

Archaeology & Heritage Desk-Based Assessment

February 2026

**Land off Cunnery Close,
Barlestone**

Prepared by
CSA Environmental

On behalf of
Gladman Developments Ltd

Report No: CSA/4269/01

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EXECUTIVE SUMMARY

Residential development is proposed at Land off Cunnery Close, Barlestone, for which outline planning permission is sought.

CSA Environmental was instructed by Gladman Developments Ltd to undertake an Archaeology & Heritage Desk-Based Assessment (DBA) of the Study Area. This report provides a review of the known and potential heritage resource, including archaeology and built heritage. It assesses the significance of the heritage resource which may be affected, and the potential impact of proposals on that significance.

The Study Area has been subject to previous archaeological evaluation, including geophysical survey and trial trenching. This did not identify any archaeological remains within the Study Area. No further archaeological works are considered necessary.

Development will not adversely impact any designated heritage assets as a result of alteration to setting. This includes listed buildings at Barlestone as well as the conservation area and listed buildings at Osbaston. There are limited views to the upper parts of the spire of the Grade II* listed Church of St Peter at Market Bosworth from parts of the Study Area. However, any reduction of these very limited distant views as a result of the proposed development would not adversely impact the significance of the Church.

1.0 INTRODUCTION

- 1.1 This report has been prepared by CSA Environmental on behalf of Gladman Developments Ltd, for the proposed development at Land off Cunners Close, Barlestone (hereafter referred to as 'the Study Area'). Residential development is proposed at the Study Area, for which detailed planning permission is sought.
- 1.2 This Archaeology & Heritage Desk-Based Assessment (DBA) provides a review of the known and potential heritage resource, including archaeology and built heritage. It assesses the significance of the heritage resource which may be affected and the potential impact of proposals on that significance.
- 1.3 The Study Area is located to the south of Barlestone (see Figure 1). It is situated across an agricultural field, under arable cultivation.
- 1.4 This DBA aims to:
 - determine, as far as possible from existing records, the nature, extent and significance of the heritage resource within the Study Area;
 - identify any heritage assets located beyond the Study Area which may be impacted by the proposals through alteration to setting; and
 - assess the impact of the proposals on the heritage resource.
- 1.5 This DBA has been prepared with reference to the guidelines in the Standard and Guidance for Historic Environment Desk-based Assessment issued by the Chartered Institute for Archaeologists (CIfA 2020) and the Historic England guidance Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2 (2015).

2.0 LEGISLATION, PLANNING POLICY & GUIDANCE

2.1 This assessment has been prepared in the context of current heritage legislation, planning policy and guidance, including:

- Ancient Monuments and Archaeological Areas Act (1979)
- Planning (Listed Buildings and Conservation Areas) Act (1990)
- Levelling-up and Regeneration Act (2023)
- English Heritage (now Historic England) *Conservation Principles, Policies and Guidance* (2008)
- Historic England *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2* (2015)
- Historic England *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)* (2017)
- The National Planning Policy Framework (MHCLG 2024)
- The Planning Practice Guidance (MHCLG & DLUHC 2019)

2.2 Further information is provided in Appendix B.

National Planning Policy

2.3 The National Planning Policy Framework (NPPF; MHCLG 2024) sets out the government planning policies for England and how they should be applied. Chapter 16: Conserving and Enhancing the Historic Environment, is of particular relevance to this report as it relates to heritage assets. Accompanying guidance is published in the Planning Practice Guidance (PPG; MHCLG & DLUHC 2019) which expands on how the historic environment should be assessed within the National Planning Policy Framework. Further details are provided in Appendix B.

Local Planning Policy

2.4 Local planning policy is contained within the Hinckley & Bosworth Local Plan Core Strategy (adopted in 2009) and the Barlestone Neighbourhood Plan (made in 2022). Relevant policies relating to heritage are summarised in Table B.1 of Appendix B.

Guidance

2.5 Historic England have prepared a number of guidance documents including Good Practice Advice notes (GPAs) designed to provide supporting information on good practice and how national policy and guidance can be applied. These include GPA2, Managing Significance in Decision-Taking in the Historic Environment and GPA3, The Setting of Heritage Assets. Further details are provided in Appendix B.

3.0 METHODOLOGY

Sources of Information and Search Area

- 3.1 This report involved consultation of publicly available archaeological and historical information including heritage databases and documentary, cartographic and aerial photographic sources. The major sources of information included:
- The National Heritage List for England (NHLE), maintained by Historic England, for details of designated heritage assets
 - The Leicestershire Historic Environment Record (HER), for details of recorded heritage features and previous archaeological works (data received 22 September 2025)
 - Historic maps and documentary sources available online and at the Leicestershire Archives
 - Aerial photographs and satellite imagery available online and held at the Historic England Archives
 - Other online sources including the Local Authority website for information on conservation areas, locally listed heritage assets and the Environment Agency for LIDAR data
 - Site walkovers undertaken on 25 March 2019 and 26 September 2025. Selected designated heritage assets in the vicinity were also visited at this time, as far as public access allowed
- 3.2 HER data was obtained for a 1km buffer from the Study Area. Following initial review the search area was defined as 500m, with reference to sites beyond this, where deemed relevant. Designated heritage assets for a wider area were assessed as professional judgement deemed appropriate. Where appropriate a setting assessment is included in Section 5.

Assessment of Significance

- 3.3 A heritage asset is *"a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest"*. This interest may be archaeological, architectural, artistic or historic. Significance may derive from physical remains and also from setting, that is *"the surroundings in which a heritage asset is experienced"* (NPPF).
- 3.4 Heritage assets include designated heritage assets and non-designated heritage assets. Designated heritage assets include world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas. Of these, world heritage sites, scheduled monuments, Grade I and II* listed

buildings, protected wreck sites, and Grade I and II* registered parks and gardens are of the highest significance.

- 3.5 Non-designated heritage assets may include those identified by the local authority, such as local listings or assets recorded on a Historic Environment Record, or assets identified during the course of an application (Historic England 2015). They are generally of lesser significance than designated heritage assets. However, non-designated archaeological assets may at times be of a significance commensurate to a scheduled monument, such as where they are not of a type suitable for designation or have not yet been formally assessed. Assessment of the significance of archaeological assets refers to criteria for scheduling monuments outlined by DCMS (2013), including period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity and potential (DCMS 2013), as well as the Historic England Scheduling Selection Guides.
- 3.6 An assessment of significance will consider archaeological, historic, architectural and artistic interest of an asset, its fabric and its setting. In order to further understand significance, an assessment may also refer to the heritage values identified in Historic England's *Conservation Principles* (2008), namely evidential, historical, aesthetic and communal values. An assessment of significance should also seek to identify the nature, extent and level of significance for a particular heritage asset (Historic England 2015).

