

HERITAGE STATEMENT

Land off Brascote Lane, Newbold Verdon, Leicestershire

JAC27676
Land off Brascote Lane,
Newbold Verdon
2
February 2022

Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Review date
1	Draft	AB	MF	MF	01.11.2021
2	Final after red line update	AB	MF	MF	24.02.2022

Approval for issue

Myk Flitcroft MCI(A)		24 February 2022
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File/Model Location

Document location:	S:\documents\Archaeology Jobs\27001 - 28000\27676 - Newbold Verdon, Hinckley and Bosworth\Reports\Heritage Statement
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EXECUTIVE SUMMARY

This Heritage Statement has been prepared by RPS on behalf of Richborough Estates Ltd. It considers land approximately 14.3ha in extent located off Brascote Lane, Newbold Verdon, Leicestershire (NGR SK 4471 0309).

The statement provides a description of heritage assets potentially affected by the proposed development of the site and addresses the information requirements of Government's National Planning Policy Framework in relation to the historic environment (archaeology and built heritage disciplines).

The archaeological potential of the development site and the significance of heritage assets within the site has been assessed through desk-based review of existing archaeological information, including previous archaeological work undertaken on and in the vicinity of the study site. These programmes allow robust assessment of the development site's archaeological potential and enable an informed planning decision.

Data available from Historic England and the Local Planning Authority shows that there are no designated heritage assets within the proposed development site.

Designated heritage assets located outside of the site and within a 1km search area include 11 Listed Buildings, the Newbold Verdon Conservation Area and a Scheduled Monument. With the exception of the Church of St James (Grade II), the site is not considered to form any part of the setting of these designated heritage assets owing to there being no known historic association or inter-visibility. Whilst the site forms a very small part of the setting to the church, it is a neutral element that makes no contribution to the building's significance and therefore, the proposed development within the site will not impact on the significance of this listed building.

The HER contains a record for a cropmark enclosure loosely dated to the Iron Age/Roman period on the basis of a small number of pottery sherds from fieldwalking. The presence of this feature was confirmed by recent geophysical survey, which recorded a three-sided enclosure in this location.

No other non-designated heritage assets are recorded on the site. For the purposes of this report, i.e. making an assessment of the suitability of the site for residential development, it has been assumed that the site contains a possible Iron Age/Romano-British enclosure.

On the basis of the geophysical and HER data, the site is assessed to have limited potential for earlier Prehistoric activity, to contain a possible Iron Age/Romano-British enclosure of local to regional significance, and to have a low potential for significant (non-agricultural) remains of all other periods.

There are no fundamental heritage constraints to the site's residential development. Any future planning application should be supported by the results of a programme of trial trenching.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This Heritage Statement has been prepared by RPS on behalf of Richborough Estates Ltd.
- 1.2 The site, also referred to as the study site, is on the southern edge of Newbold Verdon, Leicestershire. It comprises c.14.3ha, centred at NGR SK 4471 0309 (Figure 1) and is bounded by hedgerows and intermittent mature trees on all sides.
- 1.3 This document has been prepared in compliance with the National Planning Policy Framework, to identify and provide a description of the significance of heritage assets on the site and the likely effects of future development.
- 1.4 The heritage statement comprises an examination of evidence in the Leicestershire Historic Environment Record (HER), the Record Office for Leicestershire, Leicester and Rutland, and online resources. Information regarding Scheduled Monuments and Listed Buildings was obtained from Leicestershire County Council Historic Environment Record (HER) and Historic England's National Heritage List for England. Information on Conservation Areas was sought from Hinckley and Bosworth Borough Council. The statement incorporates published and unpublished material, and charts historic land-use through a map regression exercise. A geophysical survey has been carried out by MOLA in November/December 2021 within the southern half of the site. This desk-based assessment incorporates the results of that work, with full results being presented separately (MOLA 2021). A site inspection was undertaken on 21st October 2021.
- 1.5 Results of fieldwork in the surrounding area have been reviewed to provide additional assessment of the study site's potential.
- 1.6 As a result, the assessment enables relevant parties to assess the significance of heritage assets on the site and the potential for previously undiscovered archaeological evidence, thus enabling potential impacts on the significance of any assets to be identified along with the need for design, engineering or archaeological mitigation.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in July 2021.
- 2.3 The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated 23 July 2019. (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.4 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.5 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
 - Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.6 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states applicants should provide a description of the significance of any heritage assets affected and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.7 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.8 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.9 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.10 *Significance* (for heritage policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural,

artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.11 *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.

2.12 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions;
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.13 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.14 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

2.15 The current Local Plan comprises the Core Strategy (adopted 2009), Area Actions Plans (adopted 2011 and 2014) and the Site Allocations and Development Management Policies Development Plan Document (adopted 2016). A new Local Plan (2020 to 2039) is currently in preparation by Hinckley and Bosworth Borough Council, and public consultation on a Draft Local Plan was undertaken in June – August 2021.

2.16 The policies relevant to archaeology and heritage in the current Local Plan documents are listed below.

Core Strategy

2.17 The Core Strategy document sets out the overarching strategy and core policies for the Borough to guide future development up to 2026. The Core Strategy policies relevant to archaeology and heritage are Spatial Objective 11 and Policy 8:

Spatial Objective 11: Built Environment and Townscape Character

- To safeguard, enhance and where necessary regenerate the borough's distinctive built environment including its wider setting particularly that associated with Conservation Areas, Listed Buildings and historic industries.

Policy 11: Key Rural Centres Stand Alone: Newbold Verdon

- Require new development to respect the character and appearance of the Newbold Verdon Conservation Area by incorporating locally distinctive features of the conservation area into the development.

