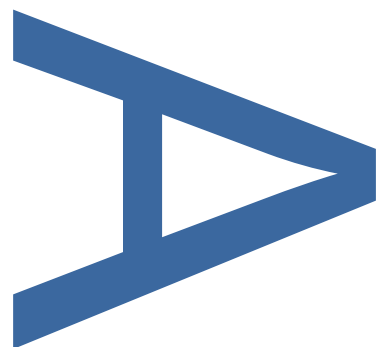
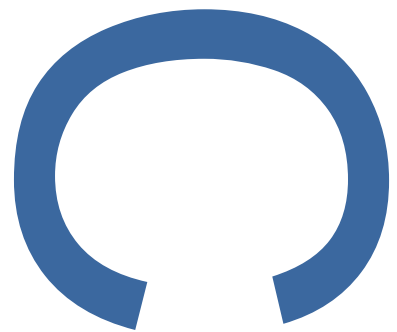


**LAND PARCELS A AND B
OFF PIPE LANE,
ORTON-ON-THE-HILL,
LEICESTERSHIRE
CV9 3NF:
AN ARCHAEOLOGICAL IMPACT
ASSESSMENT**

PCA REPORT NO: R16259

MAY 2024



PRE-CONSTRUCT ARCHAEOLOGY

**Land Parcels A and B off Pipe Lane, Orton-on-the-Hill, Leicestershire, CV9 3NF:
An Archaeological Impact Assessment**

Central National Grid Reference: SK 30569 03746

Written and Researched by Bob Bazely

Report Number: R16259

Project Manager: Charlotte Matthews

Commissioning Client: Frampton Town Planning Limited on behalf of their Client

**Contractor: Pre-Construct Archaeology Ltd
16 London Road,
Newark,
Nottinghamshire
NG24 1TW**

**Tel: 01636 370 410
Email: cmatthews@pre-construct.com
Web: www.pre-construct.com**

**© Pre-Construct Archaeology Ltd
May 2024**

The material contained herein is and remains the sole property of Pre-Construct Archaeology Ltd and is not for publication to third parties without prior consent. Whilst every effort has been made to provide detailed and accurate information, Pre-Construct Archaeology Ltd cannot be held responsible for errors or inaccuracies herein contained.

DOCUMENT VERIFICATION

Site Name

Land Parcels A and B off Pipe Lane,
Orton-on-the-Hill,
Leicestershire,
CV9 3NF

Type of project

Archaeological Impact Assessment

Quality Control

Pre-Construct Archaeology Limited Project Code			K9022
Pre-Construct Archaeology Limited Report Number			R16259
	Name & Title	Signature	Date
Text Prepared by:	Bob Bazely		20/05/2024
Graphics Prepared by:	Diana Valk		20/05/2024
Graphics Checked by:	Hayley Baxter	Hayley Baxter	20/05/2024
Project Manager Sign-off:	Charlotte Matthews	Charlotte Matthews	20/05/2024

Revision No.	Date	Checked	Approved

Pre-Construct Archaeology Ltd
16 London Road,
Newark,
Nottinghamshire
NG24 1TW

CONTENTS

1	NON-TECHNICAL SUMMARY	3
2	INTRODUCTION.....	4
3	THE LAND PARCELS AND PROPOSED SCHEME	13
4	PLANNING BACKGROUND	15
5	ARCHAEOLOGICAL AND HISTORICAL BACKGROUND	18
6	ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE	35
7	IMPACTS ON BURIED ARCHAEOLOGICAL DEPOSITS	37
8	CONCLUSIONS.....	39
9	BIBLIOGRAPHY	41
10	ACKNOWLEDGEMENTS	43
	APPENDIX 1: THE HISTORIC ENVIRONMENT RECORD	44
	APPENDIX 2: PORTABLE ANTIQUITY SCHEME RECORDS FOR THE STUDY AREA.....	51
	APPENDIX 3: SITE VISIT PHOTOS.....	52
	 FIGURE 1: SITE LOCATION	 11
	FIGURE 2: DETAILED SITE LOCATION	12
	FIGURE 3: LHER LOCATIONS	25
	FIGURE 4: ORDNANCE SURVEY MAP, 1886	26
	FIGURE 5: ORDNANCE SURVEY MAP, 1903	27
	FIGURE 6: ORDNANCE SURVEY MAP, 1924	28
	FIGURE 7: ORDNANCE SURVEY MAP, 1955	29
	FIGURE 8: ORDNANCE SURVEY MAP, 1966	30
	FIGURE 9: ORDNANCE SURVEY MAP, 1983	31
	FIGURE 10: LAND PARCEL A INDICATIVE PROPOSED SITE PLAN.....	32
	FIGURE 11: LAND PARCEL B PROPOSED SITE PLAN	33
	FIGURE 12: LAND PARCEL B PROPOSED BUILDING PLAN AND ELEVATIONS	34

1 NON-TECHNICAL SUMMARY

- 1.1 This Archaeological Impact Assessment has been commissioned by Frampton Town Planning Limited on behalf of their Client to inform two planning applications for the development of two Land Parcels at Orton-on-the-Hill, Leicestershire. The two Land Parcels front onto Pipe Lane and are separated by a narrow plot of land. Both are situated in Orton-on-the-Hill Conservation Area. It is proposed to construct a single dwelling on each Land Parcel with associated services, access etc. Details regarding the depths and types of foundations necessary for the new residential properties were not known at the time of writing.
- 1.1.1 The Senior Planning Archaeologist at Leicestershire County Council in his consultation advice on both planning applications concluded that *There is...a high potential for the presence of well-preserved archaeological remains relating to medieval and post-medieval settlement...within both Land Parcels...Since it is possible that archaeological remains may be adversely affected by these proposals, we recommend that the planning authority defer determination of the application and request that the applicant complete an Archaeological Impact Assessment of the proposals. This will require provision by the applicant for: A field evaluation, by appropriate techniques including trial trenching, if identified necessary in the assessment, to identify and locate any archaeological remains of significance, and propose suitable treatment to avoid or minimise damage by the development. This information should be submitted to the planning authority before any decision on the planning application is taken, so that an informed decision can be made, and the application refused or modified in the light of the results as appropriate.*
- 1.1.2 This Archaeological Impact Assessment agrees with the Senior Planning Archaeologist's assessment that there is a high potential for both Land Parcels to contain medieval and post-medieval remains. However, the Archaeological Impact Assessment also found that an archaeological trial trench evaluation carried out in 2010 on the land between the two Land Parcels and on the land to the north of Land Parcel A did not uncover any archaeological remains of significance. Trench 1, 23m x 1.6m, was excavated parallel with and about 15m to the north of the boundary of Land Parcel B. Trench 2, 15m x 1.6m, was excavated parallel with and about 5m to the west of the boundary of Land Parcel A. Trench 3, 12m x 1.6m, was excavated perpendicular with and about 5m and 14m to the west and east of Land Parcels A and B, respectively.
- 1.2 On the basis of the findings of this assessment, and given the nature of the development, it is considered that further archaeological work will be necessary. In respect of the potential for medieval archaeological resources to survive within the Land Parcels it is recommended that an archaeological trial trench evaluation is undertaken prior to any development groundworks to test this potential.

2 INTRODUCTION

2.1 Outline

2.1.1 This Archaeological Impact Assessment has been commissioned by Frampton Town Planning Limited on behalf of their Client prior to the proposed development of two parcels of land, 'A' and 'B', on the corner of Pipe Lane and The Green, and on Pipe Lane, in the village of Orton-on-the-Hill, Leicestershire (**Figures 1 and 2**). The two plots of land lie close to each other on Pipe Lane, separated by a plot of land approximately 25m wide already developed with a bungalow (no.4 Pipe lane). Land Parcels A and B cover an area totalling approximately 0.35ha. They are both situated in the conservation area of the village of Orton-on-the-Hill. Both Land Parcels are considered in this report.

2.1.2 Two planning applications have been submitted to Hinckley and Bosworth Borough Council as follows:

- Parcel A: (24/00284/OUT) Outline application for single Self Build dwelling, all matters reserved except access – access off The Green (Land Corner Of The Green And Pipe Lane)
- Parcel B: (24/00270/FUL) Full application for traditional single dwelling – access off Pipe Lane

2.1.3 William Kelly, Senior Planning Archaeologist at Leicestershire County Council Archaeology - Historical And Natural Environment Team has been consulted on both applications.

2.1.4 For the Land Parcel A: (24/00284/OUT) application, he comments:

The Leicestershire and Rutland Historic Environment Record (HER) indicates that the site has a significant archaeological interest, within the medieval and postmedieval settlement core of Orton-on-the-Hill (HER ref.: MLE3285). The site lies close to the recorded location of the medieval manor house (MLE25856) and to earthwork platforms relating to the medieval village (MLE25972). Given the apparent lack of previous ground disturbance here any archaeological remains that are present are likely to be relatively well-preserved and close to the ground surface. There is therefore a good potential for the presence of well-preserved archaeological remains relating to medieval and post-medieval settlement and occupation within the application area.

2.1.5 For the Land Parcel B: (24/00270/FUL) application, he comments:

The Leicestershire and Rutland Historic Environment Record (HER) indicates that the site has a significant archaeological interest, due to its situation on a historic street frontage within the medieval and post-medieval settlement core of Orton-on-the-Hill (HER ref.: MLE3285). The site also lies northwest of an area of earthwork platforms relating to the medieval village (MLE25972). Reviewing the available historic mapping and aerial photography, the site was

formerly occupied by a dwelling and several outhouses, otherwise there is limited indication that the site has seen substantial disturbance. There is therefore a high potential for the presence of well-preserved archaeological remains relating to medieval and postmedieval settlement and occupation within the application area.

2.1.6 For both applications, he continues his comments as follows:

The villages of Leicestershire and the wider English Central Midlands, appear to have evolved alongside their open field systems, during the later 1st millennium AD. Buried archaeological evidence, constituting one or more as yet unidentified heritage asset(s) (National Planning Policy Framework (NPPF) Section 16, paragraph 194-195 and Annex 2), spanning the period from the earliest evolution of the village to its more recent past can be expected within the development area. Consequently, there is a likelihood that buried archaeological remains will be affected by the development.

The preservation of archaeological remains is, of course, a “material consideration” in the determination of planning applications. The proposals include operations that may destroy any buried archaeological remains that are present, but the archaeological implications cannot be adequately assessed on the basis of the currently available information. Since it is possible that archaeological remains may be adversely affected by this proposal, we recommend that the planning authority defer determination of the application and request that the applicant complete an Archaeological Impact Assessment of the proposals.

This will require provision by the applicant for:

- *A field evaluation, by appropriate techniques including trial trenching, if identified necessary in the assessment, 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.*

This information should be submitted to the planning authority before any decision on the planning application is taken, so that an informed decision can be made, and the application refused or modified in the light of the results as appropriate. Without the information that such an Assessment would provide, it would be difficult in our view for the planning authority to assess the archaeological impact of the proposals.

Should the applicant be unwilling to supply this information as part of the application, it may be appropriate to consider directing the applicant to supply the information under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, or to refuse the application. These recommendations conform to the advice provided in DCLG National Planning Policy Framework (NPPF) Section 16, paras. 194 & 195). Should you be minded to refuse this application on other grounds, the lack of archaeological information should be an additional

reason for refusal, to ensure the archaeological potential is given future consideration. The Historic & Natural Environment Team (HNET), Leicestershire County Council, as advisors to the planning authority, will provide a formal Brief for the work and approve a Specification for the Assessment at the request of the applicant. This will ensure that the necessary programme of archaeological work is undertaken to the satisfaction of the planning authority, in a cost-effective manner and with minimum disturbance to the archaeological resource. The Specification should comply with relevant Chartered Institute for Archaeologists "Standards" and "Code of Practice" and should include a suitable indication of arrangements for the implementation of the archaeological work, and the proposed timetable.

- 2.1.7 This Archaeological Impact Assessment has been written as an Archaeological Desk-Based Assessment to which the results of archaeological evaluation of the Land Parcels by appropriate techniques including trial trenching can be added. It has been prepared in accordance with the standards specified by the Chartered Institute for Archaeologists (CIfA 2020).
- 2.1.8 The report aims to assess the archaeological potential of the two sites and to examine the likely impact of the proposed developments upon the archaeological resource. This assessment along with archaeological evaluation may be followed by a requirement for further archaeological monitoring or investigation.
- 2.1.9 This Archaeological Impact Assessment was written and researched by Bob Bazely for Pre-Construct Archaeology Ltd in May 2024. Research has included a visit to the Leicestershire Records Office by Adam Slater, an examination of historical maps, relevant reports and publications, a search of the Leicestershire Historic Environment Record (LHER) and a site visit.

2.2 **Report Objectives**

- 2.2.1 As defined by the Chartered Institute for Archaeologists (CIfA 2020), an archaeological desk-based assessment aims to:

Determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices that satisfy the stated aims of the project, and that comply with the Code of conduct and other relevant regulations of CIfA. In a development context, desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made on whether to mitigate, offset or accept without further intervention that impact.

- 2.2.2 A Desk-Based Assessment should consist of:

An analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance; the character of the study area, the nature, extent and quality of the known or potential archaeological, historic,

architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.

2.2.3 The Desk-Based Assessment is required in order to assess the merit of the archaeological resource and lead towards one or more of the following:

- *The formulation of a strategy to ensure the recording, preservation or management of the resource.*
- *The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.*
- *The formulation of a proposal for further archaeological investigation within a programme of research*

2.2.4 The degree to which archaeological deposits survive on site will depend upon previous land-use and so consideration is given to the destructive effect of past and present activity from a study of the information available. In order that the appropriate archaeological response may be identified the impact of the proposed development is also considered.

2.3 Methodology

2.3.1 The **potential** for surviving archaeological evidence at the site is expressed in this report as ranging between the scales of:

- **High:** The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- **Medium:** The available evidence suggests a reasonable likelihood for past activity within the site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant;
- **Low:** The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the site, although some minor land-use may have occurred.
- **Uncertain:** Insufficient information to assess.