Assessment of Impacts

- 3.7 Change may preserve, enhance or harm the significance (value) of a heritage asset. In order to understand the impact of change it is necessary to first understand the significance of a heritage asset, and how this significance will be altered, both in terms of direct physical change, and change to setting (Historic England 2015). Assessment of impacts may also consider how an asset might be enhanced, or how loss of significance might be offset (CIfA 2020).
- 3.8 Assessment of impacts through change to setting will reference the Historic England Guidance, *The Setting of Heritage Assets* (GPA3; Historic England 2017), discussed further in Section 5 and Appendix B.
- 3.9 With reference to the NPPF, harm to designated heritage assets may be expressed in terms of 'substantial harm' or 'less than substantial harm'. Substantial harm "*is a high test, so it may not arise in many cases...It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed*" (PPG).

4.0 BASELINE HERITAGE CONDITIONS

- 4.1 This section reviews the recorded heritage resource within and around the Study Area with reference to the heritage databases, historic maps, aerial photographs and a site visit. A gazetteer of the recorded heritage resource is included in Appendix A and sites are illustrated on Fig. 1 (Designated Heritage Assets) and Fig. 2 (Historic Environment Record Data). CSA reference numbers, as detailed in the gazetteer, are referenced in **bold** in the text. The chronology used in preparing this report refers to the Historic England categorisation (Historic England 2024). The main categories are summarised in Table 4.1.

Table 4.1 Periods

Palaeolithic	1,000,000 – 10,000 BC	Roman	43 AD - 410
Mesolithic	10,000 – 4,000 BC	Early Medieval	410 – 1066
Neolithic	4,000 BC – 2,200 BC	Medieval	1066 - 1540
Bronze Age	2,600 BC – 700 BC	Post Medieval	1540 – 1901
Iron Age	800 BC – 43 AD	Modern	1901 - present

Study Area Conditions

- 4.2 The Study Area is situated within a single agricultural field, located to the south of Barlestone. The Study Area is bounded to the north by residential development, to the east by a sports field and Bosworth Road, to the south by agricultural land and a watercourse, and to the west by woodland (Photo 1).



Photo 1: The Study Area, view to south-east

Designated Heritage Assets

- 4.3 No designated heritage assets are located within or immediately adjacent to the Study Area. Designated heritage assets in the wider area comprise:
- Grade II listed buildings within Barlestone, c. 300m and 600m north-east of the Study Area, beyond intervening built form (**LB1-4**)
 - Osbaston Conservation Area (**CA1**), c. 475m south of the Study Area, which contains the Grade II* listed Osbaston Hall and associated Grade II listed stable block (**LB5, LB6**).
- 4.4 These designated heritage assets are discussed in further detail in the period summaries below and in the Setting Assessment section, where relevant.

Non-designated Heritage Assets and Recorded Heritage

- 4.5 No non-designated heritage assets are recorded within the Study Area. Previous archaeological evaluation, including geophysical survey and trial trench evaluation, did not identify any below-ground remains of archaeological interest within the Study Area.

Previous Archaeological Investigations

- 4.6 Previous archaeological works are recorded within the Study Area, associated with a previous planning application in 2015 (Ref. 15/00772/OUT; **1**). The 2015 application on the Study Area was submitted by Jupiter Strategic Land covered the Study Area and fields to its west/south. Previous archaeological works which extended into the Study Area comprise:
- Heritage desk-based assessment in 2012 (ULAS 2012)
 - Fieldwalking/walkover survey in 2014 (ULAS 2014a)
 - Geophysical survey in 2014 (Stratascan 2014)
 - Trial trench evaluation in 2014 comprising 22 trenches, of which six were located within the Study Area (Plate 1; ULAS 2014b, trenches 17-22).
 - A Heritage Environmental Statement Chapter (ULAS 2015).
- 4.7 Fieldwalking did not record any pre-modern surface finds within the Study Area, although it is noted that crop was too-advanced for formal transect survey in this field (ULAS 2014a). Geophysical survey did not identify any anomalies of probable archaeological interest within the Study Area, or the other fields surveyed (Stratascan 2014). No archaeological finds or features were recorded within any of the evaluation trenches located within the Study Area. Trench 17 was targeted on a geophysical survey anomaly, which proved to be a manhole cover (ULAS 2014b, 25-26). Romano-British and medieval

features were recorded outside the Study Area, as discussed in the period summaries below.

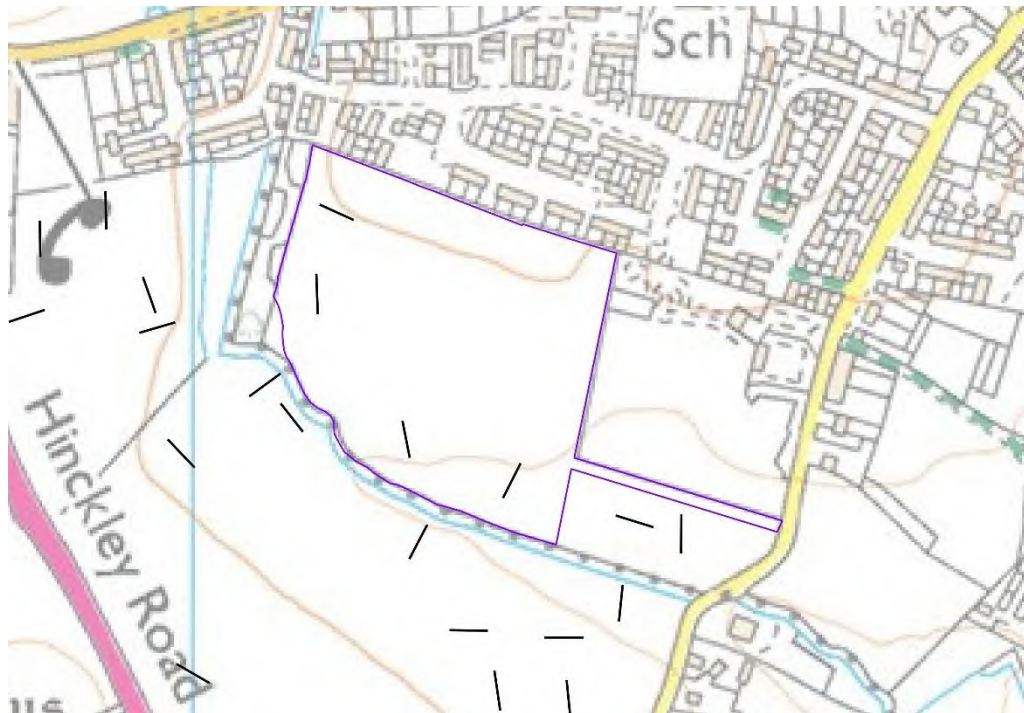


Plate 1: Location of previous trenches (30m) within and adjacent to the Study Area (after ULAS 2014)

4.8 Other previous archaeological works recorded in the wider area comprise:

- A programme of archaeological works at land to the east of Bosworth Road/off Spinney Drive, including desk-based assessment, geophysical survey and trial-trench evaluation, which recorded evidence of medieval agriculture **(2)**.
- Archaeological evaluation at land adjacent to 50 Meadow Road, which did not record any archaeological finds or features **(3)**.
- Archaeological watching-brief at 1 New Street, which recorded post-medieval finds but no archaeological features **(4)**.
- Archaeological works at Osbaston Lodge Farm including fieldwalking which identified prehistoric and Roman period finds **(5)**.
- Archaeological evaluation at land off Barton Road recorded post-medieval finds but no archaeological features **(13)**.