Site Allocations and Development Management Policies Development Plan Document

- 2.18 The Site Allocations and Development Management Policies Development Plan Document was adopted in July 2016 and allocates land to deliver the development requirements outlined in the Hinckley and Bosworth Core Strategy. The Development Management Policies relating to archaeology and heritage are DM11-DM13:

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 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 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.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The British Geological Survey (BGS) 1:50,000 records the geology within the site as mudstone belonging to the Gunthorpe Member. Superficial deposits overlaying the mudstone in the western half of the site are sand and gravel of the Glaciofluvial Deposits and Diamicton of the Oadby Member within the eastern half of the site.
(<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>)
- 3.2 The Cranfield Soil and Agrifood Institute identifies the soils of the study site as loamy soils with naturally high groundwater (Soilscape 22; <http://www.landis.org.uk/soilscales>).

Topography & Landscape Character

- 3.3 The study site is located at the southern edge of Newbold Verdon.
- 3.4 The ground rises gently from c.125m AOD in the north of the site to c.130m AOD in the south-west and the closest natural watercourse is Rothley Brook c.3km north-east of the site.
- 3.5 Newbold Verdon is located within the southern tip of the National Character Area (NCA) 71: Leicestershire & South Derbyshire Coalfield. The Landscape Character is described as a plateau with unrestricted views of low ridges and shallow valleys, a characteristic shared with the neighbouring Leicestershire Vales NCA in the south. The area forms part of a regional watershed between the River Mease to the south and the River Soar to the east and many minor, swift-flowing streams drain the area, for example Saltersford Brook and Rothley Brook (Natural England 2014).

Site Conditions

- 3.6 A site visit was undertaken on 21st October 2021.
- 3.7 The site is centred at NGR SK 4471 0309 and comprises one irregularly shaped arable field (Plates 1-3).
- 3.8 The boundaries of the site consist of hedgerows and intermittent mature trees on all sides and beyond that Brascote Lane to the west, the Windmill Inn, a farm, open fields to the south and west and fields and allotments to the north. The hedgerow in the north allows some views across the adjacent allotments and towards Newbold Verdon (Plate 3).
- 3.9 No earthworks were visible during the site visit.

Review of available LiDAR data

- 3.10 The LiDAR data (Figure 5), using the Open Survey Data 1m spatial resolution dataset for the site shows remains of former internal field boundaries within the site. Their locations are known from historic mapping (Figures 6 and 7), but no earthwork remains were visible above ground during the site visit.
- 3.11 Furthermore, the data shows evidence for modern agricultural activity as well as some variation within the northern and north-eastern part of the site, which may be of geological origin. The geophysical survey recorded a scatter of ferrous ferrous debris in that area, which may be related to the unevenness of the ground.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000	-	12,000 BC
Mesolithic	12,000	-	4,000 BC
Neolithic	4,000	-	1,800 BC
Bronze Age	1,800	-	600 BC
Iron Age	600	-	AD 43

Historic

Roman	AD 43	-	410
Saxon/Early Medieval	AD 410	-	1066
Medieval	AD 1066	-	1485
Post Medieval	AD 1486	-	1799
Modern	AD 1800	-	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and - in accordance with NPPF - considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Figs. 2-4), also referred to as the study area, held on the Leicestershire & Rutland Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 19th century onwards until the present day.
- 4.3 Chapter 5 subsequently considers whether the proposed development will impact the theoretical archaeological potential identified below.

Designated Heritage Assets

- 4.4 Data obtained from Historic England and the Local Planning Authority confirms that there are no designated heritage assets (Listed Buildings, Scheduled Monuments, Conservation Areas, Registered Battlefields or Parks and Gardens) within the study site.
- 4.5 There is one Scheduled Monument within the search area; a Moated site south of the Hall (NHLE 1009198, Figure 2) located c.500m north-west of the site.
- 4.6 There are 11 Listed Buildings within the search area, 10 of which are within the Newbold Verdon Conservation Area; the remaining building is also situated within the village and c.500m to the north-north-east of the site. The Conservation Area is located c.350m north and north-west of the study site (Figure 2).

- 4.7 The Church of St James (Grade II. NHLE Entry: 1115770) in Newbold Verdon is located c.500 metres north-west of the site. No evidence has been found which shows any historic association between the church and the site. The site is separated from the church by an area of largely modern residential development and this housing prevents any views of the site from the church.
- 4.8 In return views from the western part of the site, the spire to the church is visible (Plate 3). Owing to the height of the spire, this element of the church is visible across large parts of Newbold Verdon. In this respect, whilst the site can be considered to form a very small part of the setting to the church, the church's visibility from the site is not exclusive. Additionally, the spire forms a recent addition to the church having been erected in the 1960s, when the historic church tower was rebuilt and heightened. This element of the church has negligible significance in respect of its historic or evidential heritage value but owing to its wider visibility within the surrounding village it may have some communal value attached to the village as a whole. The site is located at the edge of existing modern residential development which reflects the twentieth century expansion of the village and which makes no contribution to the historic context surrounding the church. Therefore, the site as a small part of the church's setting is a neutral element which makes no contribution to the significance of this listed building.
- 4.9 Historic England's GPA3 advises that "Being tall structures, church towers and spires are often widely visible across land- and townscapes but, where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them" (GPA3: 2017, p.7). The proposed development within the site is anticipated to conform with the predominately two-storey character within this existing residential setting and therefore, the informal visibility of the church's spire is anticipated to be maintained; and the proposed development will not compete with this asset. Consequently, proposed development will result in no impact on the significance of this listed building and this listed building does not require any further consideration within this report.
- 4.10 The remaining Listed Buildings, Conservation Area and the Scheduled Monument have no inter-visibility with the site owing to intervening residential development, local topography and mature vegetation (Plate 3). Additionally, no evidence has been found during the preparation of this report which shows a historic functional association between the site and these heritage assets. The site does not form any part of the settings of these heritage assets and their respective significance will remain unaffected by the proposed development. No further consideration is given to these designated heritage assets within this report.
- 4.11 A gazetteer of designated heritage assets is included in Appendix 1. Their locations are shown in Figure 2.