2.3.2 Buried archaeological evidence cannot be 100% identified during a desk-based assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

2.3.3 Where potential or known heritage assets are identified, the heritage **significance** of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the

likely historic, artistic or archaeological importance of that resource based on professional knowledge and judgement.

- **NATIONAL:** The highest status of asset, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II* Listed Buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
- **REGIONAL:** Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
- **LOCAL:** Undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.
- **NEGLIGIBLE:** Historic assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
- **UNKNOWN:** Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.3.4 Adjustments to the above classification are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

2.3.5 The expected magnitude of the **impact** of the proposed development works is determined by identifying the level of effect from the proposed development upon the 'baseline' conditions of the site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive). In certain cases it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement is applied. The magnitude of impact are assessed using the following criteria.

2.3.6 For adverse (negative) impact:

- **HIGH:** Substantial impacts fundamentally changing the baseline condition of the receptor,

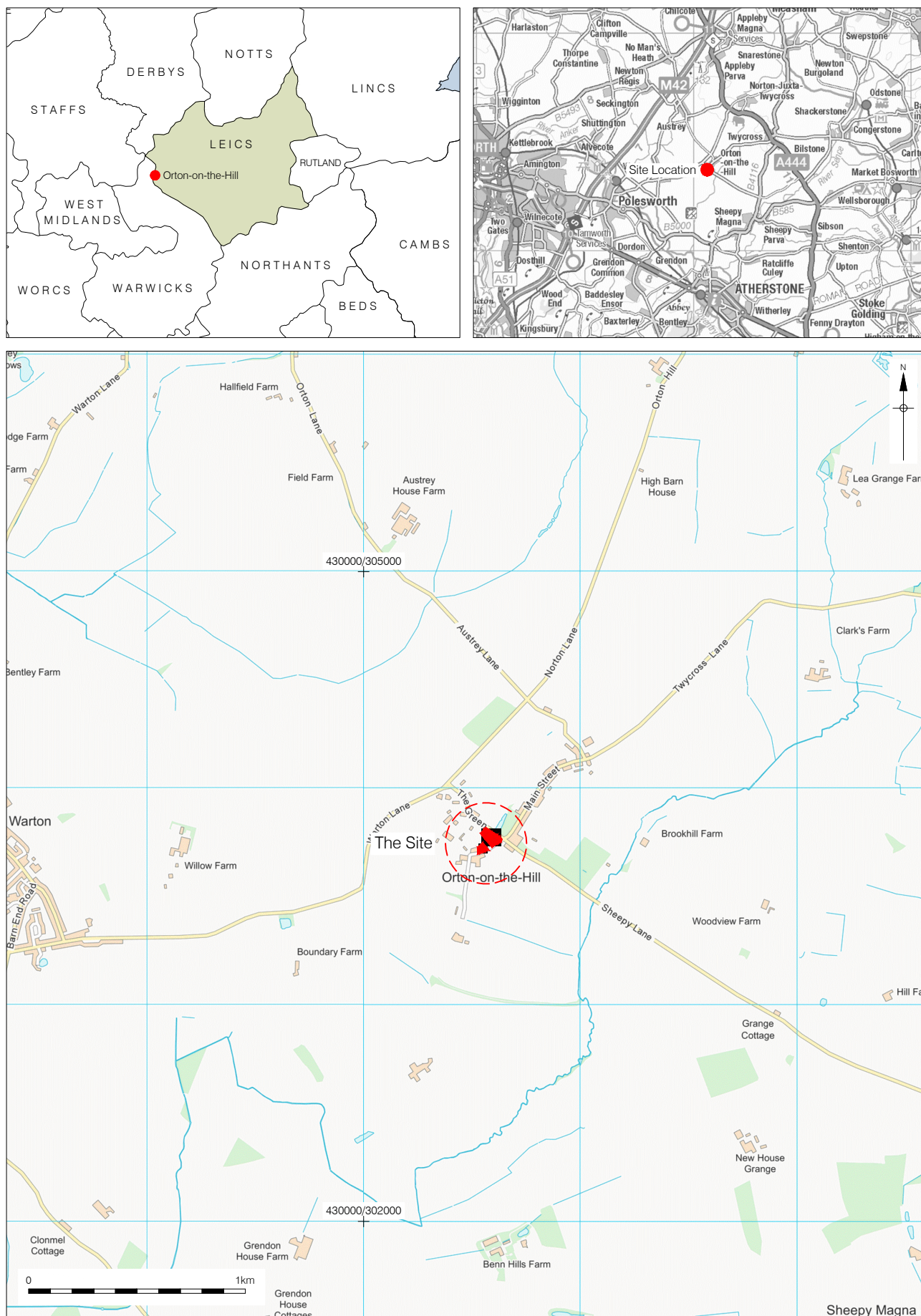
leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change to the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; extensive changes to use or access. Substantial harm to or loss of a Grade II listed building, park or garden. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites.

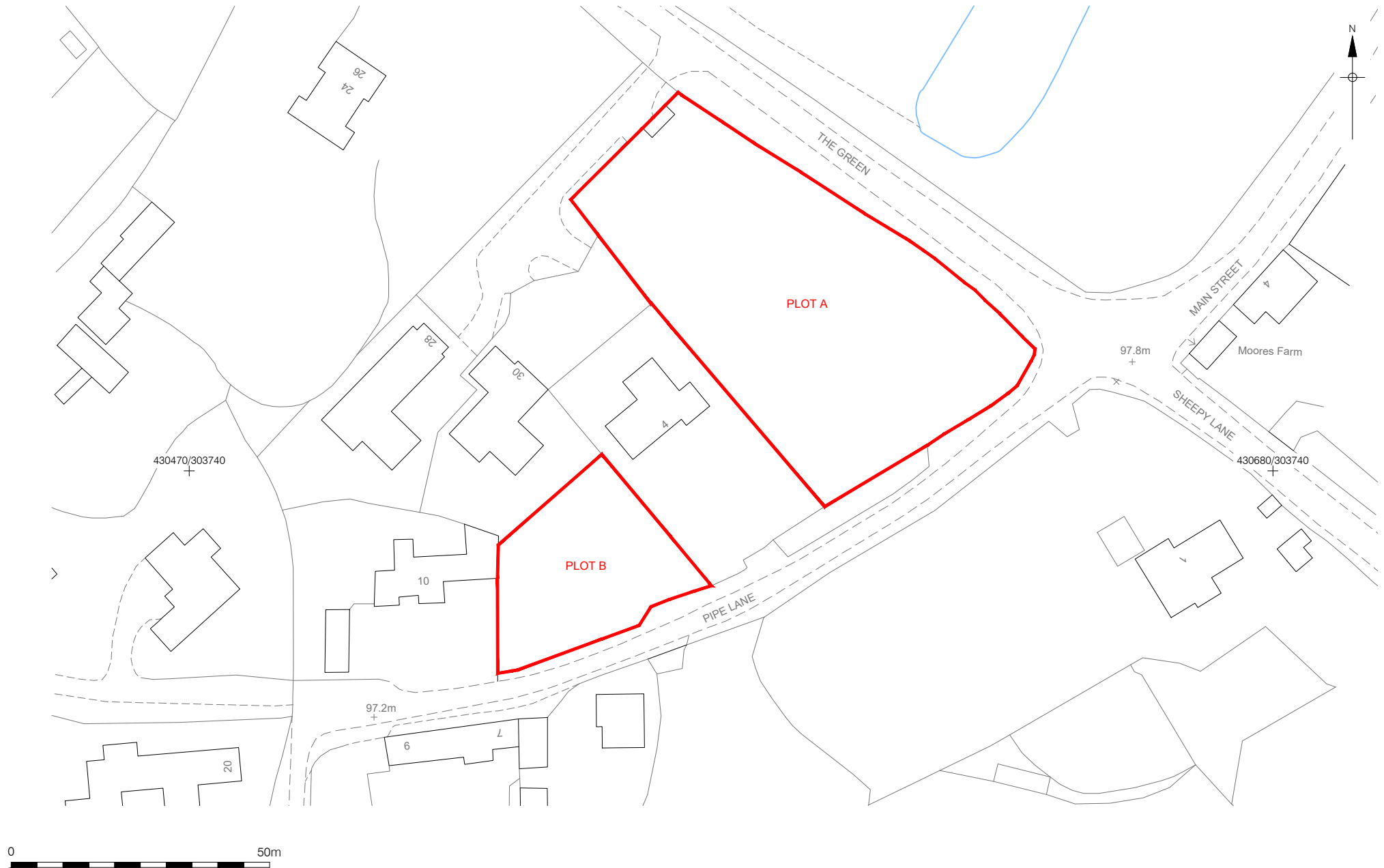
- **MEDIUM:** Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of a site that would result in detrimental changes to historic landscape character.
- **LOW:** Detectable impacts which alter the baseline condition of the receptor to a small degree; e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
- **NEGLECTIBLE:** Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.

2.3.7 For beneficial (positive) impact:

- **NEGLECTIBLE:** Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known site and little long term effect on the historic value of a resource.
- **LOW:** Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character.
- **MEDIUM:** Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known sites would be enhanced.
- **HIGH:** Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in

considerable welcome changes to historic landscape character.





0 50m

Ordnance Survey © Crown copyright 2024. All rights reserved. License number 100022432

© Pre-Construct Archaeology Ltd 2024

14/05/2024 MR

Figure 2
Detailed Site Location
1:1,000 at A4

3 THE LAND PARCELS AND PROPOSED SCHEME

3.1 The Land Parcels

- 3.1.1 The two land parcels are situated within the village and former Civil Parish of Orton-on-the-Hill, Leicestershire, on the north side of Pipe Lane, centred at NGR SK 30569 03746.
- 3.1.2 The two parcels of land, 'A' and 'B', are separated by a narrow plot of land occupied by the residence and grounds of no. 4 Pipe Lane. Parcel 'A' lies on the corner of Pipe Lane and The Green, and Parcel 'B' approximately 25m to the west along Pipe Lane past no.4 (**Figure 2**). Both land parcels currently consist of grassed areas, with some mature trees, surrounded by timber post and rail fencing along their boundaries (**Plates 1 to 11**).

3.2 Geology

- 3.2.1 The British Geological Survey of England and Wales (BGS Online) indicates that both parcels of land are located upon a natural bedrock geology of Gunthorpe Member, described as mudstone, red-brown, with subordinate dolomitic siltstone and fine-grained sandstone, greenish grey, common gypsum veins and nodules. No superficial deposits are recorded.

3.3 Topography

- 3.3.1 Both parcels of land lie on a gently rising ridge of high ground running southwest to northeast, on the northern side of a shallow valley. The nearest watercourse, a natural stream, culverted in places, lies approximately 0.6km to the southeast of the Land Parcels (**Figure 1**).
- 3.3.2 A topographical survey undertaken for Frampton Town Planning Limited on 14th October 2023 indicated that
- 3.3.3 Parcel A lies at about 99.62-100m aOD (above Ordnance Datum) along its south-eastern border with Pipe Lane and slopes noticeably up to its north-west boundary at around 102.03-102.63m aOD.
- 3.3.4 Parcel B lies at about 98m aOD (above Ordnance Datum) along its south-eastern border with Pipe Lane and slopes noticeably up to its north-west boundary at around 100.25-100.45m aOD.
- 3.3.5 The two land parcels also slope noticeably up from the southwest to the northeast. Land Parcel A is approximately 102.0m OD at its highest point in the northeast adjacent to The Green (a road), while Parcel B is at approximately 98.0m OD in its southwest corner.

3.4 Walkover Survey

- 3.4.1 A site visit was conducted by Adam Slater on 15th May 2024 to assess the aspect, character, and condition of the site and to identify any impacts or constraints not otherwise known. Photographs were taken during the visit and are included in **Appendix 3** of this report.

3.5 Development Scheme

- 3.5.1 The proposed development involves the construction of a single residence on each of the land parcels.
- 3.5.2 It is proposed to build a self-build/custom build dwelling, garage and access road on Land Parcel 'A' at the corner of The Green (road) and Pipe Lane. The outline proposal is shown in **Figure 10**.
- 3.5.3 It is proposed to build a 3-bedroom detached dwelling extending to 131.3 sqm with an access from Pipe Lane. The proposed dwelling will have the appearance of a traditional 2 storey house with a single storey rear wing. The development proposal includes the formation of a vehicular access off Pipe Lane to serve the dwelling. The proposed private drive will provide sufficient parking for two vehicles. The Proposed Site Plan (**Figure 11**) and building plans and elevations (**Figure 12**) show the dwelling, the driveway, two car parking spaces and a large garden to the rear. The dwelling will be sited along the frontage to Pipe Lane to reflect the historic pattern of built form on the road and wider village. The dwelling will have a pitched continuous gabled roof. The windows at first floor level are smaller than those at ground floor, which have brick sills. The primary material is a red facing brick with a clay tile roof. The windows and doors will be painted timber casement windows. Existing mature trees and boundary hedges are proposed to be retained, where possible. The boundary treatments will comprise low hedges, a timber fence and brick wall.
- 3.5.4 Details regarding the depths and types of foundations necessary for the new residential properties were not known at the time of writing.

4 PLANNING BACKGROUND

4.1 National Guidance: The National Planning Policy Framework

4.1.1 The revised National Planning Policy Framework (NPPF) was published on 19 December 2023 and replaces the previous NPPF published in September 2023. The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

4.1.2 Chapter 16 of the NPPF concerns the conservation and enhancement of the historic environment, with the following statements being particularly relevant to the proposed development:

195. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

196. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.*

197. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

198. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and*
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.*

199. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

4.1.3 Additionally:

200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage

assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

202. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

203. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

204. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

- 4.1.4 In considering any planning application for development, the local planning authority will now be guided by the updated policy framework set by the NPPF.