4.9 The results of these investigations are discussed further in the period summaries below, where relevant.

Geology, Topography and the Palaeoenvironment

4.10 The Study Area is located on generally level ground with a slight slope down to the south-east. Ground level at the northern edge of the Study Area is approximately 125m aOD (above Ordnance Datum), and

approximately 115m aOD at the south-east. A watercourse runs along the southern Study Area boundary.

- 4.11 The solid geology of the Study Area is mapped as Gunthorpe Member mudstone. This is overlain by Oadby Member diamicton, with localised Glaciofluvial sand and gravel in the north-western area, and alluvial deposits along the watercourse (BGS 2025). No deposits of palaeoenvironmental interest were reported by the recent trial trench evaluation within the Study Area, which included trenches targeted across areas of alluvial deposits in order to assess palaeoenvironmental potential (ULAS 2014b).

Prehistoric and Romano-British

- 4.12 There is no evidence to suggest prehistoric or Roman period activity within the Study Area. Fieldwalking of the Study Area and adjacent field did not record any pre-modern finds within the Study Area. No archaeological finds or features were recorded in any of the six trenches previously excavated within the Study Area. Fieldwalking recorded a single sherd of Romano-British in the field to the west of the Study Area (**1c**). Subsequent trenching in this area recorded features comprising ditches/gullies and a pit/posthole suggested as elements of a Roman period field system (**1c**; UCLAS 2014b, trenches 13, 15 and 16).
- 4.13 In the wider area, prehistoric and Roman period activity is recorded at Osbaston Lodge Farm (**5**). A 'tumulus' (typically meaning a Bronze Age round barrow) is recorded here on Ordnance Survey mapping, but later investigations have identified this as a post-medieval windmill mound. Fieldwalking here recorded around 60 worked flint of Mesolithic to Bronze Age date as well as around 20 sherds of Roman pottery. Two trenches, targeted on the windmill mound recorded residual prehistoric flint and Roman pottery. A Late Bronze Age copper alloy axe is recorded c. 490m south of the Study Area (**15**).

Early Medieval and Medieval

- 4.14 The Study Area is located within the historic township of Barlestone. The historic boundary between the townships of Barlestone and Osbaston follows the south-western Study Area boundary. The Study Area would most likely have been part of the agricultural hinterland to settlement at Barlestone in the medieval period. The historic core of Barlestone is located c. 250m north-east of the Study Area (**6**). Medieval pottery is recorded c. 250m north-east of the Study Area (**8**). Cropmarks consistent with furrows derived from medieval agricultural practices are visible in fields surrounding the Study Area on historic aerial photographs. Previous archaeological works to the east of the Study Area, including trial trench evaluation, recorded plough furrows consistent with agricultural use of the area in the medieval period (**2**). Sherds of Early Medieval or medieval

date were recorded in fields to the west and south (**1a**), likely deposited during manuring.

- 4.15 The HER suggests that the fieldname 'Hovel Close', recorded on the Tithe mapping (see below), for a field extending into the eastern area of the Study Area may indicate an area of medieval/post-medieval settlement (**1b**). However, there is no other evidence to suggest that settlement extended into this area, which was most likely in agricultural use through the medieval and post-medieval periods. John Field suggests the fieldname 'Hovel Close' relates to "land containing a shed for implements or a framework on which a [hay] stack is built" (Field, 1972). This would seem more likely, i.e. it is more likely that the name refers to a post-medieval agricultural structure rather than medieval settlement.
- 4.16 The fieldname 'Cunnery', to the north-east of the Study Area, may indicate a rabbit warren was located here (**7**). Farmed rabbit was a staple food source in the medieval period.
- 4.17 Trial trench evaluation recorded a kiln or oven, potentially of medieval date, in the field to the south-west of the Study Area, within the historic township of Osbaston (**1d**). This was potentially associated with corn drying or charcoal production. The historic core of Osbaston is located c. 430m south of the Study Area (**CA1**).

Post-medieval and Modern

- 4.18 The area of the Study Area is depicted in detail on the 1849 Tithe map for the Township of Barlestone (Plate 2). The accompanying apportionment register records a combination of pasture and arable. As discussed above, the fieldname 'Hovel Close' may relate to a small agricultural structure within this plot and 'Cunnery' may refer to a rabbit warren in this area.
- 4.19 Some field boundary loss is recorded on the 1885 First Edition Ordnance Survey mapping (Plate 3). No major changes are recorded within the Study Area on later 19th/early 20th century mapping. The Study Area appears to have remained in agricultural use through the post-medieval and modern periods, with further loss of internal field boundaries and extension of built form at Barlestone resulting in the current layout (Plate 4).

