

From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 13 August 2026 11:53:34 UTC+01:00
To: "Gwion Russell" <Gwion.Russell@hinckley-bosworth.gov.uk>
Cc: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>; "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: 26/00516/HOU | 40 Barton Road Market Bosworth

Dear Gwion,

26/00516/HOU | Two storey side extension, single storey rear extension, first floor extension to create an additional storey and the erection of a double garage | 40 Barton Road Market Bosworth

Archaeological considerations

Thank you for your consultation on this application. We recommend that you advise the applicant of the following archaeological requirements, for archaeological attendance on groundworks for the development. We would however welcome the opportunity to review any information that could further clarify the extent of previous disturbance within the area of the proposed rear extension, and groundworks required for alterations to the front of the building, including the proposed garage.

The Leicestershire and Rutland Historic Environment Record (HER) shows that the application site lies in an area of archaeological interest, adjacent to a Scheduled Monument consisting of the below-ground archaeological remains of a probable Roman villa, where Iron Age artefacts have also been identified (NHLE Ref.: 1005476). The site also lies close to the historic medieval and post-medieval settlement core of Market Bosworth (HER Ref.: MLE2935). Recently archaeological monitoring on groundworks for a nearby application to the south revealed evidence for occupation during the Roman period and a large medieval pit.

Although the application area has previously been disturbed by the construction of the current building, the proposed rear extension would introduce groundworks beyond the current building footprint. Despite the previous construction of a patio here, it is likely that buried archaeological remains survive beyond areas impacted by previous deep excavations (such as foundation trenches and services), there is therefore a likelihood that the proposed development would adversely impact significant archaeological remains. The submitted information appears to indicate that the area of the proposed rear extension has not previously been subject to significant ground reduction, we would however welcome the opportunity to review any further information that could detail the extent of historic disturbance/ground level alterations within this area. We would also welcome any further information detailing the groundworks required for alterations to the front of the building, including the proposed garage, to better understand the potential impacts here.

In accordance with the NPPF (Section 16, paragraph 218, the Local Planning Authority should require a developer to record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance.

To ensure that any archaeological remains present are dealt with appropriately, the applicant should provide professional archaeological Attendance for inspection and recording during the groundworks for the proposed development. A contingency provision for emergency recording and detailed excavation should be made, to the satisfaction of your authority in conjunction with your archaeological advisors in this Department's Historic & Natural Environment Team (HNET). HNET will provide a formal Brief for the work at the applicant's request.

If planning permission is granted the applicant must obtain a suitable written scheme for the investigation and recording from an archaeological organisation acceptable to the planning authority. This should be submitted to HNET, as archaeological advisors to your authority, for approval before the start of development.

The Specification should comply with the above mentioned Brief, with this Department's "Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland" and with relevant Institute for Archaeologists "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:

1. 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,

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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