205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

209. *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

210. *Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*

211. *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

212. *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

213. *Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

214. *Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*

4.2 **Regional Guidance: Hinckley and Bosworth Borough Council's Local Plan**

- 4.2.1 Hinckley and Bosworth Borough Council's Local Plan was adopted in November 2009. The Core Strategy vision contains a number of spatial objectives to achieve its aims, of which the following is of relevance:

Spatial Objective 10: Natural Environment and Cultural Assets

To deliver a linked network of green infrastructure, enhancing and protecting the borough's distinctive landscapes, woodlands, geology, archaeological heritage and biodiversity and encourage its understanding, appreciation, maintenance and development

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 Introduction

5.1.1 In order to assess the potential for archaeological remains within the development area, an examination of all archaeological entries in the Leicestershire Historic Environment Record (LHER) has been made within a 1km radius from central point Ordnance Survey National Grid Reference SK 30569 03746. The search area is defined as the 'study area' for the purposes of this assessment. A complete listing of these entries is provided in **Appendix 1** and is presented in **Figure 3**.

5.1.2 A list of objects in the Portable Antiquities Scheme (PAS) recorded in the study area is provided in **Appendix 2**. They typically represent finds made by private individuals. Entries are not shown in **Figure 3** as precise location details are not recorded.

5.1.3 The purpose of the LHER search is to identify known archaeological sites and finds in the vicinity in order to predict the likely archaeological conditions within the development area itself. It is important to understand that many of the entries in the LHER result from chance discoveries and may therefore represent a small and unrepresentative sample of the total buried heritage.

5.1.4 The information derived from the LHER is summarised chronologically below. The following chronological periods are referred to as necessary:

- Palaeolithic 500,000-10,000BC
- Mesolithic 8500-4000BC
- Neolithic 4000-2400BC
- Bronze Age 2400-700BC
- Iron Age 700BC-AD43
- Romano-British AD43-410
- Saxon AD410-1066
- Medieval 1066-1499
- Post-medieval 1500-1799
- 19th century 1800-1900
- Modern 1900-present

The prehistoric period is considered to comprise the period up until the Roman occupation of Britain when written sources become available.

5.2 Prehistoric

- 5.2.1 Land Parcels A and B lie within a wider landscape that was probably cleared and settled, with mixed farming taking place by the late first millennium BC (e.g. Fowler 1983:70). The LHER does not record any entries dated to the prehistoric period, although crop marks forming a linear feature running roughly south-west to north-east, apparently with a series of smaller linear features running off of it to the south-east, towards the stream, are recorded north of Brookhill Farm, approximately 800m east of the Land Parcel B (**Figure 3: 26**). The feature lacks dating evidence but the evidence from broadly similar, embanked enclosures, set on south facing, gently sloping or level ground may support a late prehistoric origin (e.g. Historic England 2011: 9).
- 5.2.2 The PAS records a find of an Iron Age brooch (LEIC-038D43) in the study area but the exact location is not recorded.

5.3 Romano-British

- 5.3.1 The town of Mancetter (Roman Manduessedum) is the nearest Roman settlement to the two Land Parcels, lying approximately 7km to the south, close to the Roman road Watling Street which is conjectured to follow the route of the modern A5 highway. The LHER records one entry in the study area, a Roman coin found under the west end of Orton Hall when the foundations were being dug (**Figure 3: 1**). The coin appears to have been struck for Constantius II and originate from the Trier mint, dating to the 4th century AD. The PAS records a Roman brooch (LEIC-DAA8B3) found in the study area.

5.4 Saxon

- 5.4.1 The place-name Orton derives from the Old English elements **ufan** ('over' or 'above') and **tun** ('enclosure' or 'settlement') describing a settlement on high ground (EPNS Online). It is recorded in Domesday as 'Wortone' and described as in the possession of Henry the Earl Ferrers, comprising 29 households of 15 villagers, 13 smallholders and 1 slave. It consisted of six ploughlands and had an annual value of 5 pounds in 1086 (Domesday Online). This makes it one of the larger holdings recorded in Leicestershire and suggests there would have been a substantial Saxon settlement at Orton-on-the-Hill predating the Conquest, although no entries in the LHER are recorded for the Saxon period.

5.5 Medieval

- 5.5.1 The two Land Parcels lie within the early medieval core of Orton-on-the-Hill (**Figure 3: 4**) as deduced from the 1886 Ordnance Survey map (**Figure 4**).
- 5.5.2 Land Parcel A is close to the location of a medieval Manor House (**Figure 3: 14**) known as

Orton Hall which was located on the other side of The Green (road). It is recorded as being "An old manor house with a walled garden [which] stood here until 1786 when it was replaced. A curiosity of the old house was a covered bell-cote on the roof, from which a servant would summon the household to meals" (cited by Hartley 1988: 93). A medieval fishpond originally associated with the earlier Manor House is shown on the 19th and 20th century maps (**Figures 4 to 9**) and is still extant today to the north-east of Land Parcel A (**Figures 1 and 2**).

- 5.5.3 Approximately 200m to the northeast of Land Parcel A on The Green (road), lies the Grade I church of St Edith (**Figure 3: 3**) which is recorded as dating from the 14th century, with the Chancel dating to the 15th century. The church has been subject to a number of modifications over time. The bells were removed in the 1960s as the belfry had become unsafe. Dendrochronological analysis of the supporting timbers was undertaken and suggested a 17th or 18th century date (**Figure 3: 13**).
- 5.5.4 An archaeological watching brief undertaken during groundworks for soakaways in the churchyard in 2018 revealed two partially articulated burials to the north-east of the church and two to the south-west (**Figure 3: 5, 24**). Disarticulated remains were also noted, remnants of earlier phases of churchyard use for burials, recorded as dating from between the early medieval period to the modern era.
- 5.5.5 Near the church, at no. 8 The Green, is a listed building known as Church Farm dating to the 15th/16th century with a timber framed core of cruck construction. The outer walls were rebuilt in the 18th/19th century with further additions to the building in the 20th century (**Figure 3: 2**).
- 5.5.6 Historic Building Recording was undertaken of an outbuilding of Church Farm prior to its demolition in 2006 (**Figure 3: 18, 23**). A single surviving bay of what was originally a four-bay building was recorded, and evidence was found for an earlier brick building which had been pulled down and the lower courses reused. Part of the building had a stone base that may have represented part of an even earlier building. The building was evidently in use in the early post-medieval period, with finds of Pantheon ware pottery dating to the 1600s found on the site during a watching brief undertaken during demolition (**Figure 3: 10, 29**).
- 5.5.7 Aerial photographs taken by the RAF in 1948 show village earthworks dated to the medieval period (Hartley 2008), to the immediate south of Land Parcels A and B, close to Lower Farm (**Figure 3: 7**) and to the west of Land Parcel B near Peggs Farm (**Figure 3: 6**). These features are interpreted as house platforms, suggesting the medieval settlement may have extended further south than the current layout of the village, placing Land Parcels A and B nearer the centre of occupation in the medieval period.
- 5.5.8 The PAS records 12 individual finds of coins in the wider study area, consisting of silver and

copper alloy coins dated to the medieval period, e.g. a silver penny of Edward I (LEIC-D34F24). Although the coins lack provenance, they support a general view of an active, apparently prosperous settlement in the medieval period. For further details of the coins see Appendix 2.

5.6 Post-Medieval

5.6.1 The LHER records several listed buildings of an early post-medieval date, which provide evidence for the village continuing as a substantial settlement.

5.6.2 Lord of the Manor, Samuel Steele Parkins rebuilt his ancestral home, the medieval Orton Hall as a modern Georgian Mansion in 1786. This replacement building is shown as Orton Hall on the 1886 to 1966 maps (**Figures 4 to 8**). Orton Hall was sold in 1918 and demolished in the late 1960s; it is not shown on the 1983 map (**Figure 9**).



Photograph taken in the early/mid 20th century of the medieval fishpond and 1786 Orton Hall, looking north-west

5.6.3 Stone gate piers with decorative shields and round finials possibly dating from the 1500s (**Figure 3: 16**) at the entrance to the once elm-lined carriageway to the former Orton Hall still survive on Norton Lane to the north.



Stone gate piers to the carriageway to the former Orton Hall, looking south (© Google Earth)

- 5.6.4 Orton Park (**Figure 3: 22**) is the landscape park associated with Orton Hall and possibly contemporary with its rebuilding in 1786. A corner of the village appears to have been cleared to create the park, which included the carriageway with its avenue of elms heading south-east from the entrance with the stone gate piers on Norton Lane towards the Hall. The medieval fishpond to the south-east of the Hall formed part of the park.
- 5.6.5 Lower Farm at no.7 Pipe Lane and associated outbuildings to the south-west of Land Parcel B is recorded as having a 17th century farmhouse (Grade II Listed) and 18th/19th century farm buildings (**Figure 3: 11, 12, 15** and **19**). Hall Farm at no.10 The Green (**Figure 3: 17**) is described as having an early post-medieval timber-framed farmhouse.
- 5.6.6 Later post-medieval farm buildings in the study area include School Farm on Main Street, to the east of Land Parcels A and B (**Figure 3: 20**) and Shaw Farm, also on Main Street (**Figure 3: 21**) which are recorded as dating to the 1800s.
- 5.6.7 Other late post-medieval buildings recorded in the study area in the LHER include a windmill (**Figure 3: 8**) approximately 600m to the southwest of Land Parcel B, and a brick kiln (**Figure 3: 9**) on Warton Lane, almost 800m to the west of Land Parcel B, both probably dating to the 1800s.
- 5.6.8 The Ordnance Survey Map published in 1886 (**Figure 4**) shows that Land Parcel A was part of

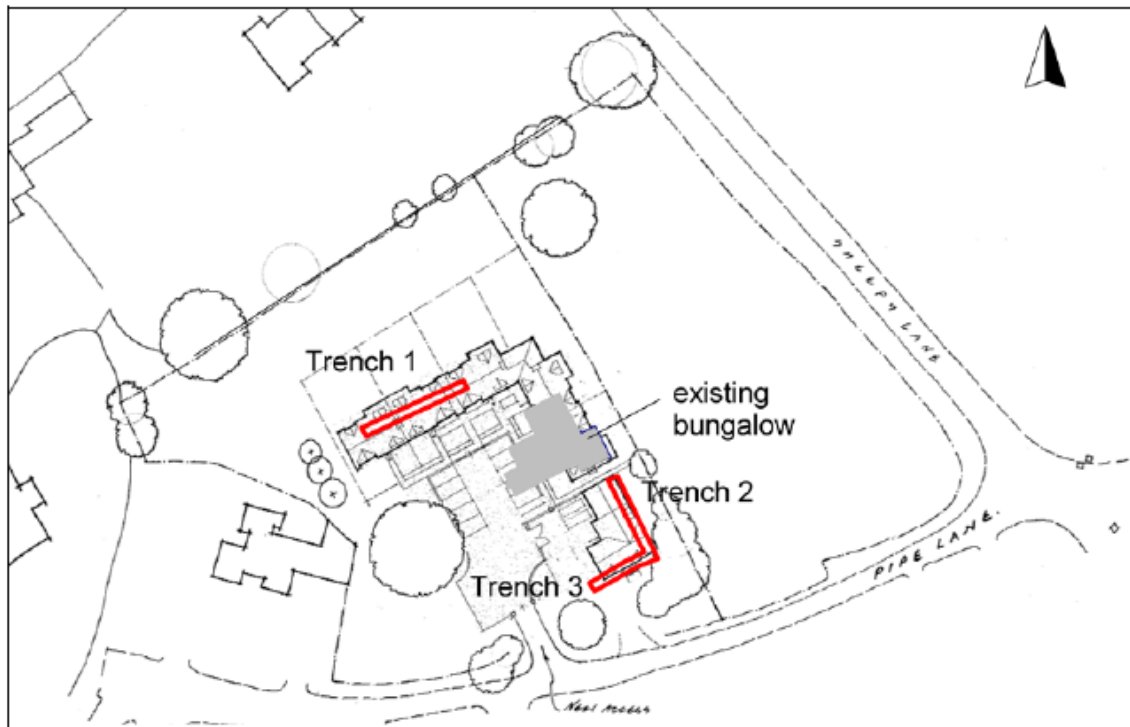
a larger undeveloped area of land with a number of trees. This land parcel lay to the south of the Vicarage and Orton Hall and to the west of the fish pond and landscaped grounds of Orton Hall. The east side of Land Parcel B also encompassed a small part of this undeveloped area of land. The western part of this land parcel was occupied by buildings, which were demolished between 1966 and 1983 (**Figures 8 and 9**).

5.7 Modern

5.7.1 The Ordnance Survey Maps published in 1903 (**Figure 5**), 1924 (**Figure 6**), 1955 (**Figure 7**), 1966 (**Figure 8**) and 1983 (**Figure 9**) all show Land Parcel A as open land with no buildings or structures. The buildings on the western part of Land Parcel B are shown on the 20th century maps including the 1966 map. They were demolished between 1966 and 1983 (**Figures 8 and 9**).

5.8 Archaeological Investigations

5.8.1 Three archaeological evaluation trial trenches were excavated by the University of Leicestershire Archaeological Services (ULAS) in 2010 on land adjacent to Land Parcels A and B. Trench 1 was excavated on the plot of land to the north of Land Parcel B, while Trenches 2 and 3 were excavated on the plot of land on Pipe Lane separating Land Parcels A and B. Trench 1, 23m x 1.6m, was excavated parallel with and about 15m to the north of the boundary of Land Parcel B. Trench 2, 15m x 1.6m, was excavated parallel with and about 5m to the west of the boundary of Land Parcel A. Trench 3, 12m x 1.6m, was excavated perpendicular with and about 5m and 14m to the west and east of Land Parcels A and B, respectively.