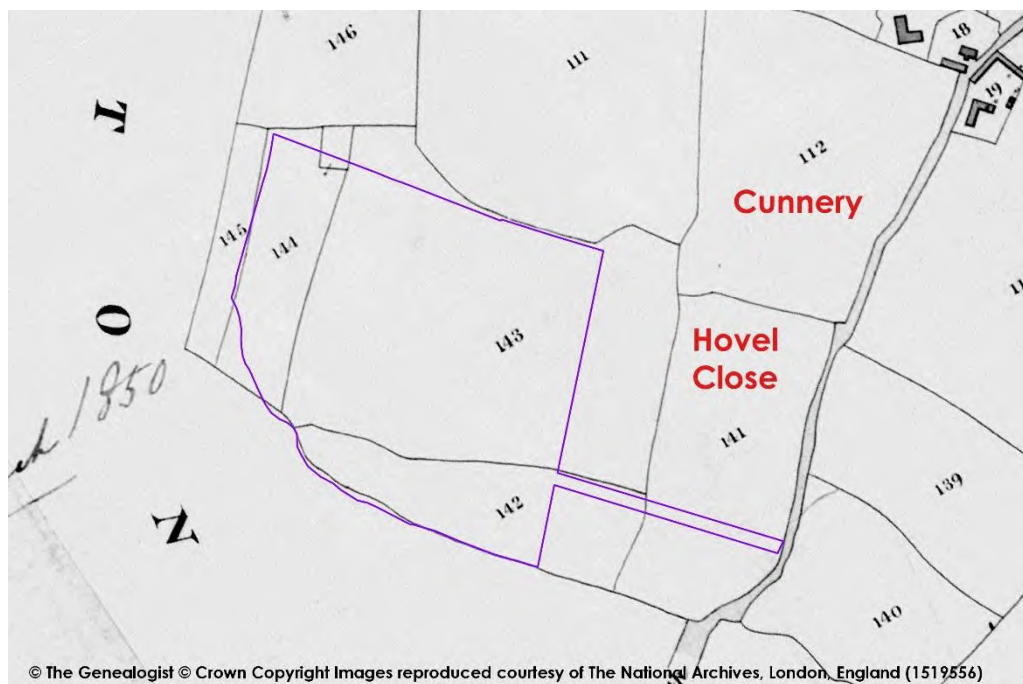


Plate 2: Extract from 1849 Barlestone Township Tithe map

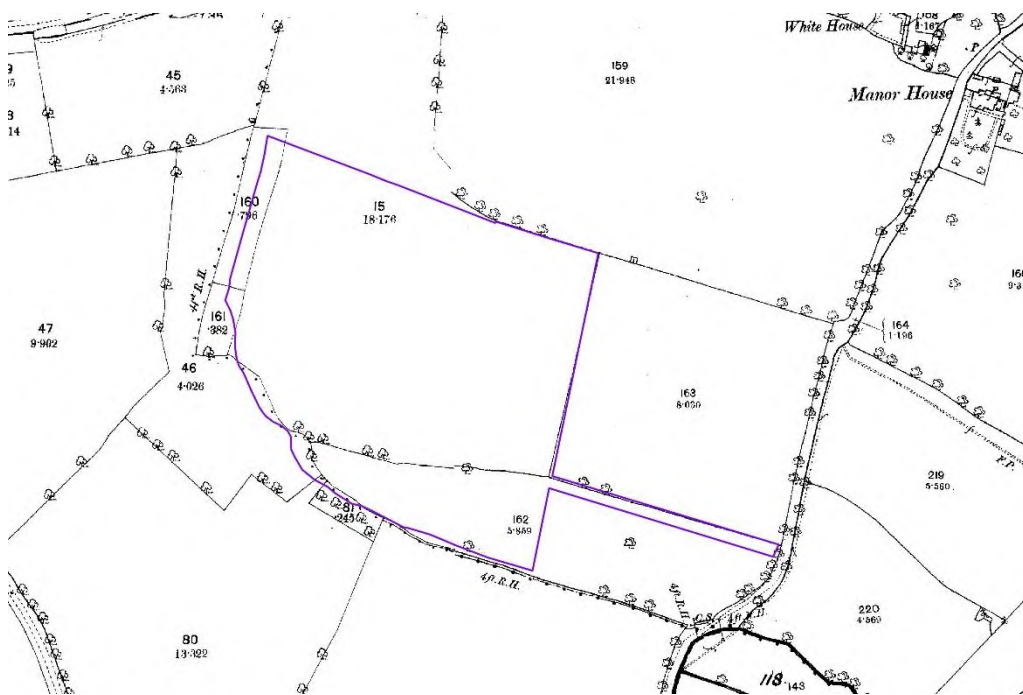


Plate 3: Extract from 1885 First Edition Ordnance Survey mapping



Plate 4: Extract from recent satellite imagery (© Google Earth)

The wider area

- 4.20 The HER records post-medieval parkland associated with Osbaston Hall c. 170m south of the Study Area. Slight earthworks and fishponds recorded c. 490m south of the Study Area may be associated with a 16th/17th century garden scheme (**14**).
- 4.21 Roads crossing the search area to the north and west of the Study Area were turnpike roads in the post-medieval period (**9-12**).

5.0 SETTING ASSESSMENT

- 5.1 This section follows the methodology detailed in the Historic England Guidance *The Setting of Heritage Assets* (2017). This recommends a stepped approach, as detailed in Appendix B.
- 5.2 In line with step 1 of the guidance, consideration was given to which heritage assets in the vicinity of the Study Area include the Study Area as part of their setting, and which may therefore be affected by the proposed development.
- 5.3 Designated heritage assets in the vicinity are located at Barlestone, to the north-east, and Osbaston, to the south. Designated heritage assets at Barlestone comprise Grade II listed buildings located to the north-east of the Study Area, beyond intervening built form (**LB1-4**). These buildings are not visible from within the Study Area (Plate 3), nor is there any identified key historic association. Development would not adversely impact these designated heritage assets.
- 5.4 Designated heritage assets at Osbaston include Osbaston Conservation Area (**CA1**), and the associated Grade II* listed Osbaston Hall and Grade II listed stable block (**LB5** and **LB6**). Views towards Osbaston from within the Study Area are screened by a rise in slope, which leads up to Hut Spinney (Plate 4). Designated heritage assets at Osbaston are distant, located within a separate historic parish and have no identified visual relationship with the Study Area. Development would not adversely impact designated heritage assets at Osbaston.
- 5.5 During the 2019 and 2025 site visits it was noted that limited views of the upper parts of a church spire are possible from the central part of the Study Area, adjacent to the northern boundary (Plate 5). This is the spire of the Grade II* listed Church of St Peter, located c. 2.5km south-west of the Study Area, within the historic settlement of Market Bosworth. These distant and limited views from within the Study Area are not from a historic approach and do not make any meaningful contribution to the significance of the Grade II* listed church. Any reduction in these views from the Study Area as a result of the proposed development would not adversely impact the significance of the Grade II* listed Church of St Peter.



Photo 2: View towards Barlestone from within the Study Area, view to north-east



Photo 3: View looking south from within the Study Area



Photo 4: View towards spire of Church of St Peter at Market Bosworth from within the Study Area, view to south-west

6.0 CONCLUSIONS

- 6.1 The Study Area has been subject to previous archaeological evaluation, including geophysical survey and trial trenching. This did not identify any archaeological remains within the Study Area. No further archaeological works are considered necessary.
- 6.2 Development will not adversely impact any designated heritage assets as a result of alteration to setting. This includes listed buildings at Barlestone as well as the conservation area and listed buildings at Osbaston. There are limited views to the upper parts of the spire of the Grade II* listed Church of St Peter at Market Bosworth from parts of the Study Area. However, any reduction of these very limited, distant views as a result of the proposed development would not adversely impact the significance of the Church.

7.0 REFERENCES

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BGS (British Geological Survey) 2025. *Geology of Britain Viewer*. Available at <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

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Cartographic Sources

1849	Map of the Township of Barlestone in the Parish of Market Bosworth (Tithe)
1885-9	First Edition Ordnance Survey mapping, 25" and 6" series
1903-4	Second Edition Ordnance Survey mapping, 25" and 6" series
1955-8	Third Edition Ordnance Survey mapping, 25" and 6" series

Aerial photographs

RAF/541/212	8 Dec 1948
OS/78062	27 May 1978

Appendix A: Heritage Data Gazetteers

Designated Heritage Assets

CSA Ref.	NHLE Ref.	Name/Designation
LB1	1074116	Grade II listed building THE MANOR HOUSE
LB2	1361357	Grade II listed building THE WHITE HOUSE
LB3	1361377	Grade II listed building CHURCH OF ST GILES
LB4	1074073	Grade II listed building CHURCH FARMHOUSE
CA1	n/a	Conservation Area Osbaston
LB5	1361278	Grade II* listed building OSBASTON HALL
LB6	1177817	Grade II listed building STABLE BLOCK AND COTTAGE AT OSBASTON HALL