Non-designated Heritage Assets

- 4.12 The data provided by the HER contains one non-designated heritage asset within the study site.
- 4.13 The HER contains a record for a cropmark enclosure (MLE2975), loosely dated to the Iron Age/Roman period on the basis of a small number of pottery sherds from fieldwalking in the 1978. The geophysical survey confirmed the presence of the feature as a three-sided enclosure of broadly rectilinear shape, measuring c.60m. No earthworks were identified during the site visit on 21st October 2021 and no cropmarks associated with this feature are visible on GoogleEarth imagery (Figures 10-11).
- 4.14 The site of a Post-Medieval windmill (MLE2977) is erroneously plotted on the western site boundary. Brascote Mill is known from historic mapping (Figures 6 and 7) and was located a little bit further south, on the same site as the Windmill Inn, adjacent to the south-western corner and therefore outside of the site.
- 4.15 A gazetteer of HER records is included in Appendix 1. Their locations are shown on Figure 3.

Previous Archaeological Work

- 4.16 Fieldwalking by a local amateur archaeology group in 1978 (ELE922) recovered a possible Iron Age rim sherd and two Roman pottery sherds from the study site. This small amount of pottery was used to date a possible enclosure (MLE2975) which was identified from aerial photography within the western half of the site.
- 4.17 A geophysical survey was carried out across the site in support of this planning application. It recorded a three-sided enclosure of broadly rectilinear shape within the western part of the site – a feature already recorded on the HER from cropmarks (MLE2975). Several other weaker archaeological anomalies, possibly representing ditches and pits, were also detected, though the identification of these weaker features was hampered by magnetic noise arising from 'green waste' manure (MOLA 2021).
- 4.18 No other archaeological work is recorded to have been carried out within the study site on the HER.
- 4.19 There are seven records of previous archaeological work carried out within the search area relevant to the study site.
- 4.20 A Bronze Age ring ditch with internal pits was revealed during monitoring of a topsoil strip at Cadeby Quarry, adjacent to the south-western border of the site in 2006-08 (ELE7750). One of the pits contained Middle Bronze Age Deverel-Rimbury Ware pottery sherds and another contained charcoal remains which were Carbon-14 dated to c.1500BC. Two other pits contained Iron Age pottery (undisclosed amount). Anomalies identified by an earlier geophysical survey (ELE5352) in 2005 in the same area were proven to be not of archaeological origin.
- 4.21 A probable ring ditch was identified by a geophysical survey (ELE10639) within a proposed extension to the quarry in 2015, c.150m west of the site. The northern arc of the probable ring ditch was confirmed by trial trenching (ELE10300), but contained no dating evidence. Furthermore, the trenching revealed a number of archaeological features, including Romano-British features such as remains of a pottery kiln, enclosure ditches and gullies. There is no suggestion that any features extend into the study site.
- 4.22 No archaeological remains were recovered during a watching brief (ELE6655) c.400m north-east of the site. Archaeological evaluation (ELE4998) c.450m north and a geophysical survey (ELE9211) carried out c.450m west of the site revealed similar negative results.

Earlier Prehistoric

- 4.23 The HER contains no records dating from this period within the study site.
- 4.24 There are nine records within the HER dating to this period located within the search area.
- 4.25 Bronze Age pits and postholes (MLE19856) were recorded c.100m south of the site during monitoring of a topsoil strip in 2006. Charcoal from one pit was Carbon-14 dated to c.1500BC and another contained eight sherds associated with Middle Bronze Age Deverel-Rimbury pottery from a bucket urn. The features were located c.130m to the east of a possible Bronze Age barrow (MLE19855), which was identified by the same watching brief in 2006 (ELE7750). The barrow is recorded as a ring ditch with a diameter of c.6m and contains five shallow pits on the inside of the ring ditch.
- 4.26 A Middle Bronze Age side looped spearhead (MLE6357) was found during work on a well in 1976 c.650m south of the study site. The spoil of the site was re-examined, but no further finds were made.
- 4.27 Four large pit alignments, located c.100m east (MLE2976), c.450m and 650m south-east (MLE3047 and MLE3031) and c.650m north-west (MLE9249) to the site were identified from aerial photography in the 1980s and are thought likely to date to the Bronze Age/ Iron Age. The HER contains no further

detail and it does not appear any archaeological investigation of the cropmarks has been undertaken. A faint linear is visible on GoogleEarth imagery from 2016 in the location of MLE2976, but no evidence is visible on GoogleEarth for the other three alignments.

- 4.28 Cropmarks dated to the Bronze Age/Iron Age, including various linear features and a possible ring ditch (MLE2971 and MLE3017) were also identified from aerial photography c.650m east and north-east from the site. The HER contains no further detail about these features. Linear features, which may be associated with MLE2971, are visible on GoogleEarth imagery from 1999 and 2016.
- 4.29 Based on the HER data, the site is assessed to have no potential for Palaeolithic, Mesolithic or Neolithic evidence. The closest evidence of Bronze age activity from the site is located c.100m from the site and no cropmarks of associated activity are visible on the site on GoogleEarth. The site is therefore, assessed to have a limited potential for significant (i.e. non-agricultural) remains from this period.

