

From: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Sent: 13 February 2026 15:38:12 UTC+00:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: FW: Trial Trenching Methodology- App: 25/00931/FUL Junction 22, Cliffe Hill, Markfield

Hi

Please could the below additional consultee comments from LCC archaeology be added to 25/00931/FUL?

Thanks

Emma

From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 12 February 2026 15:20
To: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Cc: Richard Clark <Richard.Clark@leics.gov.uk>
Subject: RE: Trial Trenching Methodology- App: 25/00931/FUL Junction 22, Cliffe Hill, Markfield

Hi Emma,

Having discussed the site further with my manager Richard, who I have copied into this email, we would like to offer the following comments in relation to the implications of the proposals on the wider historic landscape.

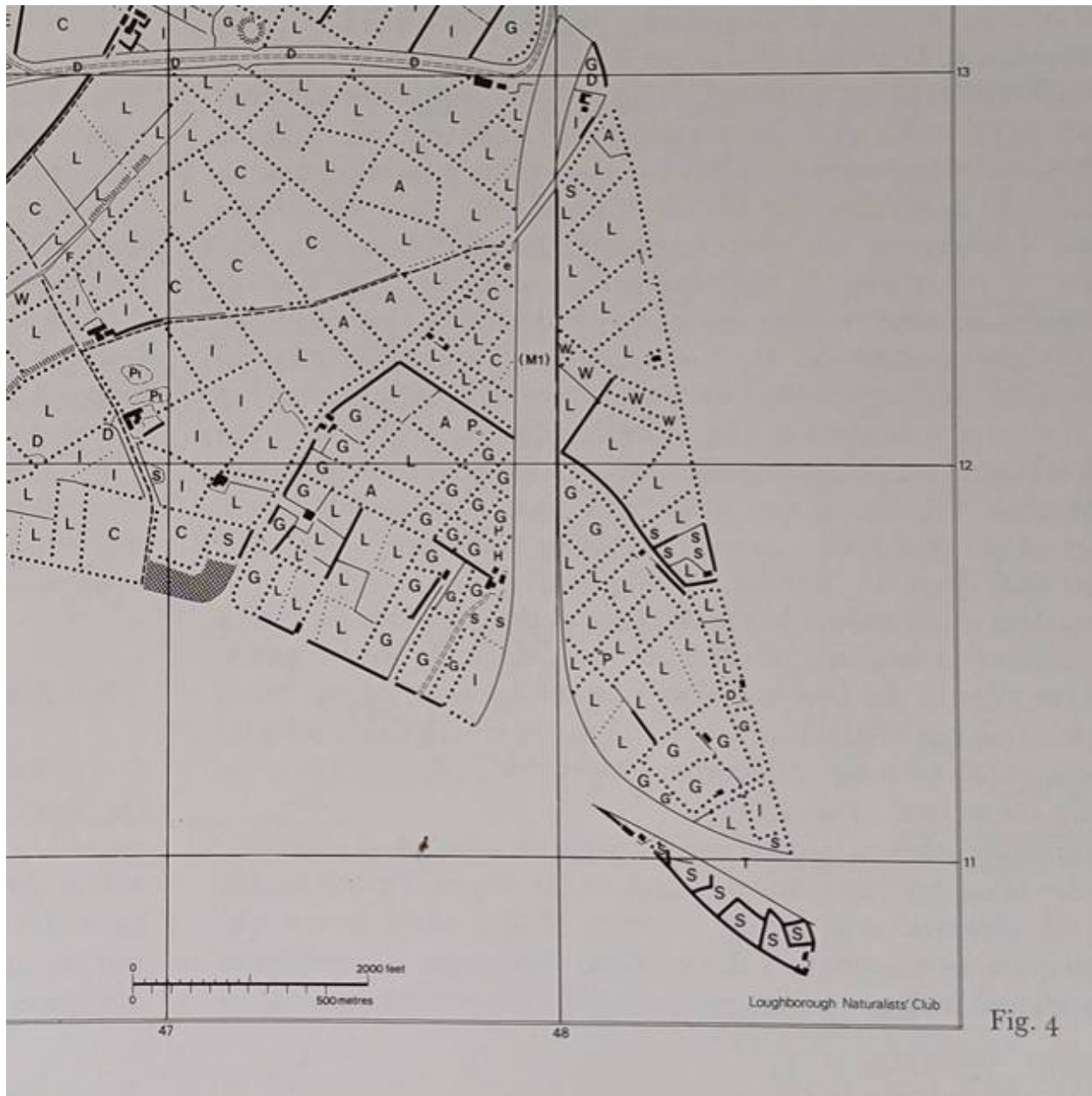
Concerns regarding the wider landscape implications of the scheme have been raised by The Friends of Charnwood Forest (comments by Toby Manning submitted) and a local group of residents, "Save Ulverscroft's Nature" (their concerns outlined in a letter by Landmark Planning). Save Ulverscroft's Nature have raised concerns with the impact of the scheme on the Ulverscroft Wooded Valley LCA at the heart of the nationally recognised Charnwood Forest, stating that the proposal 'would be the first major development in this valued landscape, characterized by a lack of such intrusions'. The Friends of Charnwood Forest have noted the proximity of the proposals to the geological features of Billa Barra, Altar Stones and Bardon Hill and are also concerned that the scheme 'will jeopardise the application for UNESCO Geopark status'.

The Cotswold Archaeology Heritage Assessment submitted on 30/09/2025 (Report Ref.: MK1102_1) notes that the site was likely a part of the agricultural hinterland of the historic settlement of Markfield, initially as part of the open field system during the medieval period prior to enclosure, which likely occurred c.1769 'as evidenced by the Markfield Inclosure award'. The Assessment also notes that the site's field pattern appears to have remained largely intact from 1846, as indicated by the 1846 Tithe Map, a number of the extant hedgerows therefore appear to comprise 'important' hedgerows. The site lies at some distance from the nearest recorded parkland, the only one within a 1000m radius from the site is Bardon deer park c.720m to the north-west of the Site. The Assessment therefore provides an overview of the site's history in the context of its relationship with the historic settlement core of

Markfield and a settings assessment which examined the Markfield Conservation Area and two nearby listed buildings.

From a historic perspective the Charnwood Forest represents a regional significance, this could of course be increased in the case of a designation. Given the concerns raised regarding the implications of the development on the wider landscape, which would result in a detrimental and negative impact on that environment, it is our view that some further work could be undertaken to contribute to the broader discussion of the scheme's impacts on the wider Ulverscroft Wooded Valley LCA/Charnwood National Forest landscape. Although the Heritage Assessment makes reference to the Markfield Inclosure award, it does not include Samuel Wylde's 1754 plan of Charnwood Forest, for example. The 1754 map illustrates the broad area of enclosed land where the site is located, please see below (left) a colour and interpreted version of the 1754 plan. We believe the latter comes from either Hartley's NW or Central Leicestershire Earthworks, although we have not yet had the opportunity to verify this.





Having reviewed the colour and interpreted version of the 1754 plan the area in question appears to lie within Markfield Shaws. We would also suggest that the map demonstrates that Markfield Shaws was already enclosed by 1754, prior to the Inclosure Award. The present day landscape appears to therefore have its origin in the earlier post-medieval period (pre-parliamentary enclosure), rather than the suggestion in the Historic Landscape Characterisation (HLC) that the rectilinear field-form dates from the late 18th/early 19th century. It would therefore benefit the project to look in more detail at this, and it might be possible to actually test this to some extent when trenching, there are definitely some historic field boundaries that have been removed or subsequently straightened. We would also recommend that they consider *Charnwood Forest: A Changing Landscape*, Loughborough Naturalists' Club, ed. John Crocker, 1981. The development area is the south-eastern element of the book's Copt Oak Survey Area (17), see above right.

Further work could therefore include a review of available sources relating to the wider Charnwood forest historic landscape and presented in the form of a specific Heritage Statement to support other statements relating to the impact of the proposals on the Charnwood Forest landscape (e.g. ecological concerns), with the aim of informing the LPA's awareness of changes to the historic landscape in the context of the planning balance.

I hope these comments are helpful, if so let me know if you are happy for me to share these with the representative from the Save Ulverscroft's Nature group. Alternatively please do let me know if you have any queries regarding the above comments or if it would be helpful to discuss further in the first instance.

Kind Regards,

William

William Kelly | Senior Planning Archaeologist (Heritage) | Historic & Natural Environment Team |
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Leicestershire | LE3 8RA
☎ 0116 305 0039 | 📞 07871 733 637 | ✉ William.Kelly@leics.gov.uk

Leicestershire County Council values are:



From: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Sent: 08 January 2026 16:33

To: William Kelly <William.Kelly@leics.gov.uk>

Subject: RE: Trial Trenching Methodology- App: 25/00931/FUL Junction 22, Cliffe Hill, Markfield

Hi William

Happy New Year, I hope you're well.

I just wondered if I could have an update on the below?

Thanks

Emma

Emma Baumber (MRTPI)

Team Leader

(Development Management)

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From: William Kelly <William.Kelly@leics.gov.uk>

Sent: 26 November 2025 17:32

To: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Cc: Richard Clark <Richard.Clark@leics.gov.uk>

Subject: RE: Trial Trenching Methodology- App: 25/00931/FUL Junction 22, Cliffe Hill, Markfield

Hi Emma,

Thank you for your email.

I have not had the opportunity to review the methodology for initial evaluation trenching and earthwork survey sent over by the applicant's archaeological consultant. I will aim to review these and respond with comments by the end of this week or early next week at the latest.

For information we have also received the attached email in connection with the wider landscape character implications of the scheme. They have raised concerns with the loss of the ridge & furrow earthworks, particularly in relation to the site's location within the Charnwood Forest area and the Ulverscroft Wooded Valley;

We strongly feel that it would be in the interest of the Parish and is also policy M2 which represents the views of residents, that this parcel of land along of Ulverscroft woodland is protected and retained. If there is a compelling need to build industrial units then the scheme and layout should be sympathetic of the surroundings and find a way to preserve the ridge and furrow and make it a feature of the development. The layout scheme shows green spaces which could be substituted to retain the ridge and furrow fields.

To-date our comments and the submitted ridge and furrow assessment have referred to the extant ridge and furrow earthworks specifically. I discussed the issues raised in the attached query, regarding the implications of the proposals on the wider historic landscape, with my manager Richard this afternoon (copied into this email). In order to respond fully we would like to give this some further consideration and will then return with our thoughts.

If you have any queries in the meantime please do not hesitate to get in touch, I would be happy to discuss further if this helps.

Kind Regards,

William

William Kelly | Senior Planning Archaeologist (Heritage) | Historic & Natural Environment Team |
Planning, Historic & Natural Environment Department | Room 200, County Hall | Glenfield |
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☎ 0116 305 0039 | 📞 07871 733 637 | ✉ William.Kelly@leics.gov.uk

Leicestershire County Council values are:



From: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Sent: 24 November 2025 16:38

To: William Kelly <William.Kelly@leics.gov.uk>

Subject: Trial Trenching Methodology- App: 25/00931/FUL Junction 22, Cliffe Hill, Markfield

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Hi William

I hope you're well.

I had a catch up with the applicants for the above application earlier today and they mentioned they had sent over the trial trenching plan and a ridge and furrow plan earlier in November for your agreement. Appreciate you are really busy but I said I would get in contact with you to see when you may be able to go back to them to agree this, or alternatively if you need anything from ourselves.

Kind Regards

Emma Baumber (MRTPI)

Team Leader

(Development Management)

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