
From: public.access@hinckley-bosworth.gov.uk
Sent: 27 January 2025 11:17
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 25/00027/OUT
Categories: Tidd

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 11:16 AM from Mr 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

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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 an Archaeological Impact Assessment.

We would also recommended that you seek the advice of your specialist Conservation Officer regarding any potential impacts of the development upon the setting and significance of the designated Ashby Canal Conservation Area (HER Ref.: DLE565).

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 within, and in the vicinity of, the application area. It is our view that further evaluation is needed in order to provide the baseline archaeological information that is necessary in order to make an informed planning decision here.

We would therefore recommend that the applicant commissions an initial Archaeological Desk-Based Assessment (DBA), to include consideration of the existing archaeological evidence held by the HER, Portable Antiquities Scheme database and other publicly-accessible sources, historic map regression and a site walk-over visit. The DBA should assess whether geophysical survey, fieldwalking and metal detecting survey are viable/appropriate across the site. The Assessment should also detail more fully the ground disturbance proposed as part of this development and give consideration to the likely impact of development upon both the buried archaeological remains and the significance of nearby designated and non-designated heritage assets.

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.
2. A field evaluation, by appropriate techniques including trial trenching, if identified necessary in the assessment, 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