
From: Alex Jelley
Sent: 20 August 2025 15:00
To: Planning Folder New
Subject: FW: Kyngs Golf Club (planning ref 24/01157/HYB)

Hi Planning,

Please could the email below from David Divers to William Kelly at LCC Arch be added to Enterprise please (as public).

Thanks very much.

Regards

Alex Jelley BA MSC MRTPI
Development Services
Planning Consultant
Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk
Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

----- Forwarded message -----

From: **David Divers** <ddivers@mola.org.uk>
Date: Tue, 22 Jul 2025 at 16:27
Subject: Kyngs Golf Club (planning ref 24/01157/HYB)
To: William.Kelly@leics.gov.uk <William.Kelly@leics.gov.uk>
Cc: george denny <cadebycourt@gmail.com>

Hi William

My client, George Denny, has asked me to contact you and ask that you reconsider your previous advice to Hinckley Bosworth (attached) about the need for a desk based assessment in support of the planning submission for a Spa facility and 126 golf holiday lodges at the Kyngs Golf Club and Country Club, Market Bosworth (ref 24/01157/HYB).

I must admit my initial thoughts mirrored yours but Mr Denny has been persistent in questioning the value of a Desk Based Assessment, so we agreed to undertake some basic analysis of the available survey information which was inconclusive, from our perspective, and showed that while there were areas where ground level had been raised significantly, much of the central northern part of the application site appeared not to have been raised significantly.

I have since been provided with a recent topographic survey from February 2025 by Axis Surveys Ltd (attached 3917-Amended-Red-Boundary-V0.4). The survey includes current spot heights in black with the increase in ground level since the golf course was created in purple, derived from a survey from June 2002 by SVSurveys. This clearly shows that the ground has been raised across the whole site to a depth that would provide adequate protection for any archaeological remains that might survive on the site from the excavation of shallow foundations of the proposed lodges that I understand are just 200mm deep. I have also attached a summary of this latest comparative analysis of the levels.

I hope this provides sufficient additional information to amend your previous advice, but please do get back to me if there is anything else I can do to help.

Regards

David

David Divers | **Head of Heritage Consultancy** | 020 7550 9987 | 07867783310 | ddivers@mola.org.uk

MOLA (Museum of London Archaeology) | 46 Eagle Wharf Road | London N1 7ED | www.mola.org.uk



MOLA is a company limited by guarantee registered in England and Wales, company registration number 07751831, charity registration number 1143574. Registered office: Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED. MOLA is registered as an organisation with the Chartered Institute for Archaeologists.

For information on how we use your data please see our [Privacy Notice](#)

 Before printing, please think about the environment