HER data

CSA Ref./Summary	HER No.	HER Description
1 Land south of Barlestone, west of Bosworth Road		November 2012 Land south of Barlestone, west of Bosworth Road 2012 desk-based assessment for land south of Barlestone, Leicestershire
	ELE8925	
		January 2014 Land south of Barlestone, west of Bosworth Road 2014 fieldwalking survey on land off Hinckley Road, Barlestone
	ELE8926	
		February 2014 South of Barlestone 2014 geophysical survey, Hinckley Road, Barlestone
	ELE9085	
		March/April 2014 East of Hinckley Road, Barlestone 2014 trial trenching on land east of Hinckley Road, Barlestone
	ELE9018	
		April 2014 Lane off Bosworth Road, Barlestone 2014 Environmental Statement, Archaeology & Cultural Heritage, Bosworth Road, Barlestone
	ELE9020	
1a		MANURING SCATTER MON Medieval/post-medieval pottery south of Barlestone
	MLE21177	
1b		SETTLEMENT? MON Possible site of medieval settlement, south of Barlestone
	MLE21175	
1c		FIELD SYSTEM?; LINEAR FEATURE; FEATURE MON Possible Roman field system south-east of Curtis Way
	MLE21176	
1d		KILN MON Possible medieval kiln, north-west of Hut Spinney
	MLE21351	
	ELE6123	August 1999

2		Land off Spinney Drive, Barlestone An archaeological desk-based assessment of land off Spinney Drive, Barlestone, Leicestershire
	ELE8563	November 2012 South of Spinney Drive, Barlestone An archaeological desk-based assessment for proposed development south of Spinney Drive, Barlestone
	ELE8593	April 2013 East of Bosworth Road, South of Newbold Road, Barlestone 2013 geophysical survey report: Barlestone
	ELE8678	May/June 2013 Land south of Spinney Drive, Barlestone 2013 trial trenching on land south of Spinney Drive, Barlestone
3	ELE5449	30/06/03 Land adjacent to 50 Meadow Road, Barlestone, Leicestershire An archaeological evaluation of land formerly occupied by the Coats Viyella factory, adjacent to 50 Meadow Road, Barlestone, Leicestershire.
4	ELE7898	August 2007 1, New Street An archaeological watching brief on land to the rear of 1, New Street, Barlestone
5	ELE7256	February 2009 Osbaston Lodge Farm, Osbaston An archaeological survey of Osbaston Lodge Farm, Osbaston
	ELE6064	2009 Mound east of Osbaston Lodge Farm An archaeological survey of Osbaston Lodge Farm: The Mill Mound
	MLE17120	FLINT SCATTER MON Prehistoric flint from Mill Field
	MLE17118	SITE? MON Roman finds from Mill Field
	MLE2993	POST MILL MON Post-medieval windmill mound, Mill Field
	MLE17119	FINDSPOT FS Medieval and post-medieval finds from Mill Field
	ELE11153	?1987 Fieldwalking, Mill Field, Osbaston, Leicestershire
6	MLE2703	VILLAGE MON Historic settlement core of Barlestone
	MLE9291	MANOR HOUSE? MON Possible site of medieval manor house
	MLE9246	FINDSPOT FS Medieval pottery from behind the Three Tuns
	MLE20760	WAR MEMORIAL BLD War Memorial, Memorial Gardens, Barlestone Cemetery
	MLE23178	SCULPTURE BLD The Circle of Time sculpture, Memorial Gardens
	MLE9493	POUND MON Post-medieval pound, New Street
	MLE9492	LOCK UP

		MON Post-medieval lockup, Roundhouse Corner
	MLE16738	GENERAL BAPTIST CHAPEL BLD Barlestone Baptist Church, West End
	MLE16739	PRIMITIVE METHODIST CHAPEL BLD Methodist Church, Newbold Road
	MLE11699	VICARAGE BLD THE WHITE HOUSE, 1, BARTON ROAD (SOUTH SIDE), BARLESTONE
	MLE11700	HOUSE BLD THE MANOR HOUSE, 15, BOSWORTH ROAD (EAST SIDE), BARLESTONE
	MLE25472	Site of Cosy Cinema/Village Hall, Barton Road, Barlestone
	MLE27312	HOUSE Spring Cottage, 10, Barton Road, Barlestone
	MLE27313	ROW HOUSE Terraces 2-6, Barton Road, Barlestone
	MLE27318	PUBLIC HOUSE The Three Tons (Public House), West End, Barlestone
	MLE27320	SEMI DETACHED HOUSE 12 and 14, West End, Barlestone
	MLE27321	SEMI DETACHED HOUSE 2 to 10, West End, Barlestone
	MLE27324	FARMHOUSE Old Whiteheads Farmhouse, 2 and 4, Newbold Road, Barlestone
	MLE27325	TERRACE 1 to 8, New Street, Barlestone
	MLE27326	TERRACE 11 to 16, New Street and No. 8 Newbold Road, Barlestone
	MLE27314	WINDER HOUSE Mine Wheel, The Roundhouse, Barton Road/Bosworth Road, Barlestone
See CA1	MLE3005	VILLAGE MON Historic settlement core of Osbaston
	MLE16600	FISHPOND MON Fishponds north of Osbaston Hall
	MLE12163	BUILDING MON OSBASTON HALL, MAIN STREET
	MLE12164	STABLE; HOUSE MON STABLE BLOCK & COTTAGE AT OSBASTON HALL, MAIN STREET, OSBASTON
7	MLE21174	RABBIT WARREN MON Manorial warren, Avondale Road
8	MLE6783	FINDSPOT FS Medieval/post-medieval pottery from south of the Manor House
9	MLE20915	TOLL ROAD MON Turnpike Road, Hinckley to Tonge, Ibstock to Measham
10	MLE20916	TOLL ROAD MON Turnpike Road, Hinckley to Tonge, Ibstock to Measham (1774 additions)
11	MLE21277	TOLL ROAD MON

		Turnpike Road, Foston Lane to Osbaston
12	ELE10538	September 2017 Land to the east of Bosworth Road, Barlestone 2017 desk-based assessment for land at Bosworth Road, Barlestone, Leicestershire
13	ELE11600	Sept/Oct 2021 2021 trial trenching, land north of Barton Road, Leicestershire
14	MLE25975	LANDSCAPE PARK MON Post-medieval parkland at Osbaston Hall, Osbaston
15	MLE24925	FINDSPOT MON Bronze Age axe from north of Osbaston

Appendix B: Legislation and Planning Policy

The **Ancient Monuments and Archaeological Areas Act (1979)** forms the principal legislation for designated archaeological sites. It relates to Scheduled Monuments and designated Areas of Archaeological Importance (the historic city centres of Canterbury, Chester, Exeter, Hereford and York). The 1979 Act does not contain any requirements relating to the setting of designated archaeological assets.

The **Planning (Listed Buildings and Conservation Areas) Act 1990** (the 1990 Act) sets out legislation relating to listed buildings and conservation areas. With regards to listed buildings, Section 66 (1) of the 1990 Act states that *"in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or, as the case may be, Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*. With regards to conservation areas, Section 72 (1) of the 1990 Act states that *"...with respect to any building or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"*.

