
From: public.access@hinckley-bosworth.gov.uk
Sent: 16 July 2025 09:06
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 25/00347/FUL
Categories: Lauren

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 16/07/2025 9:06 AM from William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	25/00347/FUL
Address:	The White Swan 47 High Street Stoke Golding Nuneaton Leicestershire CV13 6HE
Proposal:	Extension to existing public house, change of use of existing garden land to glamping use and associated works
Case Officer:	Ashleigh Gade

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Comments Details

Dear Ashleigh,

25/00347/FUL | Extension to existing public house, change of use of existing garden land to glamping use and associated works | The White Swan 47 High Street Stoke Golding Nuneaton

Archaeological considerations

Comments:

Thank you for your consultation on this application. The Design & Access Statement refers to pre-application discussions with the LPA's Conservation Officer (3.5) and we would recommend that they are consulted further regarding the impact of the development on the Stoke Golding Conservation Area and the Ashby Canal Conservation Area. We note the formal comments provided by the Battlefields Trust and would also recommend you seek to obtain a clearly defined line from Historic England in relation to the setting and significance of the registered Bosworth Battlefield.

Assuming satisfactory conclusions to these issues we recommend that you advise the applicant of the following archaeological requirements, for a Level 2 historic building survey and archaeological attendance, including provision for metal detecting, during demolition and subsequent groundworks for the development.

The proposal involves the demolition of outbuildings and the construction of a rear extension to The White Swan, High Street, Stoke Golding, a 19th Century public house (HER Ref.: MLE27350). The outbuildings proposed for demolition running E-W along the northern edge of the site are illustrated on the 1st edition Ordnance Survey map and appear to be of heritage interest, whilst the extensions propose alterations to the appearance of the main building, particularly its west elevation. Appraisal of the Leicestershire and Rutland Historic Environment Record (HER) indicates the building is, or has the potential to constitute a heritage asset (or assets) with an archaeological and heritage interest (National Planning Policy Framework (NPPF) Section 16, paragraph 207 and Annex 2). We therefore recommend that the planning authority require the applicant to complete an appropriate level of building recording prior to alteration, 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 (NPPF Section 16, paragraph 218). This should be secured by condition on any approved planning application.

This will require provision by the applicant for a level of building recording, to equate with a Level 2 'Descriptive Survey', as specified in Historic England's Understanding Historic Buildings. A Guide to Good Recording Practice, HE 2016. With reference to the development impact, both the exterior and interior of the building will be investigated, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached. The survey will result in the preparation of accurate plans, elevations and/or sections, where applicable utilising available survey data or plan records. Areas of the building most affected by the proposals (e.g. the E-W outbuildings) should be subject to a higher level of photographic recording as part of this survey.

In addition to the built heritage, the Leicestershire and Rutland Historic Environment Record (HER) notes that the site lies within an area of archaeological interest, within the medieval settlement core of Stoke Golding (MLE2908) and partially within the extent of the registered Bosworth Battlefield. Trial trench evaluation and metal detector survey undertaken in 2020 in support of a previous application for the site revealed two unworked flint flakes of Neolithic or Bronze Age date and a dispersed scatter of shallow pits thought to be prehistoric in origin, although precise dating was not obtained. The effectiveness of the metal detecting survey was limited due to the presence of metal contaminants contained within considerable amounts of modern made-ground in the central part of the site. As the topsoil beneath has been preserved below the made ground layer rather than stripped, there remains some potential for the presence of medieval artefacts to be present. The current proposals include impacts outside of this central area which have the potential to disturb more shallow lying top and subsoils. Any archaeological remains within the site that might be associated with activity relating to the Battle of Bosworth would of course be of particular significance.

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. Due to the proximity of the site to the Bosworth Battlefield, a systematic metal detector survey should be undertaken on any top and subsoils excavated as part of the 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 archaeological work at the applicant's request and, in conjunction with the Conservation Officer (Hinckley & Bosworth

Borough Council) will provide a formal Brief for the building survey and recording. The applicant shall, if planning permission is granted, obtain a suitable written Specification and costing for the work from an appropriately qualified organisation/s (e.g. an historic buildings specialist/archaeological contractors) acceptable to the planning authority. This should be submitted to this Archaeology Section, as archaeological advisors to your authority, for approval before the start of development.

The Specification should comply with the above mentioned Brief and with relevant Institute for Archaeologists "Standards" and "Code of Practice". It should include a suitable indication of arrangements for the implementation of the historic building recording and the archaeological field work, and the proposed timetable for the development.

We therefore recommend that any planning permission be granted subject to the following planning condition (as specified in Historic England's Good Practice Advice Note 2, Managing Significance in Decision-Taking in the Historic Environment (p.11)) to safeguard the archaeological and heritage interest of the heritage asset and any important archaeological remains potentially present:

1. No demolition/development shall take place/commence until written schemes of investigation (WSIs) for historic building recording and archaeological Attendance have been submitted to and approved by the local planning authority in writing. For land that is included within the WSIs, no demolition/development shall take place other than in accordance with the agreed WSIs, 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 historic building survey, archaeological investigation and recording.

The "Programme of Work" referred to will in this case be the historic building survey and archaeological attendance during development, in accordance with the Specifications to be agreed. The Historic and Natural Environment Team, as advisors to the planning authority, will monitor the work, to ensure that the necessary programmes of archaeological investigation and historic building recording are undertaken to the satisfaction of the planning authority.

The Written Schemes of Investigation (WSIs) must be prepared by archaeological contractors acceptable to the Planning Authority. To demonstrate that the implementation of these written schemes of investigation has been secured the applicant must provide a signed contract or similar legal agreement between themselves and their approved contractor(s).

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