday lodges and a wedding and conference venue. (All matters reserved except for access) | Land East Of Bosworth Water Park Wellsborough Road Market Bosworth

Archaeological considerations

Comments: Following appraisal of the above development scheme, we recommend that you advise the applicant of the following archaeological requirements, for pre-determination geophysical survey and trial trenching evaluation.

We note the comments within the submitted desk-based assessment (ULAS DBA Ref.: 2025-045) regarding potential impacts of the development upon the Ashby Canal (HER Ref.: DLE565). We would recommended that you seek the advice of your specialist Conservation Officer regarding the impact of the proposals on the setting and significance of the designated conservation area.

The submitted DBA confirms that the application area has not undergone any

previous archaeological assessment and that very little archaeological fieldwork has previously been undertaken in the vicinity of the site. Although the DBA suggests a low potential for buried archaeological remains to be present, we believe the absence of previous archaeological work within the application area and in the nearby vicinity prevents confident conclusions to be drawn regarding the archaeological potential. Indeed the DBA itself notes that the assessment of potential 'is largely unattested due to the lack of archaeological work that has been undertaken in the vicinity'. Although some area have been disturbed by previous activities within the site (plantation area and gas pipeline to the south, spoil heaps in the northwest etc.), the DBA shows that much of the site has remained undisturbed beyond some potential disturbance to the upper soils resulting from machinery tracking. It is therefore our view that further evaluation of the site is needed to provide the baseline archaeological information that is necessary in order to make an informed planning decision here.

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 the Archaeological Impact Assessment of the proposals.

This will require provision by the applicant for:

1. A field evaluation, by appropriate techniques including geophysical survey and 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