Iron Age/Roman

- 4.30 There is one record within the site of possible Iron Age/Roman date; a large rectangular enclosure was identified as cropmarks in the 1980s (MLE2975) within the western half of the site. The HER has suggested a possible Iron Age to Roman date for the enclosure due to the find of a possible Iron Age rim sherd and two Roman pottery sherds from this part of the field during fieldwalking (ELE922) in 1978. The geophysical survey was able to confirm the presence of the feature and recorded a three-sided enclosure in this location. The enclosure, which measures c60m across, is formed of a north-west-south-east ditch from which two ditches project in a north-east direction at either end. No earthworks were identified during the site visit and no cropmarks are visible on GoogleEarth.
- 4.31 A small rectangular Iron Age enclosure (MLE2991) was identified from a cropmark in 1990 located c.600m north-west of the site.
- 4.32 The HER contains only one record of Roman date located within the search area; the site of a Roman pottery kiln (MLE23206) c.200m south-west of the site was discovered during trial trenching in 2017. Identified features include a kiln, possible enclosure ditches and gullies as well as 16 Greyware jars and at least one Sandyware jar, which are broadly consistent with production during the late 1st century AD.
- 4.33 Based upon the geophysical and HER data the site contains a possible Iron Age/Roman enclosure in the western part of the site.

Saxon/Early Medieval

- 4.34 The HER contains no records dating from the Saxon/early Medieval periods within the study site and there are four records within the search area.
- 4.35 The historical settlement of *Niwebold* (modern Newbold Verdon) is recorded in Domesday Book (1086) and as such has at least Late Saxon origins. The historic core of the settlement (MLE2992) is recorded c.250m north of the site.
- 4.36 The site of the deserted settlement of Brascote (MLE2990) is located c.250m south-west of the site. It is recorded as *Brocardescote* in Domesday Book. A survey in c.1990 recorded earthwork evidence for the site of the village as well as a fishpond, but there is no suggestion that earthworks extend into the study site.
- 4.37 A second deserted settlement, Naneby (MLE8904), is recorded c.900m south-west of the study site. The HER states that although it was not recorded in Domesday Book, it may have already been in existence and recorded under a different name.

- 4.38 Based on the site's location within the hinterland of the settlements of Brascote and Newbold Verdon, the site's potential for significant (i.e. non-archaeological) remains dating from the Saxon/early Medieval period is assessed to be low.

Medieval

- 4.39 There are no records of Medieval date located within the site and there are four records within the search area.
- 4.40 A moated site (Scheduled Monument NHLE 1009198, MLE2984) is located c.500m north-west of the site. The three-sided Medieval moat was used as a moated garden during the Post-Medieval period and remains in good condition. The site of a Medieval manor house (MLE2985) is indicated by finds including green glazed ridge tile and roof slates during excavation in 1981.
- 4.41 The site of a possible Medieval park (MLE2710) located c.550m west of the site, is suggested by field names such as Big Park, Middle Park and Little Park. This may relate to a park which belonged to the Medieval manor of Market Bosworth, located c.4km to the west of Newbold Verdon.
- 4.42 Remains of Kirkby Moats, a former complex moated site (MLE3043) is located c.950m south-east of the study site.
- 4.43 GoogleEarth imagery (Figure 10) shows the remnants of ridge and furrow in the north-western half of the site, which confirms the site's location in the agricultural hinterland of Newbold Verdon.
- 4.44 Due to the distance of the site from the known Medieval activity and the site's location within the hinterland of the late Saxon/Medieval settlement of Newbold Verdon, the site's potential for significant (i.e. non-agricultural) archaeological remains dating from this period is considered to be low.

Post Medieval & Modern (including map regression)

- 4.45 The HER contains 22 records dating to these periods located within the wider search area.
- 4.46 The site of Brascote Mill (MLE2977) is erroneously plotted on the western site boundary. Brascote Mill is known from historic mapping (Figures 6 and 7) and was located on the same site as the Windmill Inn, adjacent to the south-western corner of the site.
- 4.47 The remaining records relate to buildings/monuments or transport routes of a well-defined extent and nature that generally add little to the understanding of the study site's archaeological potential and are therefore not discussed in any further detail.

Historic map regression

- 4.48 According to the Enclosure Award for Newbold Verdon and Newbold Heath, the open-field system of Newbold Verdon was enclosed c.1810 at which time the Tithes were extinguished (Record Office Reference DE40/34/5). There was, however, no accompanying map. The 1814 Ordnance Survey Drawing (Figure 6) shows the site as part of five fields to the north and east of Brascote Lane (not annotated) with a windmill located at the western site boundary.
- 4.49 By 1885 (Figure 7), the study site appears to be divided into seven parcels, with most of the site boundaries established. Buildings annotated as Old Mill Inn and Windmill are located adjacent to the site in the west.
- 4.50 Except for a minor change to the internal boundary and the construction of a small, square field barn/enclosure in the north of the site shown on the 1903-1904 Ordnance Survey Map (Figure 8), there are no changes to the site until 1982 (Figure 9). The internal boundaries were removed and the site appears to be part of one field. The windmill is no longer annotated and appears to be inactive. The Windmill Inn is still depicted.

- 4.51 The c.1999 GoogleEarth imagery (Figure 10) shows the site divided into pasture field in the west and arable land in the east. GoogleEarth imagery from 2006 (not reproduced) shows the whole site utilised as arable land, until a small parcel in the south-west of the site was sectioned off as a farmyard. This illustrated by the 2021 GoogleEarth image (Figure 11), which represents the site as it appears today.
- 4.52 The map review demonstrates the study site has remained as agricultural/pastural land through most of the Post-Medieval/Modern period and the site's potential for significant Post-Medieval/Modern archaeology is therefore considered to be low.