The **Levelling-up and Regeneration Act 2023** (LURA) introduces section 58B to the **Town And Country Planning Act 1990**. Section 58B (1) states that *"In considering whether to grant planning permission or permission in principle for the development of land in England which affects a relevant asset or its setting, the local planning authority or (as the case may be) the Secretary of State must have special regard to the desirability of preserving or enhancing the asset or its setting."* An 'asset' in this context includes scheduled monuments, registered parks and gardens, registered battlefields, protected wrecks and world heritage sites.

National Planning Policy Framework (2024) (NPPF) sets out the government planning policies for England and how they should be applied. With regards to the historic environment, Chapter 16: Conserving and Enhancing the Historic Environment highlights that heritage assets *"are an irreplaceable resource, and should be conserved in a manner appropriate to their significance"* (NPPF paragraph 202).

A heritage asset is defined as *"a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)"* (NPPF Annex 2). Heritage significance is defined as *"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."* Setting is defined as *"the surroundings in which a heritage*

asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral".

With regards to the level of information to be provided, paragraph 207 of the NPPF states that *"In determining planning 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".*

With regards to considering impacts the NPPF states that *"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" (paragraph 212).*

With regards to impacts to designated heritage assets, *"Any harm to, or loss of...should require clear and convincing justification"*, substantial harm to or loss of designated heritage assets of the highest significance should be *"wholly exceptional"*, and for grade II designated heritage assets should be *"exceptional"* (paragraph 213). Less than substantial harm to a designated heritage asset *"should be weighed against the public benefits of the proposal"* (paragraph 215). Footnote 75 clarifies that *"non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets"*.

With regards to 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"* (paragraph 216).

Where heritage assets will be lost as a result of development *"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"* (paragraph 218).

Advice on enhancing and conserving the historic environment is also published in the **Planning Practice Guidance (2019)** (PPG) which expands on how the historic environment should be assessed within the National Planning Policy Framework. This notes that *"Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss)"* and also that *"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated... In general terms, substantial harm is a high test, so it may not arise in many cases"*. With regards to non-designated heritage assets it also notes that *"A substantial majority of buildings have little or no heritage significance and thus do not*

constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets".

Local Planning Policy is contained within the **Hinckley & Bosworth Borough Council Local Plan** including the Core Strategy DPD, the Site Allocations & Development Management Policies DPD and the Barlestone Neighbourhood Plan. Local planning policies relevant to heritage and the Study Area have been set out in Table B.1 below.

Table B.1. Local planning policy relating to heritage

Policy Ref.	Policy Text
Hinckley & Bosworth Borough Council Local Plan 2006-2026: Site Allocations and Development Management Policies DPD (adopted July 2016)	
DM11 – Protecting and Enhancing the Historic Environment	"The Borough Council will protect, conserve and enhance the historic environment throughout the borough. This will be done through the careful management of development that might adversely impact both designated and non-designated heritage assets. All development proposals which have the potential to affect a heritage asset or its setting will be required to demonstrate: a) An understanding of the significance of the heritage asset and its setting; and b) The impact of the proposal on the significance of the asset and its setting, including measures to minimise or avoid these impacts; and c) How the benefits of the proposal will outweigh any harm caused; and d) Any impact on archaeology in line with Policy DM13."
DM12 – Heritage Assets	"All development proposals affecting heritage assets and their setting will be expected to secure their continued protection or enhancement, contribute to the distinctiveness of the areas in which they are located and contribute to the wider vibrancy of the borough. All development proposals affecting the significance of heritage assets and their setting will be assessed in accordance with Policy DM11: Protecting and Enhancing the Historic Environment and will require justification as set out in this policy. All development proposals will need to accord with Policy DM10: Development and Design. Listed Buildings Proposals for the change of use, extensions and alterations of listed buildings and development affecting the setting of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building and its setting. Conservation Areas Development proposals should ensure the significance of a conservation area is preserved and enhanced through the consideration and inclusion of important features (as identified in the Conservation Area Appraisal and Management Plan) including, but not limited to the following: a) Appropriate boundary treatments which reflect the local style and materials which are characteristic of the conservation area; b) The preservation and enhancement of key views and/or vistas in and out of the Conservation Area; c) The replacement of dead or dying important trees and hedgerows with those of the same or similar species;

	d) Reinforce or mirror the historic street pattern and plan form where feasible; e) The use of sensitively styled street furniture; f) The use of natural building materials, preferably locally sourced; and, g) The retention of key spaces within the conservation area. Proposals which seek to improve identified neutral and negative areas inside designated conservation areas, which also lead to the overall enhancement of the conservation area, will be supported and encouraged. All applications which include the demolition of buildings and means of enclosure within a Conservation Area must propose an adequate replacement which enhances the character and appearance of the conservation area. Conditions will be imposed to ensure demolition does not occur until immediately prior to the redevelopment or remediation. Historic Landscapes Proposals affecting historic landscapes, their features or setting should have regard to their significance and be justified in line with Policy DM11. Development proposals within or adjacent to the historic landscape of Bosworth Battlefield should seek to better reveal the historic significance of the area. Proposals which adversely affect the Bosworth Battlefield or its setting should be wholly exceptional and accompanied by clear and convincing justification. Such proposals will be assessed against their public benefits. Particular regard will be had to maintaining topographical features, archaeological remains or to the potential expansion of the Battlefield. Proposals which seek to enhance the educational or tourism provision associated with the Bosworth Battlefield will be encouraged where they comply with other policies in the Local Plan. Scheduled Monuments Proposals which adversely affect a scheduled monument or its setting should be wholly exceptional and accompanied by clear and convincing justification. Locally Important Heritage Assets Assets identified on the Locally Important Heritage Asset List [forthcoming] should be retained and enhanced wherever possible. The significance of the assets illustrated in the List and the impact on this significance should be demonstrated and justified in line with Policy DM11."
DM13 – Preserving the Borough's Archaeology	"Where a proposal has the potential to impact a site of archaeological interest, developers should set out in their application an appropriate desk-based assessment and, where applicable, the results of a field evaluation detailing the significance of any affected asset. Where

	<i>applicable, justified and feasible the local planning authority will require remains to be preserved in situ ensuring appropriate design, layout, ground levels, foundations and site work methods to avoid any adverse impacts on the remains. Where preservation of archaeological remains in situ is not feasible and/or justified the local planning authority will require full archaeological investigation and recording by an approved archaeological organisation before development commences."</i>
Barlestone Neighbourhood Plan	
Policy ENV2: Protection of Sites of Historical Environmental Significance	<i>The sites listed and mapped (figure 7.1) are non-designated local heritage assets and have been identified as being of significance for their historical environmental features (built heritage or archaeology). They are important in their own right and are locally valued. The historical and cultural significance of the sites and the features present on them should be balanced against the local benefit of any development that would affect or damage them having regard to the scale of any harm or loss and the significance of the heritage asset.</i>
Policy ENV5: Built Environment: Local Heritage Assets	<i>Development proposals that affect the identified buildings or their settings, should conserve the significant features which make them important. In weighing planning applications that affect directly or indirectly a non-designated heritage asset a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the building or structure.</i>
Policy ENV6: Ridge and Furrow	<i>The areas of ridge and furrow earthworks mapped in figure 10.2 are identified as non-designated heritage assets. In assessing development proposals which would involve any loss or damage to an identified area of ridge and furrow earthwork on Figure 10.2 the benefits of the development will be balanced against the significance of the feature concerned as a heritage asset.</i>

