

Dear Mr Kelly,

Thank you for your communication dated 27/01/2025 in reference to your consultee response to my planning application to Hinckley and Bosworth Borough Council 24/01157/HYB.

Following on from your requests for additional information of the site given that the golf course has “already” been subject to an archaeology survey in which on the back of planning permission has already been permitted, implemented and constructed/contoured over the entirety of the 126 acres, under planning permission 02/00685/COU, and now extant.

We have sought to request the missing planning file/history from the LPA as for reasons not yet clear this approval and all the consultee requirements and comments had been removed from view on the portal including the officer report and the previous Archaeological survey.

Now kindly reinstated on the HBBC planning portal its clear for all to see that after technical assessment consent was given and accepted by the consultee for archaeology to import and tip in excess of 1.5 Million tons of inert soil and rubble to build on and contour over the entirety of the golf course between 3 and 7 metres in depth as per the submitted and accepted contour plan within the jointly accepted ecology consultee response (copy attached) at that time

In particular it was noted that where the site was “flat” and waterlogged for several months of the year which is part of where the application site/redline is positioned for the up to 126 Golfing holiday lodges and the fact of the matter that without this accepted and permitted construction and raising of levels it was noted a 3rd of the golf course would be unplayable for up to 5 months of the year.

I am at a loss as to why the historical removing of the file has occurred. However, in now reading the full file I discovered and realised that in subsequent planning applications, the permitted development decision and contents of the 02/00685/COU application, were never fully disclosed to numerous agencies including the Environment Agency and LCC Archaeology Officers and so fully understanding your current recommendations based on the file being hidden. I wondered if you had been acquainted with the full archaeological report by Northamptonshire County Council /Northamptonshire Archaeology dated 2003. Copy attached.

You will note that your previous colleague Richard Pollard had no pre planning observations at the time to add archaeological conditions to that planning application and subsequent council planning approval for COU to leisure and tourism prior to its construction and raising the levels over the entirety of the golf course.

The depth of inert material now deposited over the pre-existing partially waterlogged pasture field where I intend to locate the lodges can vary between 3 meters and 7 meters. It would therefore be impossible to carry out any serious archaeological investigations under the weight of this material.

However given the accepted extant consent and now raised constructed golf course levels in its entirety over the top of the existing ground level and the confirmation and attached supporting submitted planning drawings for the outline application for up to 126 golfing holiday lodges, confirm there isn't any requirement or need to excavate into or under the original ground surface, as the lodges are purpose built and designed and

sit on small C30 concrete pads 450mm X 450mm X 200mm deep, placed level on the now current permitted and raised constructed surface level.

These base pads can be lifted and moved at will without any excavation as understood and accepted in the LPA giving consent a recent planning application for 4 identical lodges with the principle now established to what is proposed in the outline planning application for up to 126 golfing holiday lodges 24/00513/FUL elsewhere on the site (Copy of decision notice and LCC Archaeology-Historical And Natural Environment Team comments attached)

And 2 subterranean lodges 24/00026/FUL (Copy of decision notice and LCC Archaeology-Historical And Natural Environment Team comments attached). Which are fully “submersed” within the contour of the inert raised contours without the need or requirement to carry out further unnecessary archaeological surveys because it was already understood there would be no harm, disturbance no intrusion or need to excavate down to or under the original ground surface.

Thank you again for your time.

Kind Rgds George.