Assessment of Significance (Non-Designated Assets)

- 4.53 The data provided by the HER contains one non-designated heritage asset within the study site.
- 4.54 The HER contains a record for a cropmark enclosure loosely dated to the Iron Age/Roman period (MLE2975) on the basis of a small number of pottery sherds from fieldwalking in 1978. The presence of the feature was confirmed by geophysical survey, which recorded a three-sided enclosure in this location. No earthworks were identified during the site visit on 21st October 2021 and no cropmarks are visible on the site on GoogleEarth imagery.
- 4.55 Based on the geophysical and HER data for the site and the surrounding area, the site is considered to have a limited potential for Earlier Prehistoric activity, to contain the remains of a possible Iron Age/Roman enclosure of local to regional significance and to have a low potential for significant (i.e. non-agricultural) remains of all other periods.
- 4.56 Any such evidence would be significant for their evidential value and likely be of local importance depending on their potential to contribute to relevant research agendas.

5 THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Proposed Development

- 5.1 The study site is being proposed for residential development.

Review of Potential Development Impacts on Non-Designated Assets

- 5.2 The data provided by the HER contains one non-designated heritage asset within the study site.
- 5.3 The HER contains a record for a cropmark enclosure loosely dated to the Iron Age/Roman period (MLE2975) on the basis of a small number of pottery sherds from fieldwalking in 1978. The presence of the feature was confirmed by geophysical survey, which recorded a three-sided enclosure in this location. No earthworks were identified during the site visit on 21st October 2021 and no cropmarks are visible on the site on GoogleEarth imagery.
- 5.4 Given the construction techniques employed in modern development, it is unlikely that any archaeological remains present within the footprint of the proposed development would survive the development process, unless preserved under public open space.

6 SUMMARY AND CONCLUSIONS

- 6.1 This Heritage Statement has been prepared by RPS on behalf of Richborough Estates Ltd. It considers land approximately 14.3ha in extent located off Brascote Lane, Newbold Verdon, Leicestershire (NGR SK 4471 0309).
- 6.2 The statement provides a description of heritage assets potentially affected by the proposed development of the site and addresses the information requirements of Government's National Planning Policy Framework in relation to the historic environment (archaeology and built heritage disciplines).
- 6.3 The archaeological potential of the development site and the significance of heritage assets within the site has been assessed through desk-based review of existing archaeological information, including previous archaeological work undertaken on and in the vicinity of the study site. These programmes allow robust assessment of the development site's archaeological potential and enable an informed planning decision.
- 6.4 Data available from Historic England and the Local Planning Authority shows that there are no designated heritage assets within the proposed development site.
- 6.5 Designated heritage assets located outside of the site and within a 1km search area include 11 Listed Buildings, the Newbold Verdon Conservation Area and a Scheduled Monument. With the exception of the Church of St James (Grade II), the site is not considered to form any part of the setting of these designated heritage assets owing to there being no known historic association or inter-visibility. Whilst the site forms a very small part of the setting to the church, it is a neutral element that makes no contribution to the building's significance and therefore, the proposed development within the site will not impact on the significance of this listed building.
- 6.6 The HER contains a record for a cropmark enclosure loosely dated to the Iron Age/Roman period on the basis of a small number of pottery sherds from fieldwalking. The presence of this feature was confirmed by recent geophysical survey, which recorded a three-sided enclosure in this location.
- 6.7 No other non-designated heritage assets are recorded on the site. For the purposes of this report, i.e. making an assessment of the suitability of the site for residential development, it has been assumed that the site contains a possible Iron Age/Romano-British enclosure.
- 6.8 On the basis of the geophysical and HER data, the site is assessed to have limited potential for earlier Prehistoric activity, to contain a possible Iron Age/Romano-British enclosure of local to regional significance and to have a low potential for significant (non-agricultural) remains of all other periods.
- 6.9 There are no fundamental heritage constraints to the site's residential development. Any future planning application should be supported by the results of a programme of trial trenching.

Sources Consulted

General

Leicestershire & Rutland Historic Environment Record
The Record Office for Leicestershire, Leicester and Rutland
LiDAR
Google Earth

Internet

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
British History Online – <http://www.british-history.ac.uk/>
Domesday Online – <http://www.domesdaybook.co.uk/>
Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>
Soilscape – <http://www.landis.org.uk/soilscales/>

