
From: Alex Jelley
Sent: 10 June 2025 12:07
To: Planning Folder New
Subject: FW: FW: Planning Application 24/01157/HYB - Kyngs Golf and Country Club - LCC Arch comments

Categories: Sonia

Hi Planning,

Please could the below comments be added to Enterprise. It is the latest position from LCC Archaeology.

Thanks very much.

Regards

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Development Services
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From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 10 June 2025 11:48
To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Subject: RE: FW: Planning Application 24/01157/HYB - Kyngs Golf and Country Club

Hi Alex,

Thank you for forwarding the applicant's most recent email, we also note the submission of the Flood Risk Assessment (FRA).

My understanding from reviewing the applicant's comments, alongside the submitted FRA, is that the information has been provided to substantiate the claim that the site levels have been increased through additional overburden to a depth at which the proposals would not have an impact on any archaeological buried remains present. We do not agree however that the submitted information has 'confirmed beyond doubt existence of the raised overburden as being 1 metre + minimal to 6 metres higher than the original pre implemented ground level of the entirety of the application site for the lodges'.

We would highlight that the purpose of the submitted document is to assess the flood risk within the site and does not consider the various factors that an archaeological desk-based Assessment (DBA) would address. Although the FRA refers to 'filling undertaken at the site under previous planning applications', the report does not include a detailed review of the information available to inform our understanding of the site's history. In addition to a review of the site's planning background, a DBA would include a historic map regression exercise, aerial photography analysis, inspection of the LiDAR data and a site inspection to establish existing and previous site conditions and land use. Additional information that could inform our understanding of the site levels (e.g. previous

Geotech investigations or indeed the submitted FRA), would also be considered where appropriate as part of this process.

The applicant refers to 'recent topographical update submissions'. The FRA includes a recent topographic survey plan (in-between pages 24 and 25), which illustrates the current ground levels within the application area. The survey submitted 10/03/2025 is however dated to February 2025, which indicates that this is also a recent survey. Any differences between the levels in the two surveys appears to be modest (although I have found a direct comparison challenging without superimposing the two sets of survey results), as such our comments regarding the relative ground levels remain the same. We are not aware of any submitted topographic surveys that were undertaken prior to the implementation of previous planning permissions for the site that could be used as a comparison to illustrate the importation of substantial levels of overburden, as referred to by the applicant.

We would welcome any further clarification that highlights the specific information within the submitted Flood Risk Assessment that evidences the claim that substantial levels of overburden are present within the site. In the absence of any further information to this effect we would reiterate our previous comments and recommend that the applicant be required to undertake an archaeological desk-based Assessment for the site.

Let me know if you have any further queries, I would of course be happy to discuss the site further if this is preferable.

Best wishes,

Will

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