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Sent: 27 November 2025 09:08:25 UTC+00:00
To: "Planning Application Comments" <planningapplicationcomments@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 25/00027/OUT
Categories: Yasmin

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 27/11/2025 9:08 AM from 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 venue. (All matters reserved except for access)
Case Officer:	Faizal Jasat

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Comments Details

Dear Faizal,

Comments: 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 venue. (All matters reserved except for access) | Land East Of Bosworth Water Park Wellsborough Road Market Bosworth

Archaeological considerations

Thank you for your re-consultation on this application. We

recommend that you advise the applicant of the following archaeological requirements, for an initial phase of trial trenching to clarify the scope of the final archaeological mitigation scheme.

Assessment of the Leicestershire and Rutland Historic Environment Record (HER), supported by the results of the archaeological evaluation of the development area, undertaken by University of Leicester Archaeological Services on behalf of the applicant (ULAS Report Ref.: 2025-080), shows that the site lies in an area of significant archaeological potential. The evaluation has revealed one curvilinear gully in Trench 14 and a pit in Trench 17. Although no finds were recovered from the curvilinear gully the feature's dimensions suggests that this could represent a prehistoric roundhouse. The pit in Trench 17 contained fragments of undated fired daub/clay and has been interpreted as a light industrial structure, the specialists report notes that 'dating of this type of material is difficult as similar clay and daub is used from the prehistoric through to the post-medieval and none of the fragments are large enough to indicate what sort of form the structure took'.

Further development impacts are proposed beyond the areas included as part of the trial trenching evaluation programme. As a consequence, it is recommended that further mitigation is preceded by a further phase of post-determination trial trenching, targeting those areas within the south of the site not accessible during the current evaluation, where development works are proposed. Following this but prior to the impact of development upon the identified heritage asset(s) the applicant must make arrangements for and implement an appropriate programme of archaeological investigation. This will involve area excavation targeting the two areas identified as containing significant archaeological features, in addition to any further areas as indicated by the additional trial trenching.

In accordance with National Planning Policy Framework (NPPF), Section 16, paragraph 207, the development area is of archaeological interest and also has the potential for further unidentified archaeological deposits. Based upon the available information, it is anticipated that these remains whilst significant and warranting further archaeological mitigation prior to the impact of development, are not of such importance to represent an obstacle to the determination of the application (NPPF paragraph 208).

While the current results are sufficient to support the planning decision, further post-determination trial trenching will be required in order to define the full extent and character of the necessary archaeological mitigation programme.

NPPF paragraph 218, states that Local Planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a

manner proportionate to their importance and the impact of development, and to make this evidence (and any archive generated) publicly accessible.

In that context it is recommended that the current application is approved subject to conditions for an appropriate programme of archaeological mitigation, including an initial phase of exploratory trial trenching, followed, as necessary by intrusive and non-intrusive investigation and recording. The Historic & Natural Environment Team (HNET) will provide a formal Brief for the latter work at the applicant's request.

If planning permission is granted the applicant must obtain a suitable written scheme of Investigation (WSI) for both phases of archaeological investigation from an organisation acceptable to the planning authority. The WSI must be submitted to the planning authority and HNET, as archaeological advisors to your authority, for approval before the start of development. They should comply with the above mentioned Brief, and with relevant Chartered 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 the necessary programme of archaeological work has been completed. The programme will commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which 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 mitigation 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,

recording, dissemination and archiving

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