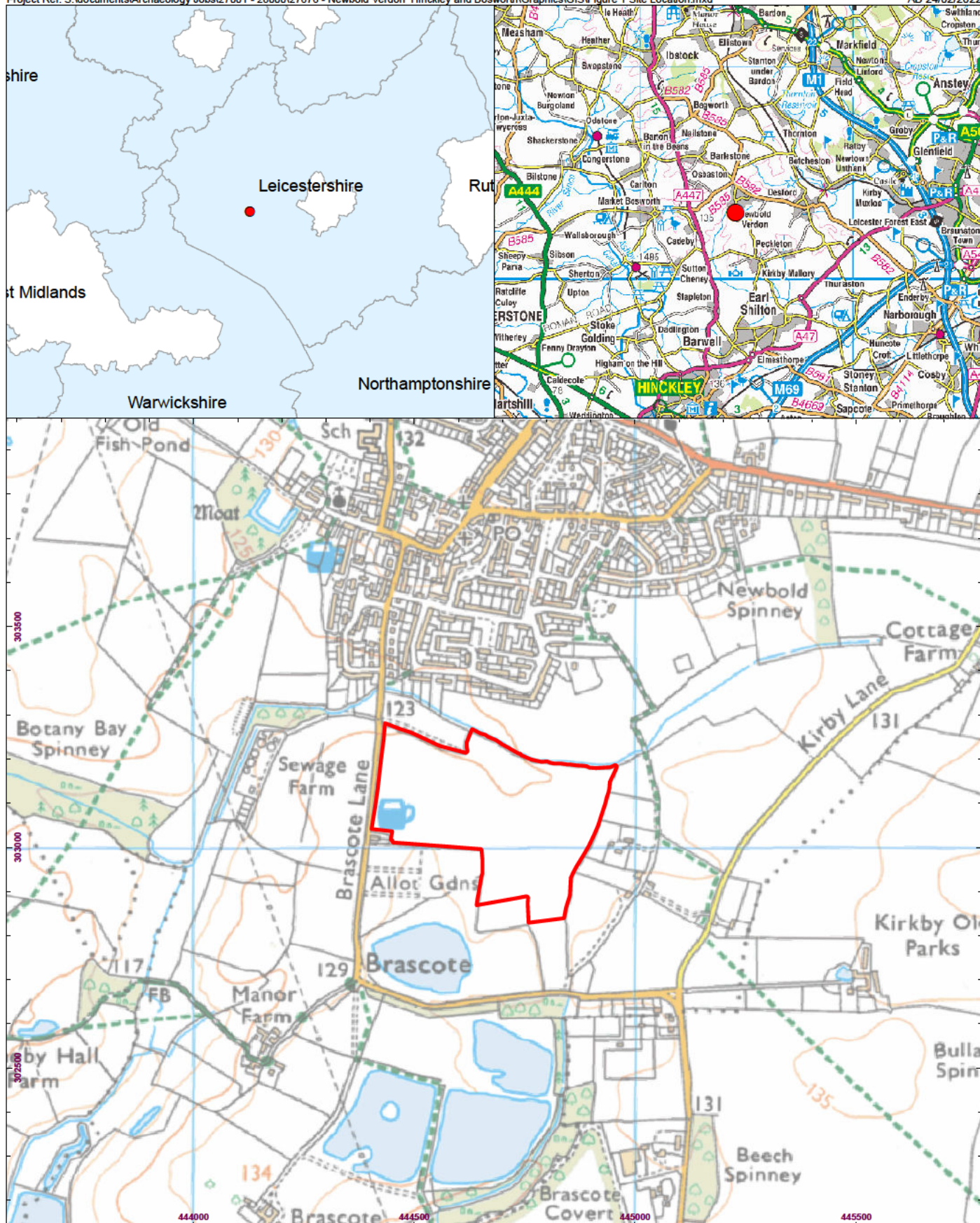
Bibliographic

Chartered Institute for Archaeologists Standard & Guidance for historic environment desk-based assessment 2014, updated 2020.
Department of Communities and Local Government *National Planning Policy Framework* 2012 (revised July 2021)
Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* 2010
Hinckley & Bosworth Borough Council, 2020. *Newbold Verdon Neighbourhood Plan 2018-2036 Submission version 07.02.2020*
Historic England (formerly English Heritage) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment 2008 (new draft 2017)
Historic England Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment July 2015 unpublished document
Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document
Natural England, *National Character Area (NCA) profile 71: Leicestershire & South Derbyshire Coalfield*, 2013

Cartographic

1805-1880 Old Series Ordnance Survey Maps of England and Wales
1810-1811 Minutes of the Commissioners for the enclosure of Newbold Verdon and Newbold Heath bound with a copy of the act of parliament (Reference DE40/34/5; contained the Enclosure Award but no map)
1814 Ordnance Survey Drawing (Hinckley Sheet)
Ordnance Survey 1:2500 editions: 1886, 1903, 1959, 1972, 1980-1992, 1984, 1994
Ordnance Survey 1:10,000 / 1:10,560 editions: 1885, 1903-1904, 1955, 1966, 1982-1983, 2000, 2006, 2020
Aerial Photography: 1999
GoogleEarth Imagery: 1999, 2000, 2006, 2010, 2011, 2015, 2016, 2020, 2021