The Historic England document **Conservation Principles, Policies and Guidance** (2008) sets out the recommended approach making decisions about the historic environment. It defines 'conservation' as "*the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations*" (Principle 4.2). In order to understand significance, it recommends consideration of four heritage 'values', evidential, historical, aesthetic and communal in relation to a 'place'. Conservation Principles uses the term 'place' to mean "*any part of the historic environment that can be perceived as having a distinct identity*". **Evidential value** "*derives from the potential of a place to yield evidence about past human activity*", derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement". **Historical value** "*derives from the ways in which past people, events and aspects of life can be connected through a place to the present*". Historical value is often 'illustrative', i.e. visible remains may illustrate an aspect of the past, or 'associative', i.e. may be associate with a notable family, person, event or movement. **Aesthetic value** "*derives from the ways in which people draw sensory and intellectual stimulation from place*" and may be associated with conscious design or 'fortuitous' development. **Communal value** "*derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory*". Communal value is closely related to historical associative value and aesthetic value but tends to have additional

aspects such as commemorative, symbolic, social or spiritual values. Conservation Principles recommends that assessment of significance should also consider setting and context. Setting being *“the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape”*, with the clarification that *“definition of the setting of a significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place’s significance”*. Context relates to the *“relationship between a place and other places”*. In the context of managing change to significant places Conservation Principles highlights that *“Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effect on heritage values. It is only harmful if (and to the extent that) significance is eroded”*.

Historic England have prepared a series of advice notes including **Good Practice Advice notes** (GPAs) and **Historic England Advice Notes** (HEANs). The GPAs included **Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2** (2015) which includes guidance relating to the assessment of significance through understanding the nature, extent and level of significance.

The IEMA, IHBA and ClfA guidance **Principles of Cultural Heritage Impact Assessment in the UK** details two principles and six analytical stages recommended for impact assessment, specifically:

A. Understanding cultural heritage assets:

1. describing the asset;
2. ascribing cultural significance; and
3. attributing importance.

B. Evaluating the consequences of change:

1. understanding change.
2. assessing impact; and
3. weighting the effect.

The Historic England guidance **The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3** (Second Edition) (2017) (GPA3) details the recommended approach to assessing setting and potential harm to heritage assets through alteration to setting. This clarifies that *“setting is not itself a heritage asset...its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance”*. Historic England recommends that assessment of setting covers five broad steps:

Step 1: Identify which heritage assets and their settings are affected.

Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

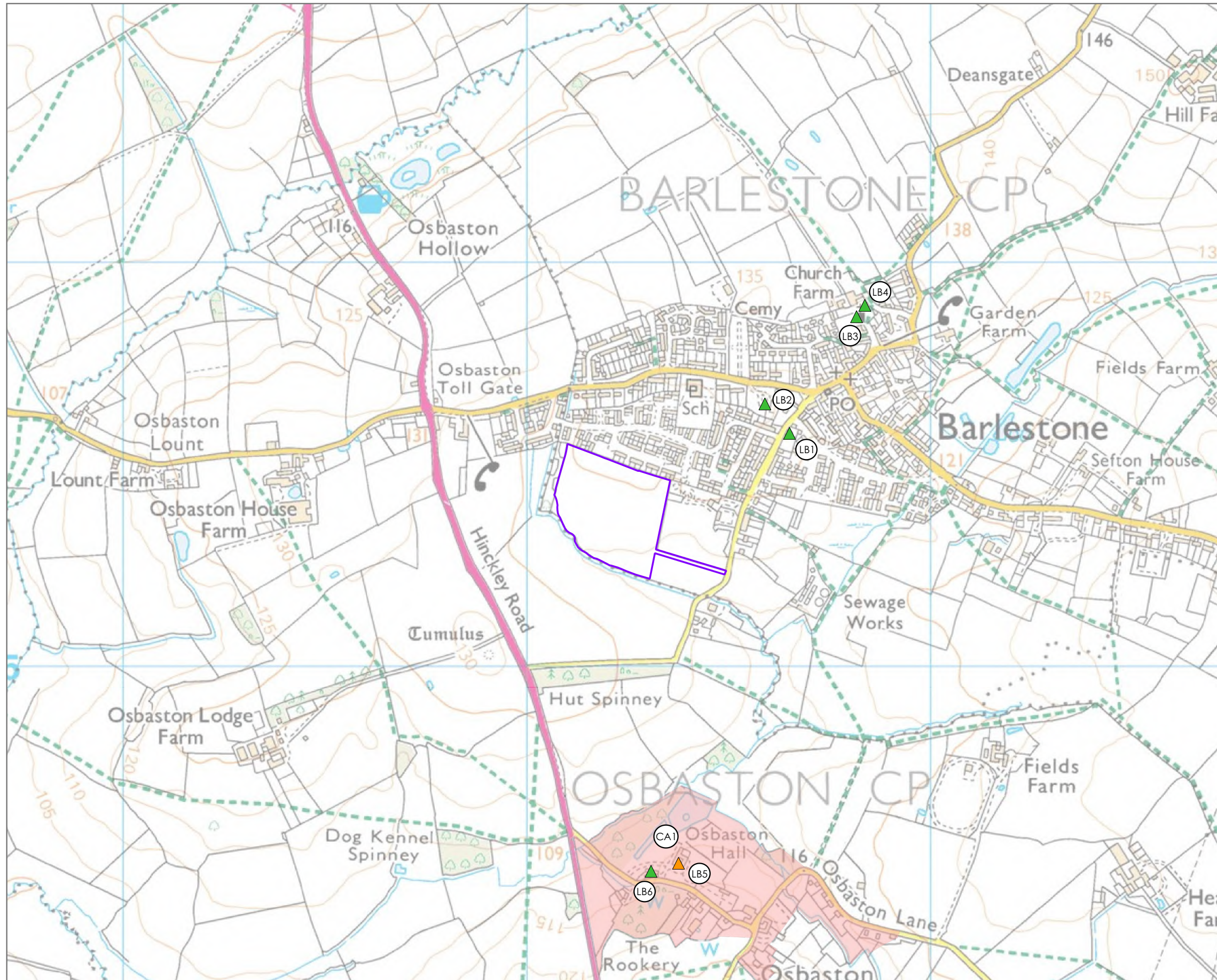
Step 5: Make and document the decision and monitor outcomes.