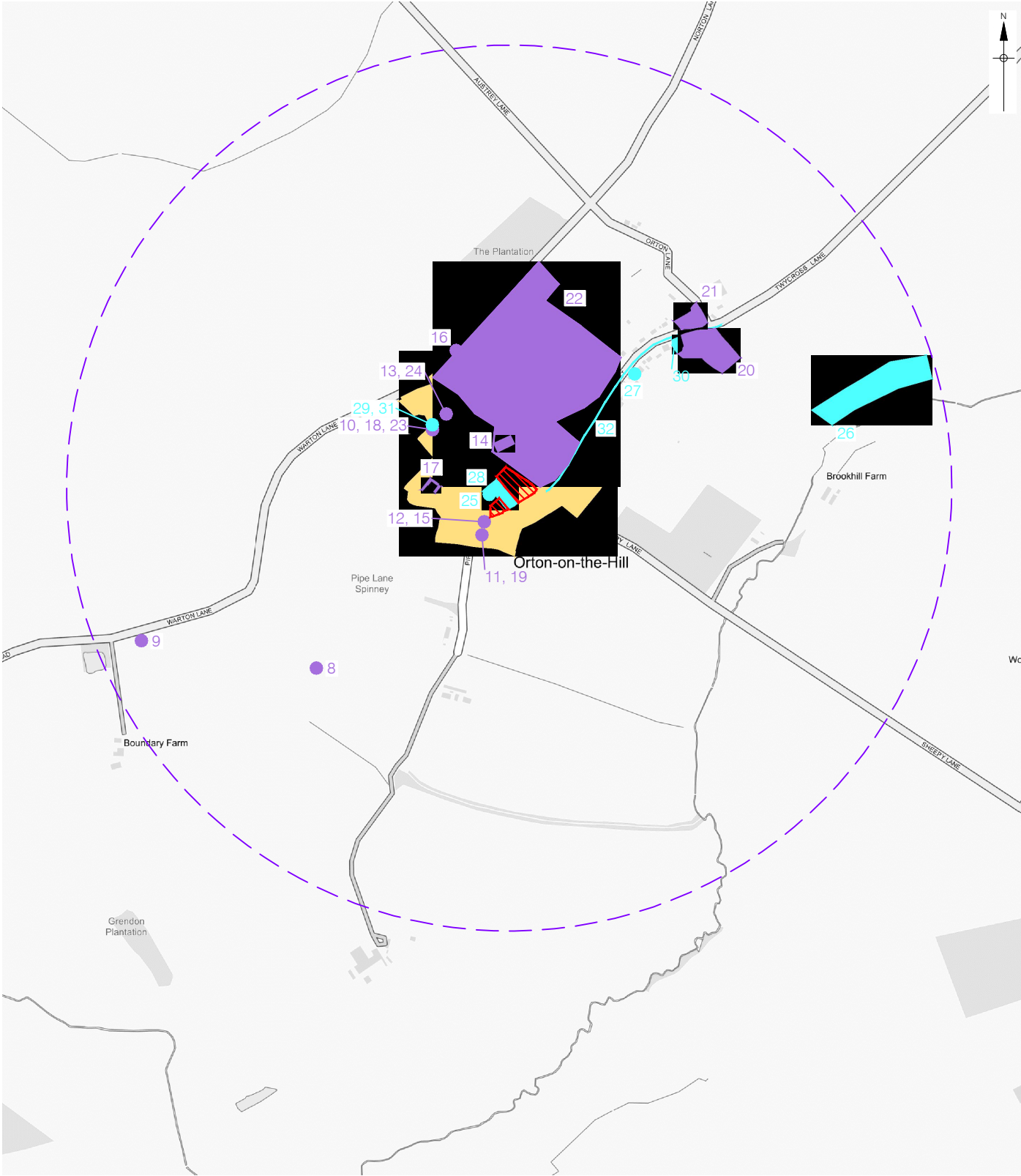


- 5.8.2 The evaluation uncovered two undated animal burials at the west end of Trench 1 (**Figure 3: 25, 28**). One was a partially articulated lamb or sheep burial, with the second 2m to the east of the first. Their proximity to the present ground surface may be indicative of a modern date. Excavation close to Pipe Lane revealed disturbed ground, possibly infill of a roadside pit visible in Ordnance Survey maps up until the edition published in 1958 (**Figure 7**) (Kipling 2010). The evaluation work did not reveal any other archaeological deposits or features.
- 5.8.3 Other archaeological investigations in the study area include a watching brief undertaken by ULAS in 2006 on groundworks within the curtilage of Church Farm (**Figure 3: 31**), trial trenching at 34 Main Street in 2001 (**Figure 3: 27**), 46 Main Street in 2016 (**Figure 3: 30**) and a watching brief on a service trench along Main Street in 1999 (**Figure 3: 32**). None of these investigations uncovered datable features or deposits.
- 5.9 **Orton-on-the-Hill Conservation Area**
- 5.9.1 Land Parcels A and B lie within the Orton-on-the-Hill Conservation Area. The setting of the proposed development is discussed further in a Heritage Impact Assessment undertaken by Heritage Collective UK Group (HCUK 2024).