FIGURES



 Site Boundary



0 125 250 375m
Scale at A4: 1:12,000

rps MAKING
COMPLEX
EASY

Figure 1

Site Location

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Site Boundary

Search Area

Listed Buildings

Grade

- I
- II*
- II

Newbold Verdon Conservation Area

Scheduled Monuments

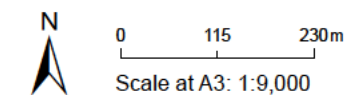


Figure 2
Designated Heritage Assets

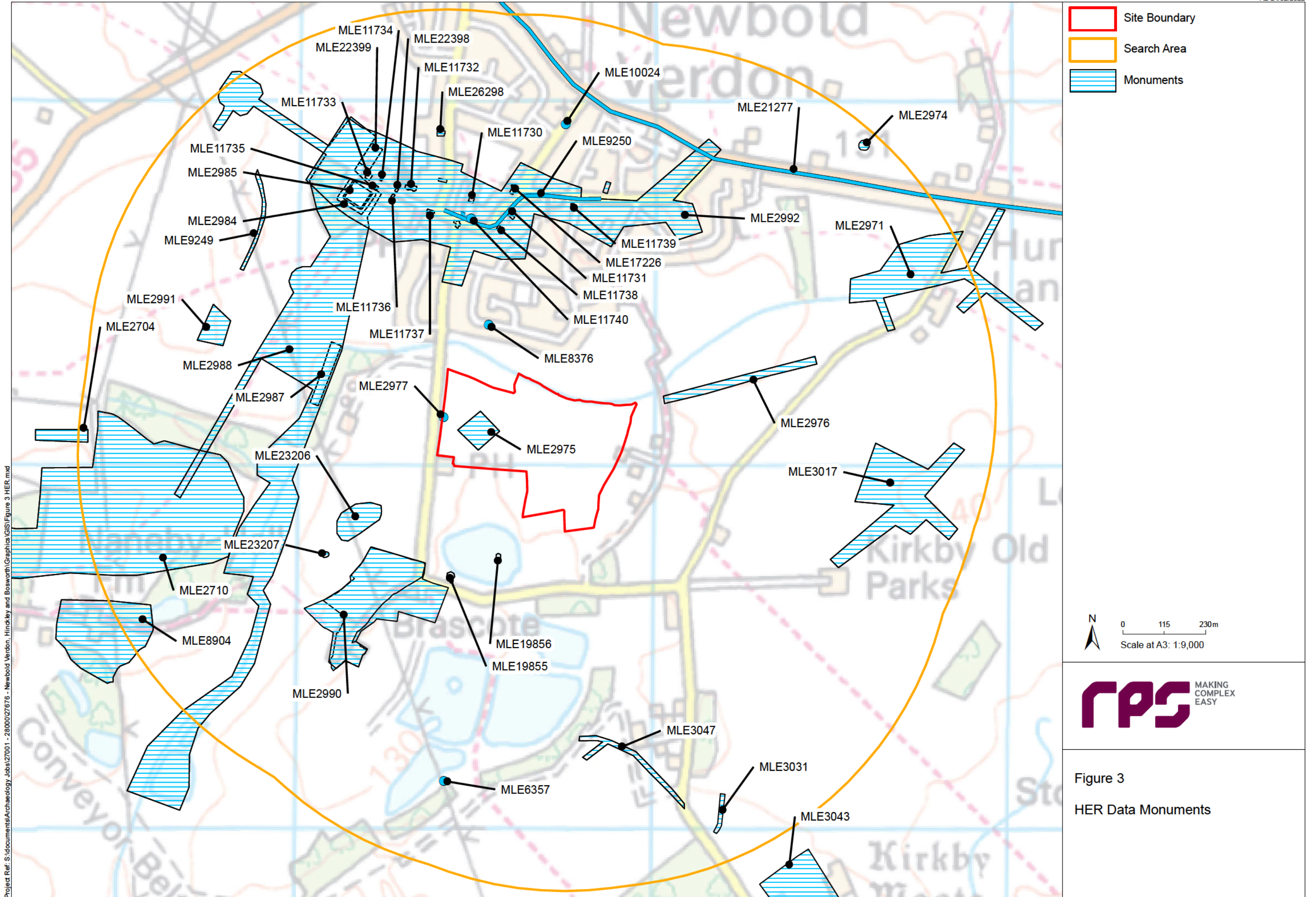
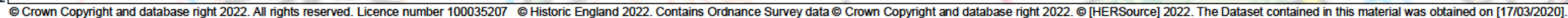


Figure 3
HER Data Monuments



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 Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
2018