Step 1 should consider whether proposals have the potential to affect the setting of any heritage assets. Where appropriate this may utilise a 'search area' and 'Zone of Theoretical Visibility', as well as the nature of proposals. **Step 2** should consider the assets physical surroundings and its relationship with other heritage assets, intangible associations with surroundings and patterns of use, the contribution made by factors such as noise and smell, as well as the ways in which views allow the significance of the asset to be appreciated. A non-exhaustive checklist of potential attributes is given on page 11 of GPA3, including items such as: topography, aspect, definition of surrounding spaces, formal design, orientation, historic materials, greenspace, vegetation, openness, functional relationships, history, change over time, surrounding character, views, intentional intervisibility, visual dominance, vibration, tranquillity, busyness, enclosure, land use, accessibility, patterns of movement, degree of interpretation, rarity, associations, artistic representations and traditions. **Step 3** is informed by step 2 and considers the effects of the proposed development with reference to factors including location, siting, form, appearance and permanence. Minimising harm in **Step 4** may include design alterations or the implementation of mitigating factors such as screening. **Step 5** includes documenting steps 1-4, but also reviewing a scheme following its implementation.

Appendix C: Figures

Figure 1: Study Area Location & Designated Heritage Assets

Figure 2: Historic Environment Record Data

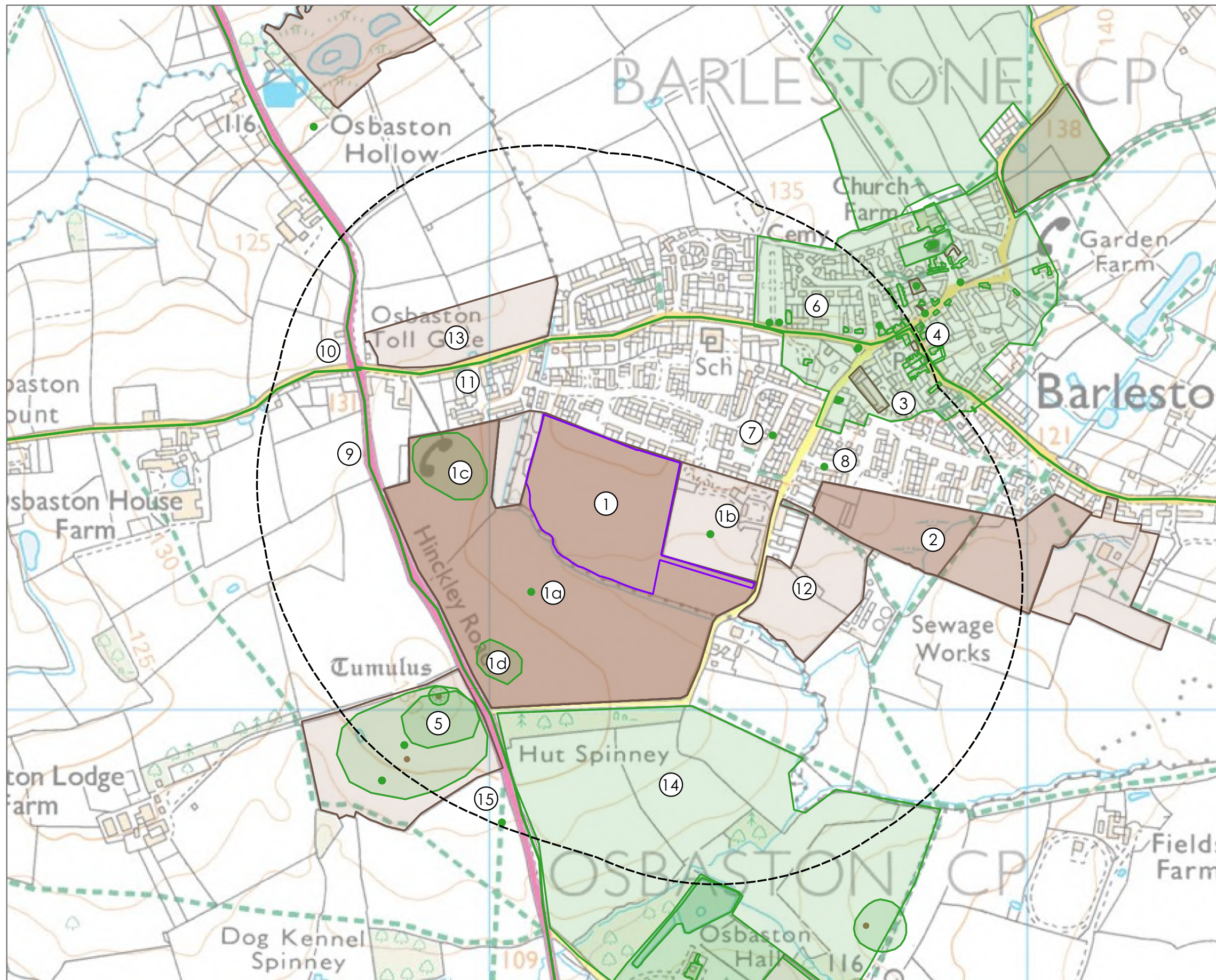


- Study Area
- Grade I listed buildings
- Grade II* listed buildings
- Grade II listed buildings
- Conservation Areas
- CSA Reference



3 Ripple Court, Bockeridge Park,
Twynning Tewkesbury, Glos, GL20 6FG
t 01386 751100
e enquiries@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land off Cunery Close, Barlestone	Date	Feb 2026	Drawing No.	CSA/4269/100
Drawing Title	Figure 1: Site Location & Designated Heritage Assets	Scale	1:10,000 @A3	Rev	B
Client	Gladman Developments Ltd	Drawn	RJ	Checked	RM



- Study Area
 - Search Area
 - HER 'Events' polygon*
 - HER 'Event' point*
 - HER 'Monument' polygon*
 - HER 'Monument' point*
 - HER 'Monument' line*
 - CSA Reference
- *after Leicestershire HER

Project	Land off Cunners Close, Barlestone	Date	Feb 2026	Drawing No.	CSA/4269/102
Drawing Title	Figure 2: Historic Environment Record Data	Scale	1:7500 @A3	Rev	B
Client	Gladman Developments Ltd	Drawn	RJ	Checked	RM



Dixies Barns, High Street,
Ashwell, Hertfordshire
SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Office 20, Citibase,
95 Ditchling Road,
Brighton BN1 4ST

t 01273 573871
e brighton@csaenvironmental.co.uk
w csaenvironmental.co.uk

3 Ripple Court,
Brockridge Park, Twynning,
Tewkesbury GL20 6FG

t 01386 751100
e tewkesbury@csaenvironmental.co.uk
w csaenvironmental.co.uk

Wizu Workspace, 32 Eyre
St, Sheffield City Centre,
Sheffield S1 4QZ

t 07838 290741
e sheffield@csaenvironmental.co.uk
w csaenvironmental.co.uk

Worting House,
Church Lane, Basingstoke,
RG23 8PY

t 01256 632340
e basingstoke@csaenvironmental.co.uk
w csaenvironmental.co.uk