● Roman (1) ■ Medieval (2-7) - - - 1km Search Radius

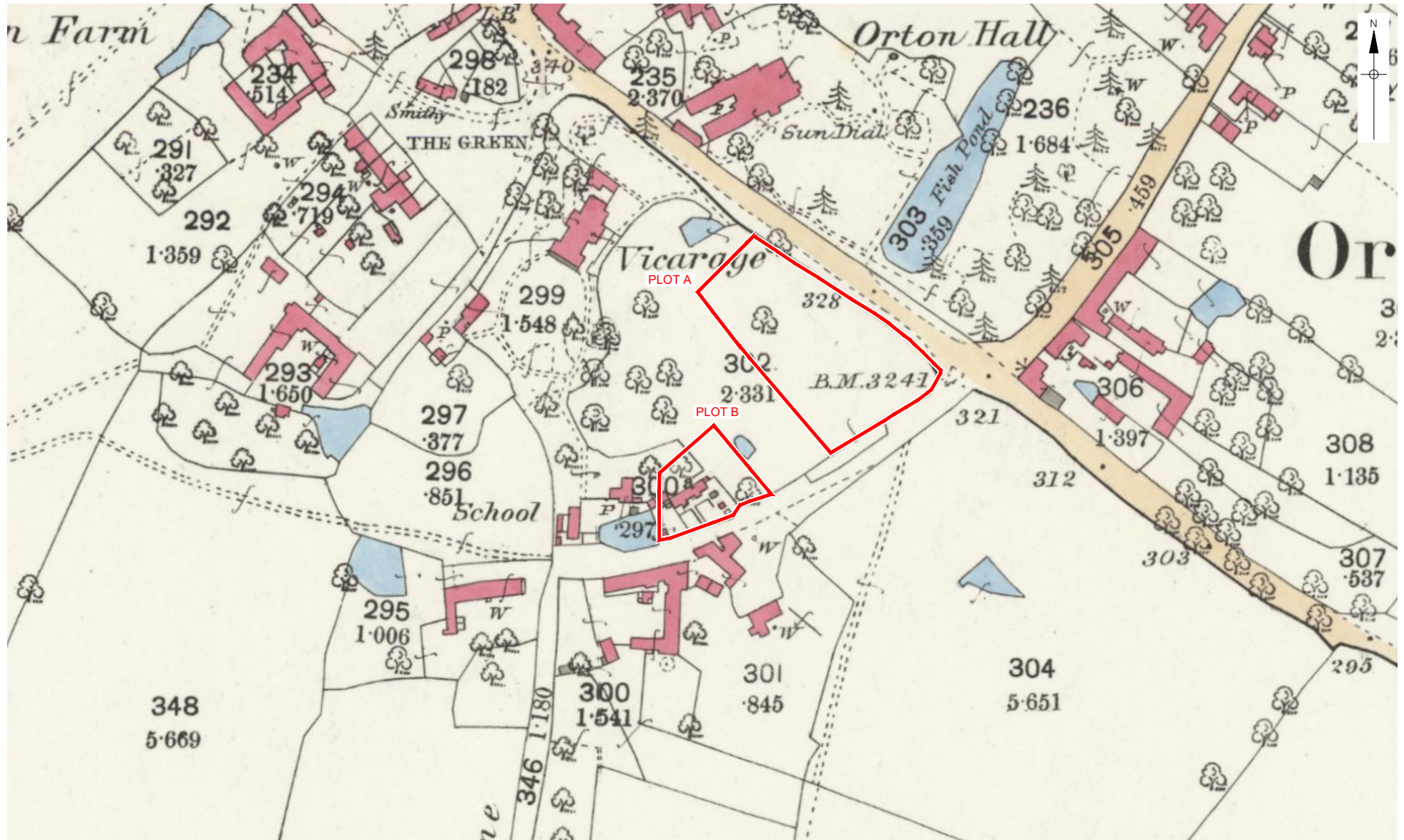
0 500m

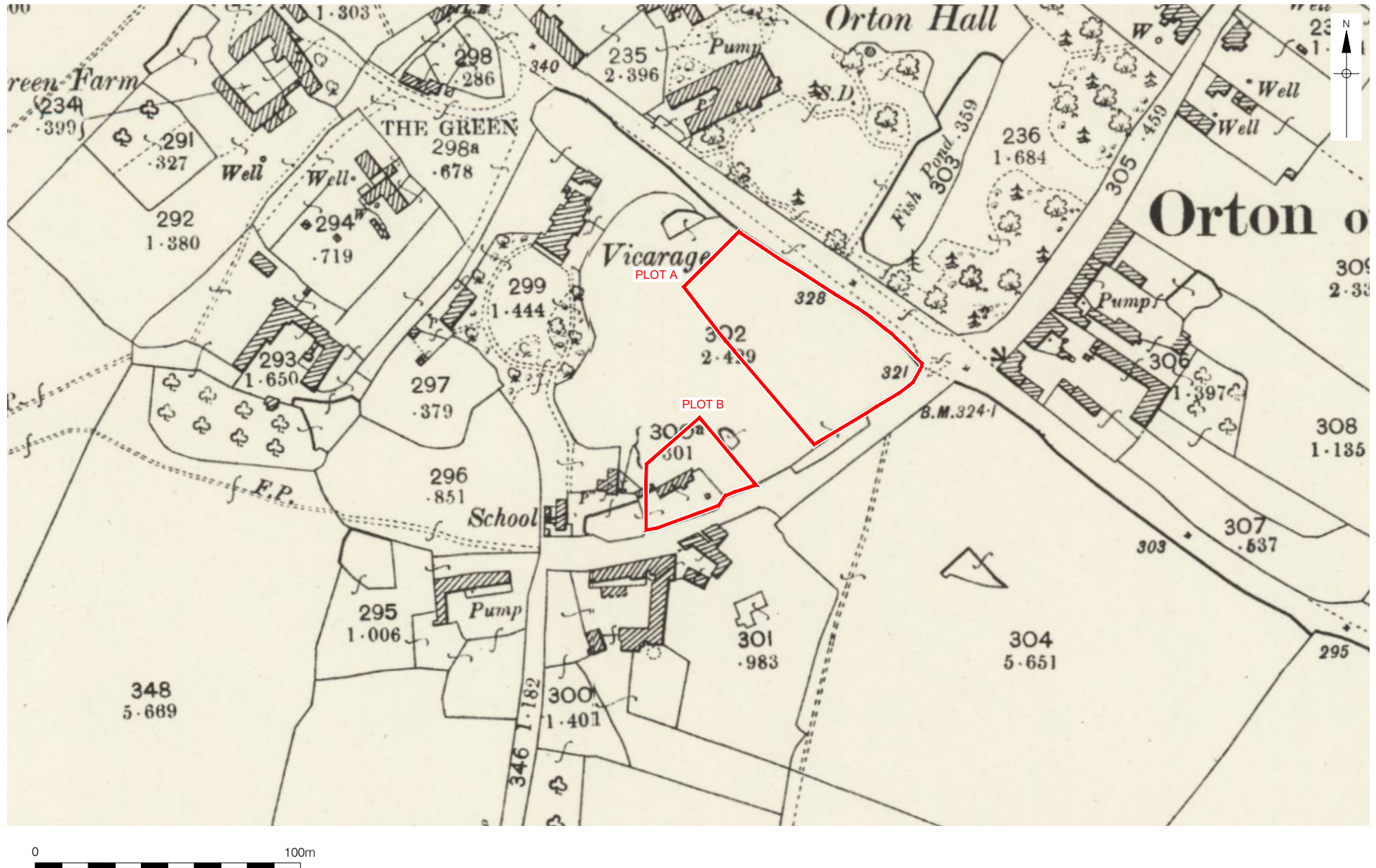


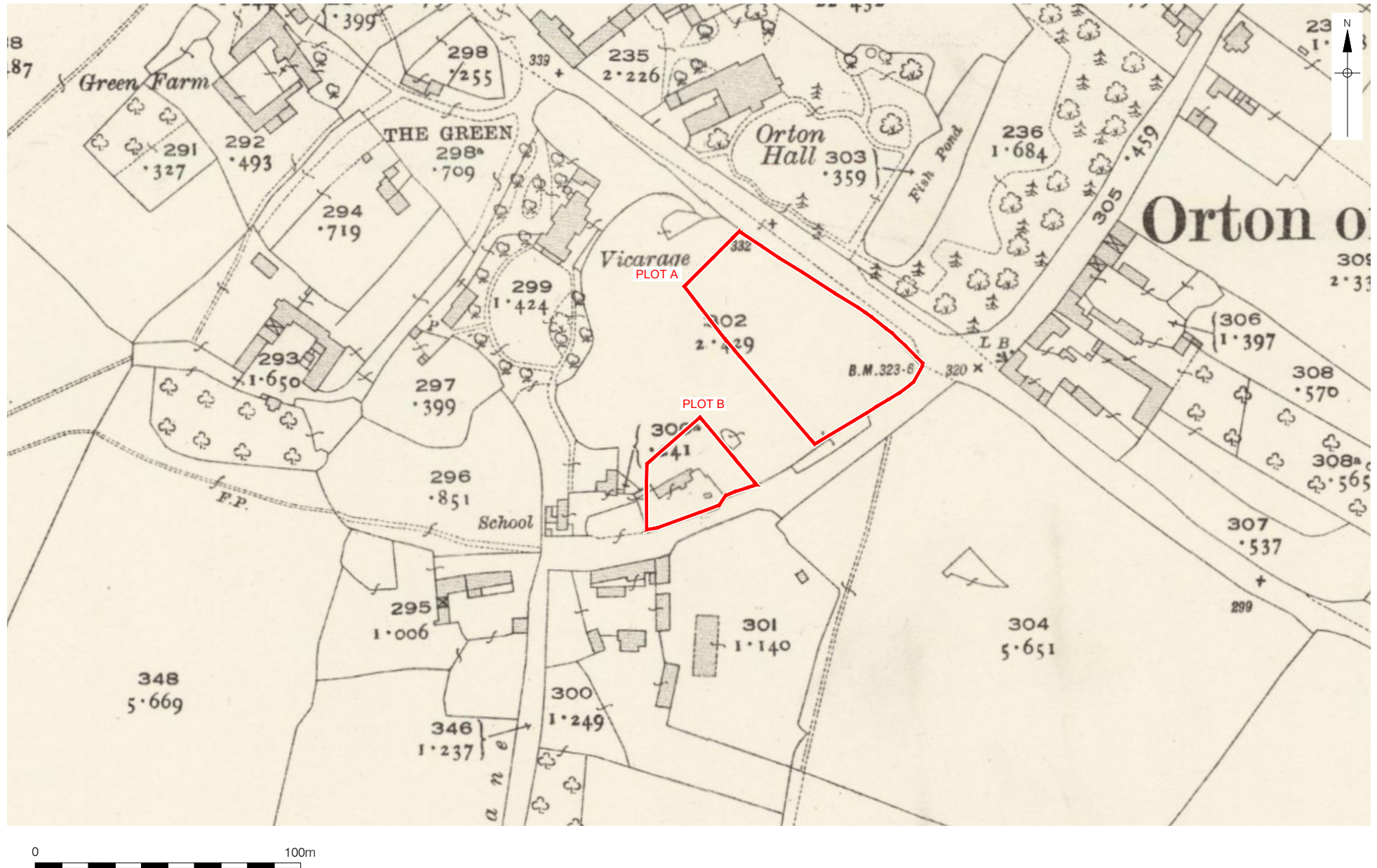
■ Post-Medieval (8-24) - - - Undated (25-32) ■ Conservation Area - - - 1km Search Radius

