

Mr Andrew Waskett-Burt
Planning Department
Rutland County Council
Catmose House
Catmose Street
Oakham
Rutland
LE15 6HP

Dear Mr. Waskett-Burt,

Re: Partial Discharge of Condition no. 7 of Planning Permission 2020/1480/MAF (Ref. PP-12723143) – Woolfox Golf and Country Club, Hardwick Farm Lane, Empingham, PE9 4NJ

Planning permission was granted at the above site on the 30th July 2021 for Erection of 60 leisure lodges for occupation on a non-continuous basis, renovation and conversion of existing barns to form a leisure suite including gym, swimming pool and ancillary spaces including staff accommodation, renovation and alteration of the existing Clubhouse, erection of a new maintenance facility, alterations to the grounds including changes to the golf course and construction of lakes for leisure and ecological purposes, and ancillary works including alterations to the access drive, provision of a visitor check-in kiosk, alterations to car parking, creation of a circular walk, alteration and extension of the noise bund, and consequential landscape works. On behalf of the applicant, we are seeking to partially discharge condition 7 of planning permission 2020/1480/MAF which states that:

“No demolition/development shall take place/commence until a staged programme of archaeological work has been undertaken. 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 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 following document is being submitted as part of this application to partially satisfy the requirements of the condition:

- Phase 1 Archaeological Evaluation (prepared by Cotswold Archaeology).

The phase 1 archaeological works were undertaken in September 2022. The phase 1 works excavated a total of 11 identified trenches. Trenches 1-9 and 11 recorded no finds or features and therefore no further archaeological works are required. The works to Trench 10 recorded that a small quantity of iron age pottery was recovered, and as such further archaeological works are required to this trench.

Upon completion of the phase 1 works, Cotswold Archaeology submitted the report to Leicestershire County Council's Planning Archaeology (Miss. Chloe Cronogue-Freeman) to discuss the findings and for these to be agreed prior to seeking formal discharge. Over 20 attempts have been made to discuss the report with the Archaeologist. Most recently, attempts to make contact occurred on:

- 17th and 24th October;
- 6th, 9th, 13th, 14th and 27th November; and
- 4th December.

To date a response remains to be received.

In the light of the excavation outcomes the Applicant commenced the phase 1 development at the site on 30th January 2023, however no works have commenced within trench 10 or its vicinity, with works only commencing in the trenches where no finds or features were recorded. Therefore, this application seeks to partially discharge condition no. 7 in relation to trenches 1-9 and 11.

Conclusion

The interests of archaeology have not been compromised by the commencement of development and the Applicant has made all reasonable attempts in good faith to settle the matter before seeking formal discharge.

In light of the above, I trust the information submitted is acceptable in order to partially discharge condition 7 of planning permission 2020/01480/MA.

If you require any additional information, please do not hesitate to contact me.

Yours faithfully,



Laurie Hickin AssocRTPI
Planner