

From: public.access@hinckley-bosworth.gov.uk
Sent: 27 January 2025 09:27
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/01157/HYB

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 27/01/2025 9:26 AM from Mr William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	24/01157/HYB
Address:	Kyngs Golf And Country Club Station Road Market Bosworth Nuneaton Leicestershire CV13 0NP
Proposal:	Hybrid planning application seeking Full planning permission for the erection of a golf leisure and health spa and Outline planning permission (all matters reserved except for access) for the erection of up to 126 golf holiday lodges with associated works
Case Officer:	Alex Jelley

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Comments Details

Dear Alex,

24/01157/HYB | Hybrid planning application seeking Full planning permission for the erection of a golf leisure and health spa and Outline planning permission (all matters reserved except for access) for the erection of up to 126 golf holiday lodges with associated works | Kyngs Golf And Country Club Station 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 an archaeological desk-based Assessment (DBA).

The Leicestershire and Rutland Historic Environment Record (HER) indicates that the archaeological potential of this site is unknown, given the paucity of previous archaeological investigation in the vicinity of the site. The application area is located within the northern edge of the golf course, the construction of which is likely to have caused some level of disturbance to any archaeological buried remains present, however there may be areas where the disturbance is limited. We would therefore recommend that the Applicant be required to submit a DBA in order to clarify the extent of previous disturbance to the site, the likelihood of

survival for any buried remains present, and the impact on these remains that would be introduced through the proposals. The DBA should consider any available information (historic mapping, aerial photography, geotechnical data etc.) that could help inform our understanding of the historic alterations to the landscape, outline the extent of previous ground reduction and determine the depth of artificially deposited material within the site.

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. An Archaeological Desk-based Assessment (DBA), as a minimum this should include an assessment of the 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.

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