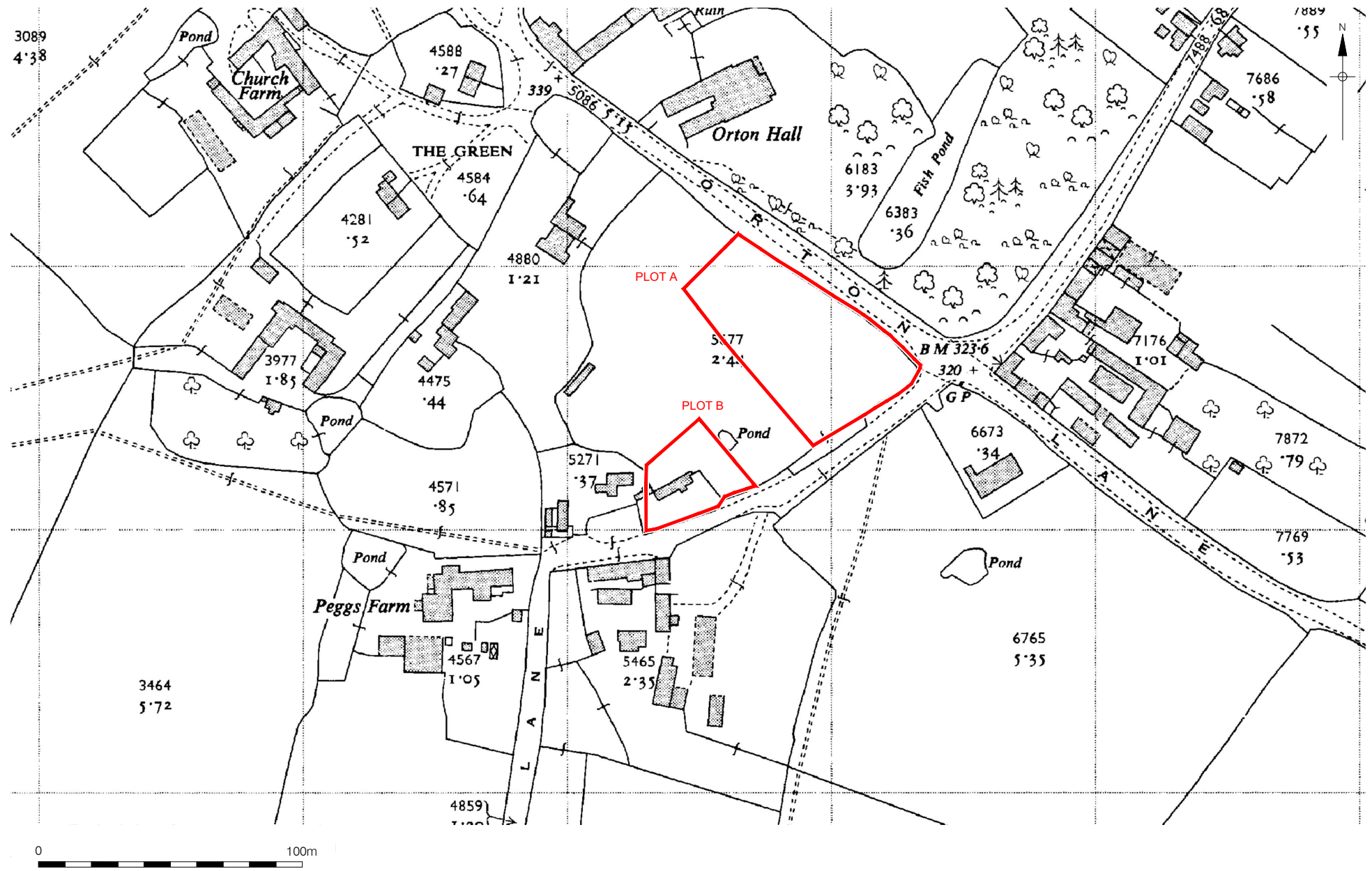
0 500m

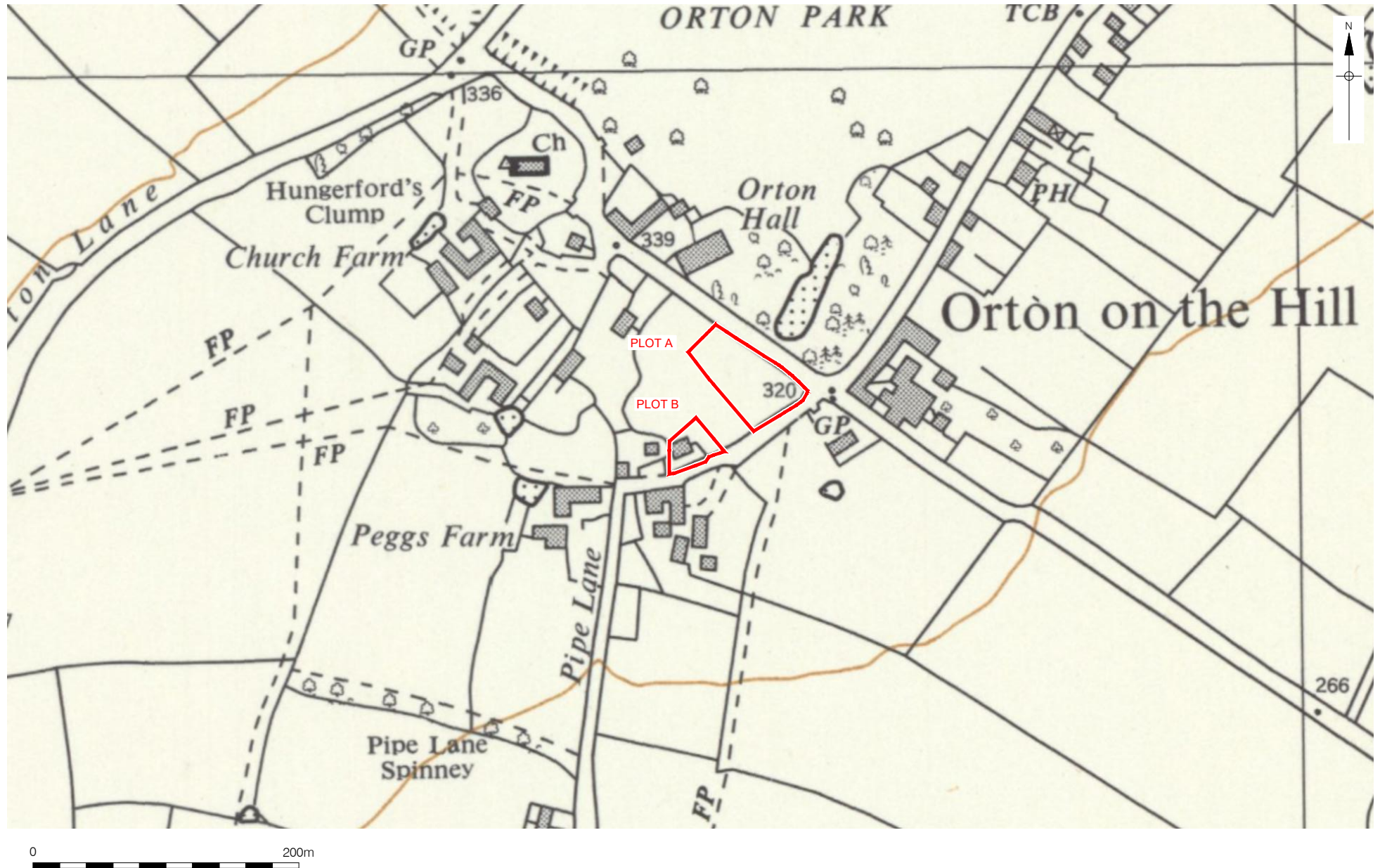
Figure 3
HER Locations
1:10,000 at A3

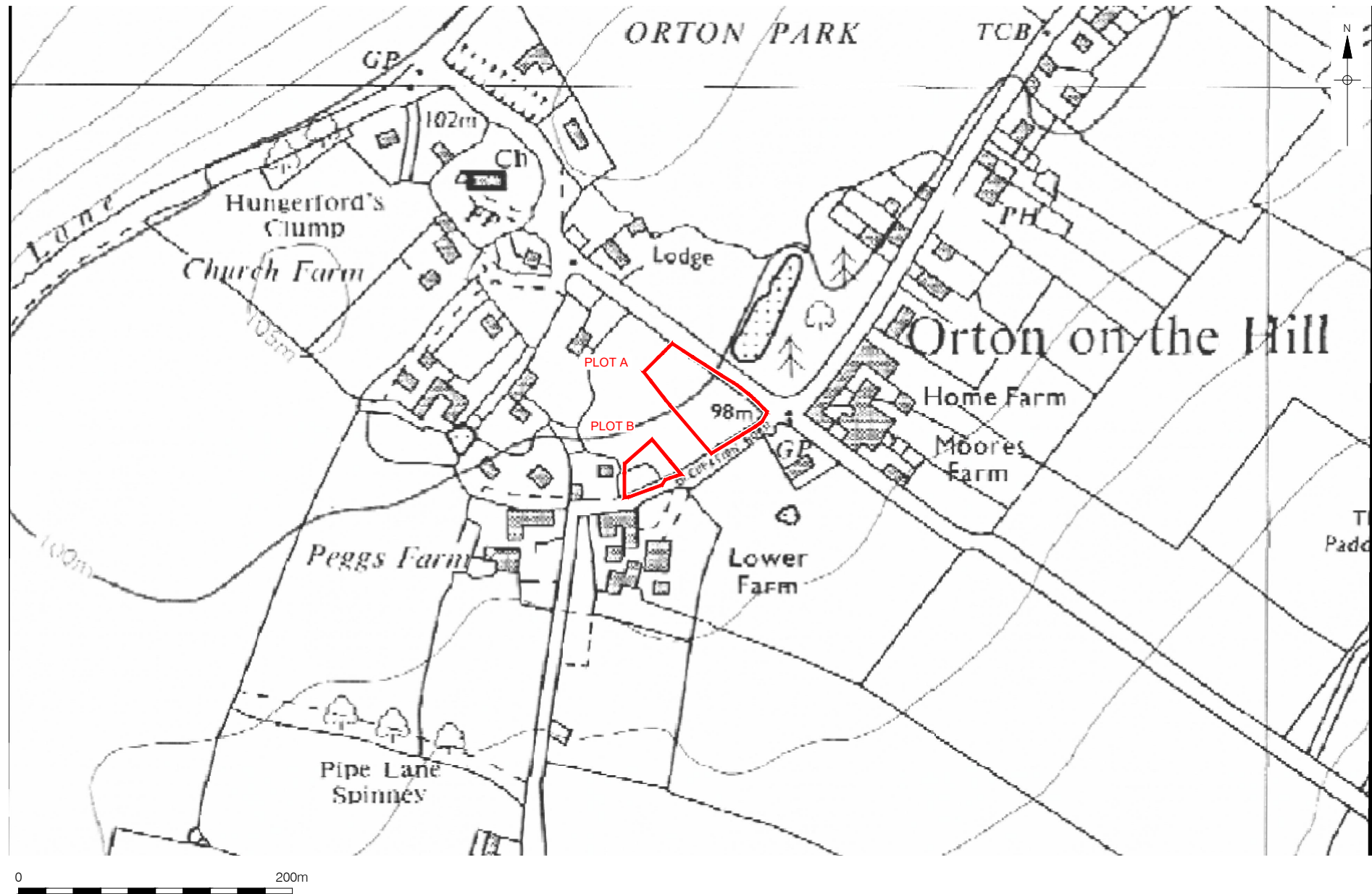


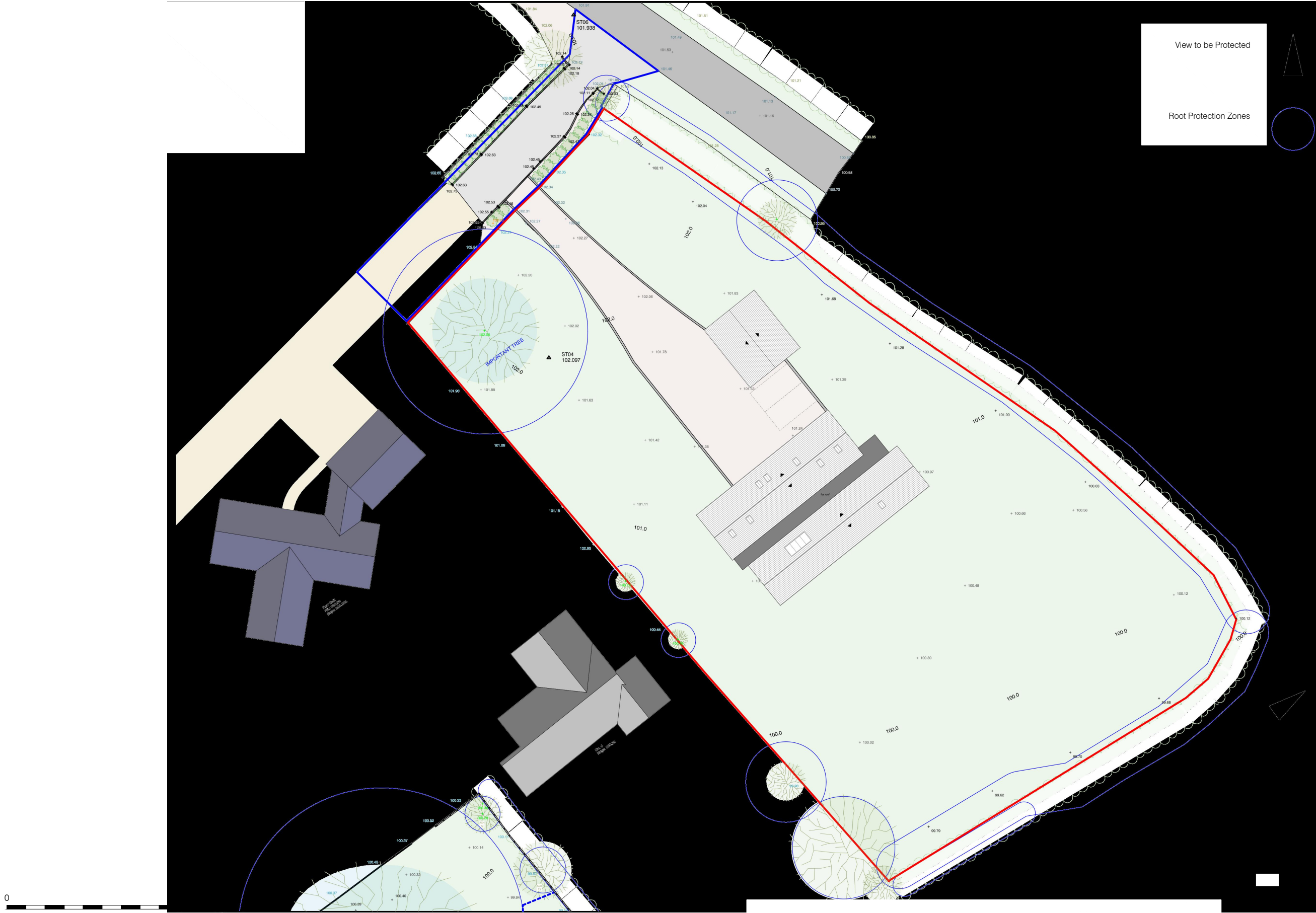












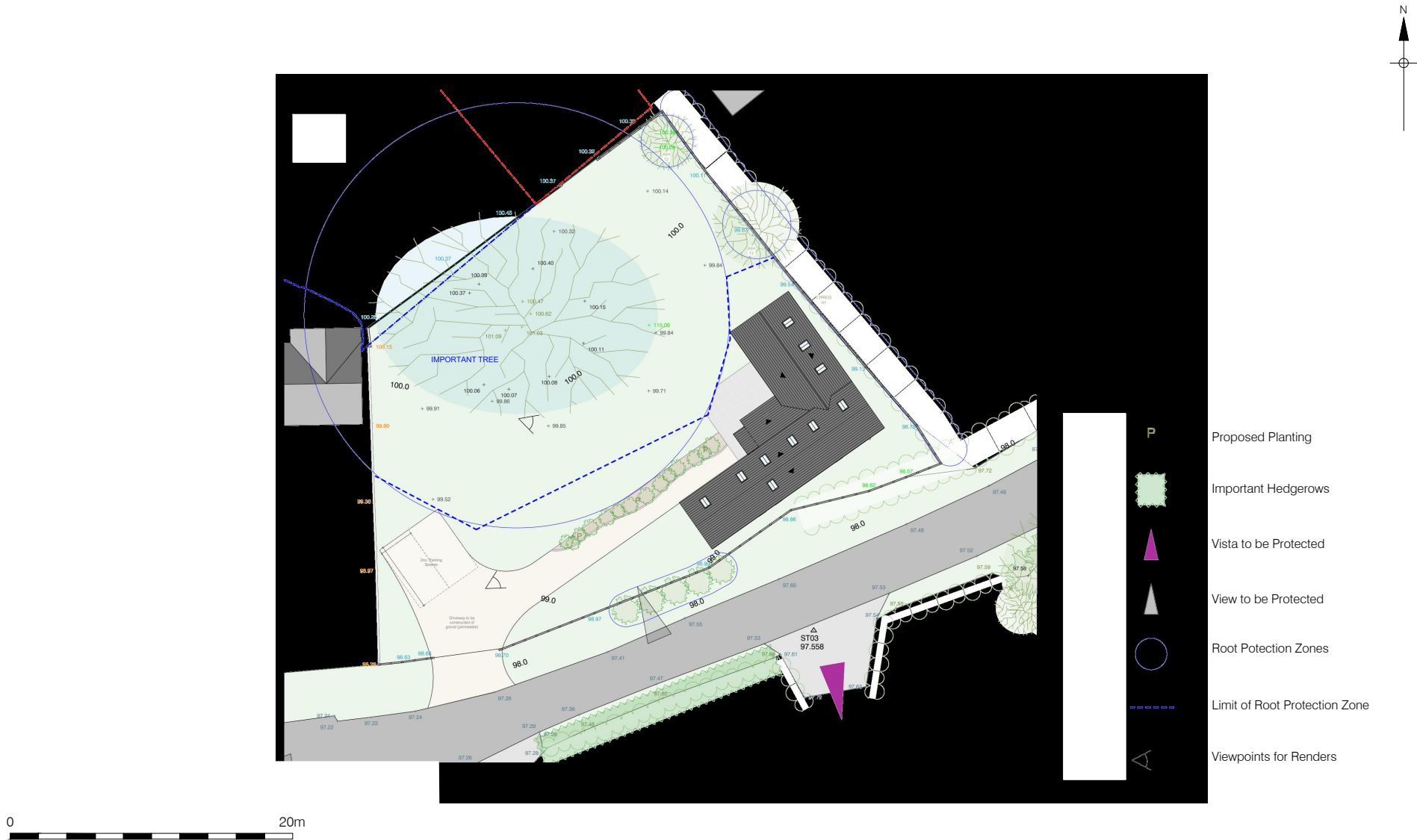
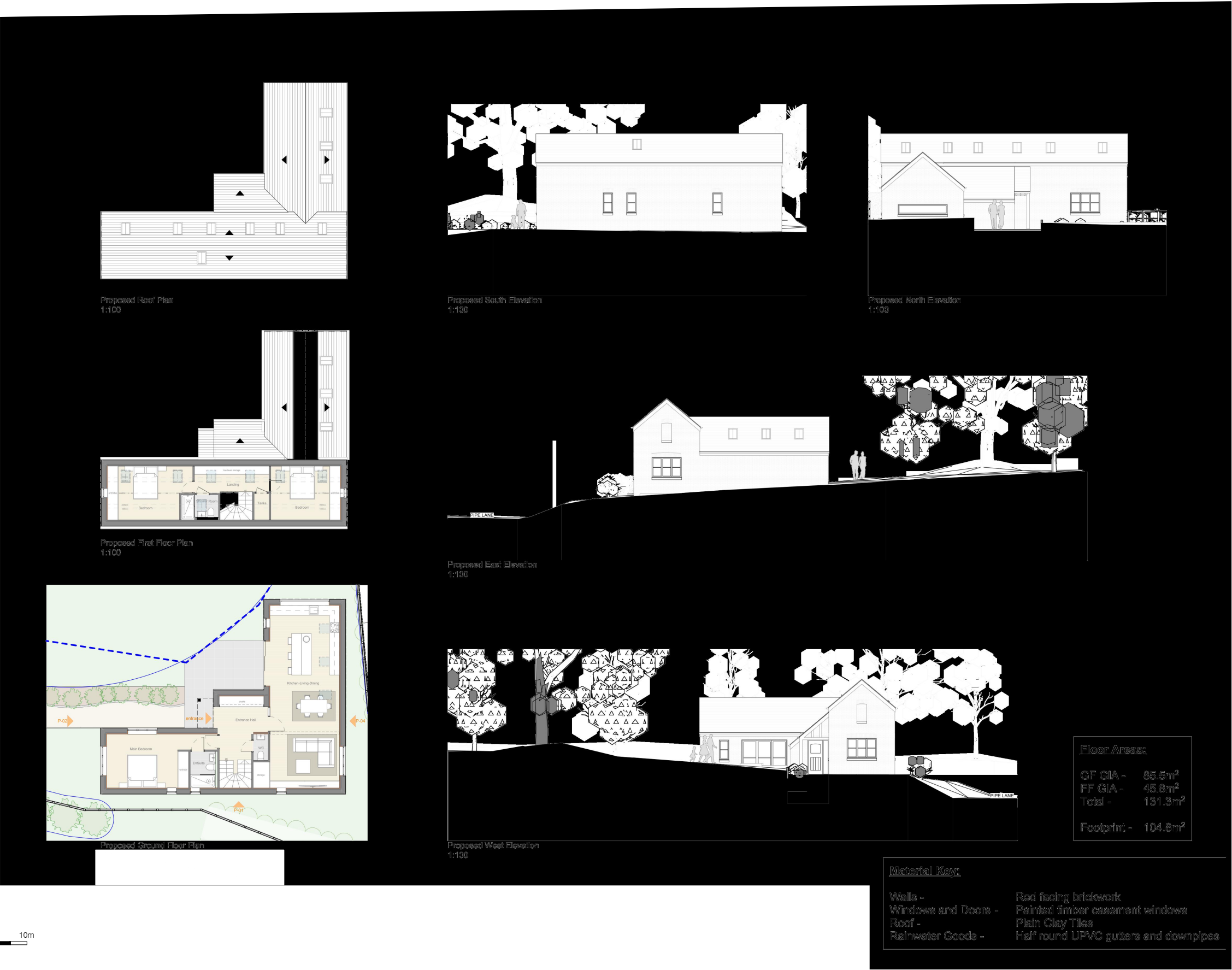


Figure 11
Proposed Site Plan, Plot B
1:400 at A4



6 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

6.1 General

- 6.1.1 The search of the LHER within a 1km radius of the site reveals limited evidence of human activity within the study area prior to the medieval period. However, its location on a gently sloping ridge overlooking a shallow valley with a watercourse at its base would have presented an attractive site for settlement. The presence of linear features on the southern slope near the stream, although undated, along with isolated finds of an Iron Age brooch and a Roman coin is suggestive of activity in the later prehistoric period / Roman occupation.
- 6.1.2 The place name of Orton is derived from Old English, and the entry in Domesday describing a substantial settlement in 1086 strongly suggests a pre-existing Saxon occupation centre on the site of the village. Settlement at Orton from the early medieval period onwards is well attested from documentation, built heritage and archaeological investigations.
- 6.1.3 Cartographic evidence suggests that Land Parcel A has been open land within the village since the 1886 to the present day, while the 1886 map shows Land Parcel B was occupied by number of buildings. These were demolished between 1966 to 1983 (**Figures 8 and 9**).

6.2 Prehistoric / Romano-British

- 6.2.1 Based on their location in the landscape, and suggested by evidence from the wider region, the two land parcels would have presented an attractive place for early farmers and there is some limited evidence for activity in the study area. The lack of supporting evidence in the LHER is notable but may not represent a true reflection of the potential archaeological resource. The potential for the Land Parcels to contain late prehistoric/Romano-British period therefore is considered to be **low**. If such remains are encountered within the Land Parcels they would potentially be of **regional** significance.

6.3 Saxon

- 6.3.1 There is a similar lack of supporting evidence for the Saxon period in the LHER. However, it has been noted that the origins of the village name are Old English, and the size of the settlement described in Domesday strongly suggests a pre-existing Saxon settlement. The site's archaeological potential for the Saxon period is therefore considered to be **low to medium**. If such remains are encountered within the Land Parcels they would potentially be of **regional** significance.

