

Emma Baumber  
Hinckley and Bosworth Borough Council

Date: 10 April 2026  
My Ref: 26/00181/EAS (2026/8885/04)  
Contact: Robert Tollyfield  
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**APPLICATION DETAILS:**

Planning Application Number: 26/00181/EAS  
LCC Reference Number: 2026/8885/04  
Description of Application: EIA Screening Request - Erection of up to 130 dwellings  
Location of Application: Land adj. Northwood Farm, Wood Lane, Higham on the Hill

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Thank you for your consultation in respect of the above planning application. The County Council has considered the application, having regard to the Development Plan, National Planning Policy Guidance and other relevant material considerations. In this particular instance, the County Council, as Minerals and Waste Planning Authority (MWPA), comments as follows;

The majority of the site for the proposed development – approx. 5ha. – falls within a Minerals Safeguarding Area (MSA) for sand and gravel, as identified in the adopted Leicestershire Minerals and Waste Local Plan 2019-2031 (LMWLP). [Policy M11 \(Safeguarding of Mineral Resources\) of the LMWLP](#) states that planning applications for non-mineral development within an MSA should be accompanied by a Mineral Assessment of the effect of the proposed development on the mineral resource. Whilst the practicalities of extracting the mineral may be limited, particularly due to the proposed development site being situated at the edge of the recorded deposit, a proportionate Mineral Assessment should be provided.

It is noted that this is not a scoping opinion request but rather a screening opinion, therefore whether the proposed development is EIA development will not be dependent on whether the proposals are in a safeguarding area. It is however recommended that any further documentation submitted include an assessment of the proposals' effects on the safeguarded area in line with Policy M11 of the LMWLP.

There are no safeguarded waste sites immediately adjacent to the proposals.

Yours Sincerely,

*R Tollyfield*

Robert Tollyfield  
Planning Officer

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