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Sent: 14 September 2026 08:45:17 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00357/HOU
Categories: April

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 14/09/2026 8:45 AM from William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	26/00357/HOU
Address:	The Granary Fox Covert Farm Upton Lane Stoke Golding Nuneaton Leicestershire CV13 6EU
Proposal:	Single storey outbuilding
Case Officer:	Sophie Iliffe

[Click for further information](#)

Comments Details

Dear Sophie,

26/00357/HOU | Single storey outbuilding | The Granary Fox Covert Farm Upton Lane Stoke Golding

Archaeological considerations

Comments: Thank you for your re-consultation on this application. We recommend that you advise the applicant of the following archaeological requirements, for archaeological Attendance on groundworks for the proposals, to include provisions for metal detecting.

We note the submission of revised site plans and would reiterate the need to determine the principle of development in the first

instance. In this regard we would recommend that Historic England are consulted further on the proposals.

We welcome the submission of an archaeological desk-based Assessment (ULAS Report Ref.: 2026-055) and we are generally supportive of its findings. The DBA confirms the known archaeological potential of the site, identifying a low-moderate potential for prehistoric and Roman remains within the application area, a moderate potential for medieval and moderate-high potential for post-medieval remains to be present. Although a level of previous disturbance can be anticipated resulting from activity relating to the historic farmstead, there remains a potential for archaeological remains to be disturbed by the proposals, including remains relating to the Registered Bosworth Battlefield (NHLE Ref.: 1000004).

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. Given the potential for metalwork associated with the battlefield we would recommend that the archaeological work includes provision for on-site metal detecting, to be included within the methodology for the agreed WSI.

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

Kind regards

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