6.4 Medieval / Early Post Medieval

- 6.4.1 There is abundant evidence in the LHER for Orton forming a prosperous settlement from the early medieval period into the early post-medieval/Tudor period. Evidence for medieval

earthworks interpreted as house platforms suggesting occupation to the south of Land Parcels A and B imply the post-medieval centre of the village may have migrated northwards in the later post-medieval period, in which case the Land Parcels would be closer to the heart of the medieval settlement. However, the lack of any archaeological remains uncovered by the archaeological evaluation in 2010 of the plot of land separating the two land parcels and the plot of land to the north of Land Parcel B is notable. The Land Parcels' archaeological potential for the medieval / early post medieval period is therefore considered to be **high**. If such remains are encountered within the Land Parcels they would potentially be of **regional** significance.

6.5 **Late Post-Medieval and Modern**

- 6.5.1 Cartographic evidence demonstrates that Land Parcel A has remained undeveloped open land from the 1886 to the present, while Land Parcel B was occupied by a number of buildings that were demolished between 1966 and 1983 (**Figures 8 and 9**). Land Parcel A's archaeological potential for the late post-medieval and modern periods is therefore considered to be **low**, while that of Land Parcel B is considered to be **high**. If such remains are encountered within the Land Parcels, they would potentially be of **local** significance.

7 IMPACTS ON BURIED ARCHAEOLOGICAL DEPOSITS

7.1 Previous Land Use

- 7.1.1 Land Parcels A and B are located towards the southern end of the historic core of Orton-on-the-Hill, although it has been noted that evidence exists to suggest that the village extended further to the south in the medieval period, placing the two Land Parcels closer to its centre. Although no archaeological features or deposits are known to have been located within Land Parcels A and B during the Saxon, early and later medieval and early post-medieval periods, it is possible that such archaeological evidence exists.
- 7.1.2 Cartographic sources show that Land Parcel A has been open land from the 1886 to the present day. Details regarding agricultural activities are uncertain, and ploughing would have likely had an impact upon the underlying potential archaeological horizons for example: use as pasture would make it likely that archaeological remains and horizons may have survived largely intact.
- 7.1.3 The archaeological evaluation at no. 4 Pipe Lane identified between the two Land Parcels found disturbed ground close to the road, possibly infill of a roadside pit. This could potentially have also affected the southwest corner of Land Parcel 'A' close to Pipe Lane. Previous land use impact on Land Parcel A is therefore considered to be mainly **low**.
- 7.1.4 Land Parcel B was occupied by a number of buildings in 1886 that were demolished between 1966 and 1983 (**Figures 8 and 9**). The date of construction of these buildings is not known and they may be of some archaeological interest. The foundations of these buildings may have had an impact upon any underlying archaeological features or deposits. Previous land use impact on Land Parcel B is therefore considered to be **moderate**.

7.2 Impact of the Proposed Development

- 7.3 The proposed development involves the construction of a single residential property on each Land Parcel, together with supporting services and access (**Figures 10 and 11**). Details regarding the depths and types of foundations necessary for the properties were not known at the time of writing.
- 7.4 It is anticipated that any work which extends below the existing ground levels, e.g. ground reduction and excavations for the foundations of the new residential buildings, plus any associated landscaping and services, risks the localised disturbance of any surviving archaeological deposits.
- 7.5 The impact of the proposed development on any surviving archaeological deposits is therefore considered to be **high**.

7.6 Ground Soil Contamination

- 8.1.1 No information is available to indicate the risk of contamination on Land Parcels A and B. As Land Parcel A was undeveloped, open land in the later post-medieval and modern period, it is thought that there may be a low risk of contaminated material on this site. It is not known what the buildings on Land Parcel B were used for, therefore the risk of contaminated material on this site is unknown.

8 CONCLUSIONS

- 8.1 This assessment aimed to identify the potential for the occurrence of archaeological remains within Land Parcels A and B based on the results of a local Heritage Environment Record search of the wider study area, to assess the potential and known land-use and assess its impact on the survival of these remains and hence their significance.
- 8.2 A search of the Leicestershire Historic Environment Record (LHER) for entries within a 1km radius centred between the two Land Parcels revealed no records of prehistoric activity, although the site lies in a favourable landscape for farming. Undated cropmarks revealing a linear feature to the southeast of the Land Parcels and a find of an Iron Age brooch recorded in the Portable Antiquities Scheme (PAS) list of finds in the study area are suggestive of human activity in the later prehistoric period. The LHER records one findspot of a Roman coin. The nearest known Roman settlement is at Mancetter near the Watling Street road, approximately 7km to the south.
- 8.3 Based on evidence from Domesday and place name derivation there was almost certainly a Saxon settlement on the site of the village of Orton-on-the-Hill, although the LHER for the study area includes no record of Saxon activity. The village was however a documented settlement from the early medieval period onwards, following the Conquest, with elements of the present church of St Edith dating to the 1300s and the LHER recording a number of listed buildings dating to the medieval and early post-medieval periods. The presence of medieval earthworks interpreted as house platforms and indicative of settlement to the immediate south and west of the two Land Parcels indicates that the village may have extended further south in the medieval period, which would place the Land Parcels closer to the centre of the medieval settlement. Cartographic evidence show that from 1886 Land Parcel A has been open ground, suggesting any archaeological features or deposits are unlikely to have been disturbed in modern times. The 1886 map shows that Land Parcel B was occupied by a number of buildings, which were demolished between 1966 and 1983. These may be of some archaeological interest, although they may have disturbed earlier archaeological remains.
- 8.4 It is concluded that there is **low** potential for Land Parcels A and B to contain significant archaeological resources from the prehistoric and Romano-British periods. Based on documentary and place name evidence for settlement in the Saxon period there is a **low** to **medium** potential for archaeological remains from the Saxon period. There is a **high** potential for Land Parcels A and B to contain archaeological resources from the medieval and early post-medieval/Tudor periods, although archaeological trial trench evaluation in 2010 on the plot between the two Land Parcels and on the plot to the north of Land Parcel A did not uncover any archaeological features, deposits or finds of these periods. There is a **low** potential for Land Parcel A and a **high** potential for land Parcel B to contain archaeological resources from the late post-medieval and modern periods. Should archaeological resources be present within the Land

Parcels there may be a **high** impact on them by the proposed development.

- 8.5 If prehistoric, Romano-British, Saxon or medieval/early post-medieval remains are encountered, they would potentially be of **regional** significance. If late post-medieval remains are encountered, they would potentially be of **local** significance.
- 8.6 On the basis of the findings of this assessment, and given the nature of the development, it is considered that further archaeological work will be necessary. In respect of the **high** potential for medieval/early post-medieval archaeological resources to survive within Land Parcels A and B, it is recommended that an archaeological trial trench evaluation is undertaken to test this potential. This work should be undertaken prior to any development groundworks.

9 BIBLIOGRAPHY

9.1 Written Sources

Fowler, P.J., 1983. *The Farming of Prehistoric Britain*. Cambridge University Press.

Hartley, R.F., 1988. *Formal Gardens of Leicestershire & Rutland, an archaeological survey of the evidence: 1500-1750*. Leicestershire Museums, Art Galleries, and Records Service.

Hartley, R.F. 2008. *The Medieval Earthworks of South-West Leicestershire, Hinckley and Bosworth*. Leicestershire Museums Archaeological Fieldwork Group

Heritage Collective UK. *Heritage Impact Assessment Land to the North of Pipe Lane, Orton-on-the-Hill, Leicestershire*. Unpublished report.

Historic England, 2011. *Enclosed Prehistoric Settlements: Introductions to Heritage Assets*.

Kipling, R., 2010. *An Archaeological Evaluation at Pipe Lane, Orton-on-the-Hill, Leicestershire*. Unpublished report.

Nichols, J., 1971. *Antiquities of Leicestershire, Volume IV*. S.R. Publishers, Facsimile reprint of 1st edition, London: John Nichols, 1798.

9.2 Cartographic Resources

Ordnance Survey Map, 1886

Ordnance Survey Map, 1903

Ordnance Survey Map, 1924

Ordnance Survey Map, 1955

Ordnance Survey Map, 1966

9.3 Online Resources

British Geological Survey. *BGS Geology Online Viewer*

https://geologyviewer.bgs.ac.uk/?_ga=2.29636031.1259031286.1715779647-1975067467.1715779647

Chartered Institute for Archaeologists (CIfA). *Standard and Guidance for Historic Environment Desk-Based Assessment*. 2020 Revision.

<http://www.archaeologists.net/modules/icontent/index.php?page=15>

GOV.UK. *National Planning Policy Framework*.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Hinckley and Bosworth Borough Council. *Core Development Plan* https://www.hinckley-bosworth.gov.uk/downloads/file/487/core_strategy_adopted_document

Open Domesday. *The Domesday Book Online* <https://opendomesday.org/place/SK3003/orton-on-the-hill/>

University of Nottingham *EPNS Online* [Orton: Survey of English Place-Names \(nottingham.ac.uk\)](https://www.nottingham.ac.uk/epns/orton/)

10 ACKNOWLEDGEMENTS

- 10.1 Pre-Construct Archaeology Ltd would like to thank Frampton Town Planning Limited on behalf of their Client for commissioning this report.
- 10.2 Thanks are due to the librarians at the Leicestershire Archives for their assistance with the cartographic and historical research.
- 10.3 Additional thanks are extended to Charlotte Matthews of Pre-Construct Archaeology for her project management and editing, and Diana Valk for formatting the HER results and compiling the figures.

APPENDIX 1: THE HISTORIC ENVIRONMENT RECORD

PCA Number	Easting	Northing	Monument / Event ID	Name	Monument / Event Type	Start Date	End Date	Period	Summary
Roman									
1	430550	303850	MLE7955	Roman coin from Orton Hall, Orton on the Hill	FINDSPOT	337	361	Late Roman	Nichols refers to a coin being found under the west end of Orton Hall when the foundations were dug. It appears to be a Constantius II from the Trier mint
Medieval									
2	430396	303879	MLE13067	CHURCH FARMHOUSE, 8, THE GREEN, ORTON ON THE HILL	CRUCK HOUSE	1401	2050	Late Medieval to Modern	C15th/C16th house with a timber framed core of cruck construction. The outer walls were rebuilt in the C18th/C19th
3	430426	303931	MLE13066	CHURCH OF ST. EDITH, THE GREEN, ORTON ON THE HILL	CHURCH	1301	2050	Early Medieval to Modern	The church has C14th origins, with a decorated nave and south aisle and a decorated chancel with original north and south windows. Various other C14th features are apparent though the church was remodelled in the C18th
4	430671	303889	MLE3285	Historic settlement core of Orton on the Hill	VILLAGE	1067	1899	Early Medieval to Late Post-medieval	Medieval and post-medieval historic settlement core of Orton on the Hill, as deduced using historic mapping.
5	430426	303929	MLE24746	St Edith's Church burial ground, Orton on the Hill	CHURCHYARD	1301	2050	Early Medieval to Modern	Burial ground surrounding the church at Orton on the Hill. Several burials were noted during a watching brief in 2018.
6	430356	303675	MLE25973	Medieval village earthworks west of Peggs Farm, Orton on the Hill	LINEAR FEATURE	1067	1539	Medieval	Village earthworks consisting of earthwork platforms, the remains of substantial groups of buildings.

PCA Number	Easting	Northing	Monument / Event ID	Name	Monument / Event Type	Start Date	End Date	Period	Summary
7	430658	303675	MLE25972	Medieval village earthworks, east of Lower Farm, Orton on the Hill	ENCLOSURE; HOUSE PLATFORM	1067	1539	Medieval	Village earthworks consisting of earthwork platforms, the remains of substantial groups of buildings.
Post-Medieval									
8	430136	303359	MLE3284	Old windmill at Orton on the Hill	WINDMILL	1540	1899	Post-medieval	An old windmill is apparently shown on the 1895 OS map in approximately this location. It is not shown on the 1817 OS Surveyor's Drawing, 1888 1st edition OS map or later Epochs.
9	429741	303421	MLE3264	Post-medieval brick kiln site, Brick Kiln Plantation, Orton on the Hill	BRICK KILN; CLAY PIT	1700	1899	Late Post-medieval	The name 'brick kiln plantation' on the OS 1st edition and later maps suggests a brick kiln. The 1924 Epoch 3 map also labels the earthwork south of the plantation as 'old clay pit'.
10	430397	303897	MLE20055	Post-medieval pottery at Church Farm, Orton on the Hill	FINDSPOT	1600	2050	Early Post-medieval to Modern	During a watching brief in 2006, post-medieval and modern pottery was observed within the spoil heap from the topsoil. This included Pancheon ware (17th Century onwards)
11	430511	303659	ELE11307	2020 building survey, Lower Farm, Pipe Lane, Orton on the Hill	BUILDING SURVEY	1700	1899	Late Post-medieval	Building recording was carried out in October 2020. Two agricultural buildings were to be converted to dwellings, but one had been demolished prior to the fieldwork taking place. A Level 2 survey was carried out of Building A, which is of probable late C18th/early C19th date, with late C19th/C20th alterations. The building was probably originally designed as a small cowhouse used for milking and/or housing up to four cows

PCA Number	Easting	Northing	Monument / Event ID	Name	Monument / Event Type	Start Date	End Date	Period	Summary
12	430521.5	303686.7	ELE12378	2019 historic building survey, Lower Farm, 7, Pipe Lane, Orton on the Hill, Atherstone, Leicestershire	BUILDING SURVEY	1700	1899	Late Post-medieval	A Level 3 building survey was carried out on 29/08/2019. The building is a farmhouse with Jacobean origins which was extended considerably in the Georgian period. To the rear, two 19th-early 20th century farm buildings are present. The house has been formed from two separate dwellings and has been extensively altered with few original features visible. The first farm building, of uncertain purpose, is not weathertight and considerable water ingress has occurred leading to the partial collapse of the roof. The other farm building, a stable, is still weathertight and has a small number of internal features surviving
13	457276	313234	ELE12213	2005 tree-ring dating of a number of bellframes in Leicestershire	DENDROCHRONOLOGY	1540	1899	Post-medieval	The timbers of 18 bellframes were assessed for their dendrochronological potential resulting in 12 being selected for analysis. 11 of these produced dated timbers, although 1 bellframe is represented by only a single dated timber. With the exception of the late 15th century timbers at Knipton and Shenton, the rest of the timbers proved to be of 17th and 18th century date. These effectively divide into two groups, one dating to the early-mid 17th century, followed by an apparent gap in felling in the third quarter of the 17th century and the second group dating to the later 17th/mid-18th century
14	430561	303865	MLE25856	Site of Orton Hall, The Green, Orton on the Hill	MANOR HOUSE; HOUSE	1601	1950	Early Post-medieval to Mid-20th Century	An old manor house stood here until it was replaced in 1786. The replacement house was demolished in the mid C20th.

