

From: public.access@hinckley-bosworth.gov.uk <public.access@hinckley-bosworth.gov.uk>
Sent: 19 March 2026 09:06:46 UTC+00:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00181/EAS
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 19/03/2026 9:06 AM from William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	26/00181/EAS
Address:	Land Adj Northwood Farm Wood Lane Higham On The Hill
Proposal:	EIA Screening Request - Erection of up to 130 dwellings
Case Officer:	Emma Baumber

[Click for further information](#)

Comments Details

Dear Emma,

26/00181/EAS | EIA Screening Request - Erection of up to 130 dwellings | Land Adj Northwood Farm Wood Lane Higham On The Hill

Archaeological Considerations

Comments:

Thank you for your consultation on the above Screening Opinion. We would recommend that the historic environment should be taken into consideration as part of the screening process.

The Leicestershire and Rutland Historic Environment Record (HER) notes that the application area lies close to known heritage assets dating from the prehistoric and Roman periods. The proposed development area has not previously been subject to any

archaeological investigation (other than as part of a wider 2010 DBA that now requires updating). The archaeological potential of this site is therefore unknown, and it is our view that further evaluation of the site is needed in order to provide the baseline archaeological information that is necessary in order to make an informed planning decision.

We would recommend that the applicant commissions an Archaeological Desk-Based Assessment (DBA) initially. This should include consideration of the existing archaeological evidence held by the Historic Environment Record (HER), Portable Antiquities Scheme database (PAS) and other publicly-accessible sources, historic map regression and a site walk-over visit to ascertain whether any archaeological earthworks are present within the site. The DBA should also consider whether geophysical survey, fieldwalking survey and metal detecting survey are viable across the site, identify whether any hedgerows affected by the proposals should be considered 'important' under the hedgerow regulations, and detail more fully the ground disturbance proposed as part of this development.

Unless the DBA reveals evidence of extensive previous ground disturbance that would have removed all archaeological remains from the application site (e.g. extensive quarrying), archaeological evaluation will also be necessary prior to determination of any forthcoming application. We will be happy to review the results of the DBA to ascertain which evaluation methods would be appropriate, but this is likely to include a combination of geophysical survey, fieldwalking and/or metal detecting survey, to be followed by archaeological trial trenching if the results of the previous phases of investigation warrant it.

The applicant should also submit details of potential visual/setting impacts to any Scheduled Monuments, Listed Buildings, Conservation Areas, and other designated and non-designated heritage assets in the vicinity. The DBA could include consideration of these aspects, or assist in identifying viewpoints that should be included in any separate Landscape and Visual Impact Assessment. We would recommend seeking the advice of Historic England and your specialist Conservation Officer for further comments on potential impacts to designated heritage assets.

Please do feel free to get in touch if you have any further queries.

Kind Regards,

William

Kind regards

This email and any files sent with it are confidential. If this email isn't intended for you, please notify the sender immediately and then permanently delete it. You must not read, print, store, disclose, copy or take any other action in respect of this email. We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications. The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004. The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council. Attachments to email messages may contain viruses that may damage your system. Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result. You are advised to carry out your own virus checks before opening any attachment. Save paper - only print this email if necessary. Visit us online: www.hinckley-bosworth.gov.uk Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR