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Sent: 23 February 2026 10:11:56 UTC+00:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 25/01228/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 23/02/2026 10:11 AM from William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	25/01228/EAS
Address:	Land South Of Bosworth Academy Leicester Lane Desford Leicestershire
Proposal:	EIA Screening Request - Erection of up to 550 dwellings
Case Officer:	Emma Baumber

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Comments Details

Dear Emma,

25/01228/EAS | EIA Screening Request - Erection of up to 550 dwellings | Land South Of Bosworth Academy Leicester Lane Desford

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. We would also recommend that you seek the advice of your specialist Conservation Officer regarding any potential impacts of the development upon the setting and significance of the designated Desford Conservation Area (HER Ref.: DLE670).

The Leicestershire and Rutland Historic Environment Record (HER) indicates that the site lies within an area of archaeological interest. Investigations in 1999 identified an Iron-Age/Roman site with multiple phases, c. 200m to the northwest (HER Ref.: MLE9267). Three prehistoric flint cores were also found immediately south of the site in the 1980s (MLE7557). The submitted archaeological desk-based assessment (Orion DBA Ref.: PN4736) also notes the presence of a large curvilinear anomaly within the northmost field of the site identified through LiDAR analysis, which could represent an earlier feature such as part of a prehistoric enclosure. The submission of an archaeological DBA is welcomed, although we feel that this underplays the overall archaeological potential of the site, particularly in relation to the potential for Roman and early medieval remains to be present. The DBA confirms that there has been no previous archaeological investigation within the application area. Given this, the potential indicated by the results of the HER and the scale of the proposed development, it is considered likely that archaeological remains will be impacted by the scheme, however the nature and significance of these remains is not currently understood.

It is therefore our view that further evaluation of the site is needed in order to provide the baseline archaeological information that is necessary to make an informed planning decision here. This should include a field evaluation, by appropriate techniques including fieldwalking, metal detecting survey, geophysical survey and trial trenching, to identify and locate any archaeological remains of significance, and propose suitable treatment to avoid or minimise damage by the development. Further design, civil engineering or archaeological work may then be necessary to achieve this.

In addition to the consideration of archaeological buried remains, there is also the issue of the impact of the proposals upon the earthworks of the medieval/post-medieval open field system, identified on the HER across two fields within the site. The DBA does not include an assessment of these earthworks, although the DBA confirms that a site visit was undertaken as part of the assessment. We would therefore welcome any clarification on whether the assessment included consideration of these earthworks remains.

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

Kind Regards,

William

Kind regards

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