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Sent: 15 May 2026 07:52:29 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00423/OUT
Categories: Yasmin

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 15/05/2026 7:52 AM from William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	26/00423/OUT
Address:	Land East Of Horspool Grange
Proposal:	Outline planning application for a development of up to 10,500sqm of employment floorspace (use class B2/B8) (all matters reserved except access)
Case Officer:	Ashleigh Gade

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Comments Details

Dear Ashleigh,

26/00423/OUT | Outline planning application for a development of up to 10,500sqm of employment floorspace (use class B2/B8) (all matters reserved except access) | Land East Of Horspool Grange

Comments: Archaeological considerations

Following appraisal of the above development scheme, we recommend that you advise the applicant of the following archaeological requirements, for an initial Archaeological Desk-based Assessment (DBA). This repeats our advice provided in response to the pre-application consultation.

The Leicestershire and Rutland Historic Environment Record (HER) notes that the site lies within an area of significant archaeological interest. The site of Horsepool Grange, granted to Leicester Abbey in the late 13th/early 14th century, lies to the west of the application area (HER Ref.: MLE2954). During survey work in the 1980s an old enclosure defined by banks and a possible garden/orchard were identified to the northwest of the application area, potentially associated with the grange (MLE17531; MLE17532). Three ponds are also recorded on late 19th century Ordnance Survey mapping, immediately outside the moat area (MLE17530). In addition to the medieval potential the route of a possible Roman road is projected to run roughly northwest to southeast through the site (MLE9876). Further finds in the wider area include a Neolithic axe an and a possible Roman quern recovered from Cliffe Hill/Battle Flat and donated to the Museums Service in 1861, although the exact findspot locations are unknown (MLE7241; MLE8248). The site therefore contains a potential for archaeological remains to be present relating to the Roman Road and the medieval Horsepool Grange.

We would recommend that the applicant commissions an Archaeological Desk-Based Assessment initially, to better understand the site's archaeological potential, existing archaeological earthworks within the site and to ascertain which evaluation methods would be appropriate. This should include consideration of the existing archaeological evidence held by the Historic Environment Record, Portable Antiquities Scheme database, historic map regression, any previous earthwork surveys and other publicly-accessible sources. As part of this assessment a site walk-over visit should also be undertaken to determine the extent/condition of any archaeological earthworks within the site and detail more fully the ground disturbance proposed as part of this development. We note that, in addition to the proposed industrial units and associated hardstanding/landscaping, the applicant is also proposing separate areas of tree planting, which also have the potential to disturb any buried archaeological remains that may be present.

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
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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

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