PCA Number	Easting	Northing	Monument / Event ID	Name	Monument / Event Type	Start Date	End Date	Period	Summary
15	430520	303687	MLE13069	LOWER FARM, 9, PIPE LANE (SOUTH-EAST SIDE), ORTON ON THE HILL	TIMBER FRAMED HOUSE	1601	2050	Early Post-medieval to Modern	C17th timber framed house with a stone plinth. The infill panels are painted brick. The later western part of the house is built from late C18th/C19th handmade brick.
16	430454	304027	MLE23860	Pair of gates to Orton Hall, Norton Lane and The Green, Orton on the Hill	GATE PIER	1540	2050	Early Post-medieval to Modern	Two sets of stone gate piers ascribed (by R F Hartley) as belonging to Orton Hall. The pair on Norton Lane include decorative stone shields and round finials.
17	430395	303771	MLE24490	Hall Farm, The Green, Orton on the Hill	TIMBER FRAMED HOUSE; FARMSTEAD	1601	2050	Early Post-medieval to Modern	U-shaped farmstead with timber-framed farmhouse on the east side. Formerly with thatch roof (now tiled). All other buildings within the farmstead appear to have been rebuilt and re-roofed in the late C20th.
18	430396	303897	MLE16111	Church Farm, Orton on the Hill	BARN	1801	2050	Late Post-medieval to Modern	Ruinous farm building, surveyed in 2006. There is some evidence for stonework that may relate to an earlier building on site. The earliest brickwork is 1790-1810. Most of the brickwork was taken down and used as a base to raise new walls in the late C19th
19	430510	303660	MLE25390	Cowhouse, Lower Farm, Pipe Lane, Orton on the Hill	COW HOUSE?	1770	2050	Late Post-medieval to Modern	Late C18th/early C19th small brick farm building, probably built as a cow house.
20	431024	304075	MLE26085	School Farm, Main Street, Orton on the Hill	LOOSE COURTYARD PLAN (THREE SIDED); FARMSTEAD; CART SHED; HORSE ENGINE	1800	2050	Late Post-medieval to Modern	Formerly Burton School Farm, an asymmetric arrangement of farm buildings loosely forming a U-shaped courtyard, open to the west, with the farmhouse occupying much of the southern range. Most of the buildings appear to have been converted to residential

PCA Number	Easting	Northing	Monument / Event ID	Name	Monument / Event Type	Start Date	End Date	Period	Summary
21	430982	304154	MLE26086	Shaw Farm, Main Street, Orton on the Hill	LINEAR PLAN; FARMSTEAD; POND; CART SHED	1800	2050	Late Post-medieval to Modern	A linear arrangement of farm buildings, with the farmhouse forming the downward arm of a T shape. To the west of the farm buildings are further open-sided outbuildings and a pond
22	430612	304022	MLE25971	Orton Park, Orton on the Hill	LANDSCAPE PARK	1540	1899	Post-medieval	Post-medieval park associated with Orton Hall. A corner of the village appears to have been cleared to create the park, which includes an avenue of trees heading north-west from the Hall, and a fishpond to the east of it.
23	430397	303898	ELE4504	2006 building recording of an outbuilding at Church Farm, Orton on the Hill	BUILDING RECORDING	1540	1899	Post-medieval	A single bay building is all that remains of a larger, 4-bay brick outbuilding. It appears that an earlier brick building was pulled down and the lower courses used to raise the present building. Part of the building has a stone base that may represent part of an even earlier building
24	430421	303935	ELE11135	2018 watching brief, church of St Edith, Orton on the Hill, Leicestershire	WATCHING BRIEF	1540	1899	Post-medieval	A number of disarticulated human bones were recovered from the drain runs and soakaways. These were collected and left with the church for reburial. A total of four in-situ burials were observed within the each of the soakaway pits, located to the south and north of the churchyard. These were rapidly excavated, photographed and left insitu. Where groundworks necessitated the removal of bone, these were photographed, bagged and placed back within the trench for immediate reburial. All burials were aligned east by west in the Christian manner and conformed to a probable coffin type burial, consistent with a post-medieval date. Most of the burials had then been truncated by later interments, with a significant number of mixed disarticulated remains suggesting phased use of the churchyard
No dating / Unknown									

PCA Number	Easting	Northing	Monument / Event ID	Name	Monument / Event Type	Start Date	End Date	Period	Summary
25	430526	303751	MLE19062	Animal burials, 4, Pipe Lane, Orton on the Hill	ANIMAL BURIAL?			Unknown	Two animal skeletons were found during trial trenching in 2010, possibly deliberately buried. There was no dating evidence. They may be modern since they were in shallow graves.
26	431391	303986	MLE16336	Cropmarks north of Brookhill Farm, Orton on the Hill	LINEAR FEATURE			Unknown	There is a linear feature running roughly south-west to north-east, apparently with a series of smaller linears running off of it to the south-east, towards the stream. Noted on the c.2000 aerial photographs
27	430856	304026	ELE6990	2001 watching brief during groundworks for a dwelling on land adjacent to 34, Main Street, Orton on the Hill, Leicestershire	WATCHING BRIEF			Unknown	An archaeological watching brief was undertaken by ULAS on 13 November 2001 during groundworks for the erection of a dwelling with double garage. No significant archaeological deposits were discovered.
28	430552	303751	ELE7467	2010 trial trenching at Pipe Lane, Orton-on-the-Hill, Leicestershire	TRIAL TRENCHING			Unknown	An archaeological evaluation was undertaken in May 2010 by University of Leicester Archaeological Services on behalf of CgMs Consulting Limited and Sharrotts as a pre-determination requirement to inform the Local Authority's decision on a proposed planning application for residential housing at Pipe Lane, Orton-on-the-Hill, Leicestershire. The evaluation work recorded two animal burials in the west of Trench 1. One was a partially articulated lamb or sheep burial, with the second 2m to the east of the first. Their proximity to the present ground surface may be indicative of a modern date

PCA Number	Easting	Northing	Monument / Event ID	Name	Monument / Event Type	Start Date	End Date	Period	Summary
29	430397	303898	ELE6998	2003 building survey, Church Farm, The Green, Orton-on-the-Hill	BUILDING RECORDING			Unknown	A site visit to inspect the property was made on 2 June 2003. The existing roof is constructed using profiled metal sheeting on timber boarding over timber framing. The external walls are of brickwork and are generally one brick thick, thickening to one-and-a-half brick thick at piers under truss bearings
30	430958	304090	ELE9739	2016 trial trenching, 46, Main Street, Orton on the Hill, Twycross	TRIAL TRENCHING			Unknown	Two trenches measuring 9m and 21m in length were excavated within the development area; both were 1.6m in width. The topsoil across the site was shown to be uniform silty-loam, over a subsoil of silty-clay. The natural substratum across the site was pinkish red clay. The archaeological evaluation did not identify any archaeological features, and no artefacts were recovered. Slight evidence of tree root disturbance was detected in Trench 2. The site archive will be deposited with Leicestershire County Council under the accession number X.A3.2016
31	430397	303898	ELE7894	2006 watching brief of an outbuilding situated within the curtilage of the Grade II listed building of Church Farm, Orton-on-the-Hill	WATCHING BRIEF			Unknown	An Archaeological Watching Brief was undertaken at Orton-on-the-Hill in 2006 by the University of Leicester Archaeological Services (ULAS) on behalf of James Bailey Planning. Despite the fact the proposed development area lay within the historic medieval core of the village, the watching brief uncovered no evidence of archaeological remains
32	430832	304025	ELE6999	1999 watching brief during water mains renewal at Orton on the Hill, Leicestershire	WATCHING BRIEF			Unknown	An archaeological watching brief was undertaken by ULAS during March and April 1999 during water mains renewal at Orton-on-the-Hill. The watching brief revealed old road surfaces under the tarmac; however, no archaeological deposits of significance were discovered.

APPENDIX 2: PORTABLE ANTIQUITY SCHEME RECORDS FOR THE STUDY AREA

Find ID	Record URL	Object Type	Primary Material	Date From	Date To	Period
LEIC-D34F24	https://finds.org.uk/database/artefacts/record/id/182890	COIN	Silver	1300	1305	MEDIEVAL
LEIC-D312D3	https://finds.org.uk/database/artefacts/record/id/182887	COIN	Silver	1351	1377	MEDIEVAL
LEIC-6A6BA7	https://finds.org.uk/database/artefacts/record/id/134521	COIN	Silver	1300	1310	MEDIEVAL
LEIC-03B556	https://finds.org.uk/database/artefacts/record/id/125388	VESSEL	Copper alloy	1100	1500	MEDIEVAL
LEIC-039F22	https://finds.org.uk/database/artefacts/record/id/125384	MOUNT	Copper alloy	1100	1500	MEDIEVAL
LEIC-038D43	https://finds.org.uk/database/artefacts/record/id/125372	BROOCH	Copper alloy	1	400	IRON AGE
LEIC-037D11	https://finds.org.uk/database/artefacts/record/id/125369	BUCKLE	Copper alloy	1250	1500	MEDIEVAL
LEIC-0365F2	https://finds.org.uk/database/artefacts/record/id/125362	COIN	Silver	1582		POST MEDIEVAL
LEIC-035A11	https://finds.org.uk/database/artefacts/record/id/125358	COIN	Copper alloy	1625	1649	POST MEDIEVAL
LEIC-034771	https://finds.org.uk/database/artefacts/record/id/125355	COIN	Silver	1307	1377	MEDIEVAL
LEIC-F051E1	https://finds.org.uk/database/artefacts/record/id/125139	UNIDENTIFIED	Copper alloy	1100	1500	MEDIEVAL
LEIC-F03D33	https://finds.org.uk/database/artefacts/record/id/125128	COIN	Copper alloy	1	200	ROMAN
LEIC-DB7466	https://finds.org.uk/database/artefacts/record/id/124771	COIN	Silver	1279	1377	MEDIEVAL
LEIC-DB5AF2	https://finds.org.uk/database/artefacts/record/id/124770	COIN	Silver	1351	1361	MEDIEVAL
LEIC-DB1244	https://finds.org.uk/database/artefacts/record/id/124764	COIN	Silver	1300	1327	MEDIEVAL
LEIC-DADC53	https://finds.org.uk/database/artefacts/record/id/124763	JETTON	Copper alloy	1400	1600	MEDIEVAL
LEIC-DAA8B3	https://finds.org.uk/database/artefacts/record/id/124755	BROOCH	Copper alloy	1	200	ROMAN
LEIC-DA6D32	https://finds.org.uk/database/artefacts/record/id/124744	COIN	Silver	1584	1586	POST MEDIEVAL

APPENDIX 3: SITE VISIT PHOTOS



Plate 1: Land Parcel 'A' looking SE from the NE corner of the plot adjacent to The Green



Plate 2: Land Parcel 'A' looking E from the NW corner of the plot



Plate 3: Land Parcel 'A' looking NW from the SW corner of the plot adjacent to Pipe Lane



Plate 4: Land Parcel 'A' looking W towards no. 4 Pipe Lane from the SE corner of the plot adjacent to the corner of The Green and Pipe Lane



Plate 5: Land Parcel 'A' looking E towards the corner of The Green and Pipe Lane
from the middle of the plot



Plate 6: Land Parcel 'A'; looking N from the middle of the plot



Plate 7: Land Parcel 'B' looking S towards Pipe Lane from the NE corner of the plot



Plate 8: Land Parcel 'B' looking W towards no. 10 Pipe Lane from the middle of the plot



Plate 9: Land Parcel 'B' looking E towards no. 4 Pipe Lane from the middle of the plot



Plate 10: Land Parcel 'B' looking N from the SW corner adjacent to Pipe Lane
(no. 10 Pipe Lane on the left)



Plate 11: Land Parcel 'B' looking NW from SE corner of plot adjacent to Pipe Lane



PCA CAMBRIDGE

THE GRANARY, RECTORY FARM
BREWERY ROAD, PAMPISFORD
CAMBRIDGESHIRE CB22 3EN

t: 01223 845 522

e: cambridge@pre-construct.com

PCA DURHAM

THE ROPE WORKS, BROADWOOD VIEW
CHESTER-LE-STREET
DURHAM DH3 3AF

t: 0191 377 1111

e: durham@pre-construct.com

PCA LONDON

UNIT 54, BROCKLEY CROSS BUSINESS CENTRE
96 ENDWELL ROAD, BROCKLEY
LONDON SE4 2PD

t: 020 7732 3925

e: london@pre-construct.com

PCA NEWARK

16 LONDON ROAD
NEWARK
NOTTINGHAMSHIRE NG24 1TW

t: 01636 370410

e: newark@pre-construct.com

PCA NORWICH

QUARRY WORKS, DEREHAM ROAD
HONINGHAM
NORWICH NR9 5AP

T: 01223 845522

e: cambridge@pre-construct.com

PCA WARWICK

2 PLESTOWES BARN
HAREWAY LANE, BARFORD
WARWICKSHIRE CV35 8DD

t: 01926 485490

e: warwick@pre-construct.com

PCA WINCHESTER

5 RED DEER COURT, ELM ROAD
WINCHESTER
HAMPSHIRE SO22 5LX

t: 01962 849 549

e: winchester@pre-construct.com

