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Sent: 28 October 2025 14:37:58 UTC+00:00
To: "Planning Application Comments" <planningapplicationcomments@hinckley-bosworth.gov.uk>
Subject: FW: 25/00653/HOU | Single storey side extension and erection of new pool building | Old Hayes Farm Burroughs Road Ratby

From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 23 October 2025 12:13
To: Sophie Iliffe <Sophie.Iliffe@hinckley-bosworth.gov.uk>
Cc: Paul Grundy <Paul.Grundy@hinckley-bosworth.gov.uk>
Subject: 25/00653/HOU | Single storey side extension and erection of new pool building | Old Hayes Farm Burroughs Road Ratby

Dear Sophie,

25/00653/HOU | Single storey side extension and erection of new pool building | Old Hayes Farm Burroughs Road Ratby

Archaeological considerations

Thank you for your re-consultation on this application. We recommend that you advise the applicant of the following requirements, for an archaeological Strip, Plan and Record excavation targeting the proposed development footprint (both the proposed extension and the new pool building). We have provided separate comments in relation to the associated application (25/00654/LBC), recommending a pre-commencement level 3 historic building survey targeting those areas of the building to be removed/altered, followed by a watching brief to monitor works that may expose historic fabric through removal and opening up processes.

Appraisal of the Leicestershire and Rutland Historic Environment Record (HER) indicates the application area lies within the scheduled Old Hayes medieval moated site (NHLE Ref.: 1017584) and therefore has a potential to include heritage assets with a significant archaeological interest (National Planning Policy Framework (NPPF) Section 16, paragraph 207-208 and Annex 2). The moated site includes the upstanding Old Hays farmhouse and it is anticipated that below-ground remains are likely to include earlier buildings and features. The applicant has submitted a Heritage Statement (Heritage Matters; Version: 5) and an archaeological desk-based Assessment (ULAS DBA Ref.: 2023-094) in support of the application, which is welcome. Whilst the Heritage Statement concludes that the southernmost elements of the building are earlier in date and likely placed on the same footprint as the original farmhouse/manor house (page 28), the DBA suggests that the east facing wing of the building is likely to be the earliest element and the original location of the medieval hall (page 17). Given the uncertainty surrounding the building phasing and the likely location of the original building, it is therefore possible that the remains of earlier structural remains could be present within the proposed extension footprint, including buried remains relating to the medieval hall.

The applicant has also submitted a watching brief report on a number of test pits excavated within the proposed extension footprint. Most of the test pits recorded either archaeological remains or undisturbed natural at less than 0.5m deep, with remains thought to be building foundations revealed at a depth of 200mm in Test Pit 8, appearing to confirm a risk of disturbance to significant archaeological buried remains at a shallow depth. The 'Raft Foundation Plan & Details Dwg no. 24094-01' (submitted 03/07/2025) indicates that the ground will be reduced by 200mm from the existing floor level to facilitate the raft foundation. As noted above this would reach a depth where potentially significant buried archaeological remains were identified by the watching Brief (rather than 350mm, as annotated on Section B-B of the proposed 'Raft Foundation Plan and Details'). Given the potential for highly significant archaeological buried remains to be present within the proposed extension footprint and the likelihood that the proposed ground reduction/associated activities will interact with these significant buried remains, we would recommend an archaeological soil strip of the development area be undertaken. We would advise that this should also be undertaken across the footprint for the proposed pool building, given the potential for archaeological buried remains associated with the moated site to be present.

The development proposals include works (e.g. foundations, services and landscaping) likely to impact upon those remains. In consequence, the local planning authority should require the 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 (NPPF Section 16, paragraph 218).

To ensure that any archaeological remains present are dealt with appropriately, the applicant should provide for an appropriate level of archaeological investigation and recording. This should consist of a programme of archaeological work, to be conducted as an initial stage of the proposed development. It should include an archaeological soil strip of the development area; any exposed archaeological remains should then be planned and appropriately investigated and recorded. In addition, all services and other ground works likely to impact upon archaeological remains should be appropriately investigated and recorded. Provision must be made within the development timetable for archaeologists to be present during these works, to enable the required level of archaeological supervision.

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 Archaeology Section. The Archaeology Section will provide a formal Brief for the work at the applicant's request.

The applicant should, if planning permission is granted, also obtain a suitable Written Scheme of Investigation (WSI) for the archaeological recording from an archaeological organisation 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 WSI should comply with the above mentioned Brief and with relevant Chartered Institute for Archaeologists' (CIfA) "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 a written scheme of investigation (WSI) 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 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 and recording

The 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

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