Processing:
simple Local Relief Model overlaid on
Multi-direction Hillshade



0 75 150m
Scale at A3: 1:4,000



Figure 5

LiDAR Data



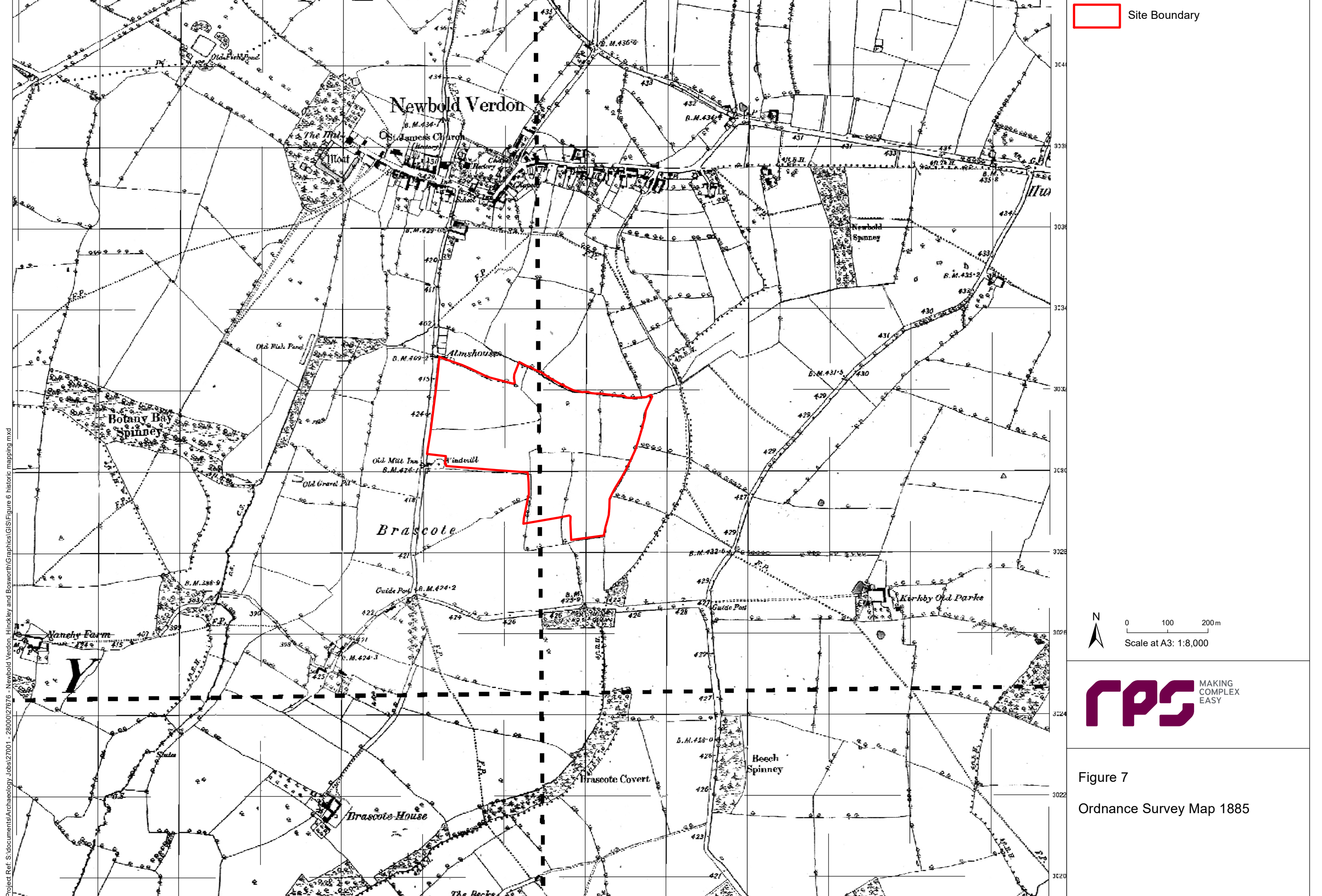
Site Boundary



0 230 460m
Scale at A3: 1:18,000



Figure 6
Ordnance Survey Drawing 1814
(Hinckley Sheet)

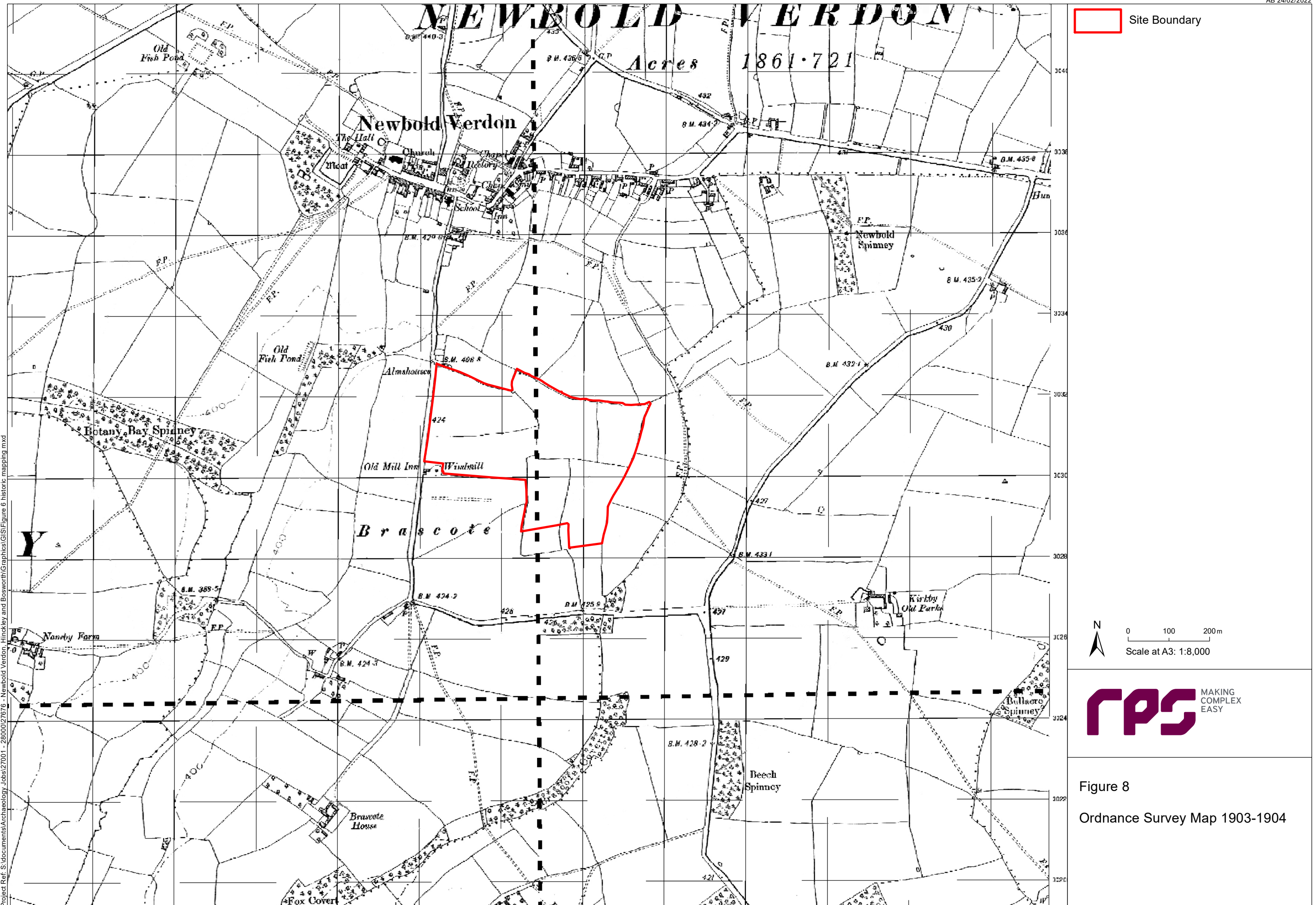


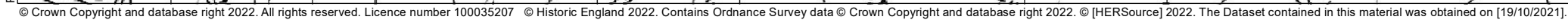
Site Boundary

N
0 100 200m
Scale at A3: 1:8,000



Figure 7
Ordnance Survey Map 1885







Site Boundary



0 37.5 75m
Scale at A3: 1:3,000



Figure 10
Google Earth Imagery 1999

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Site Boundary



0 37.5 75m
Scale at A3: 1:3,000



Figure 11
Google Earth Imagery 2021

PLATES



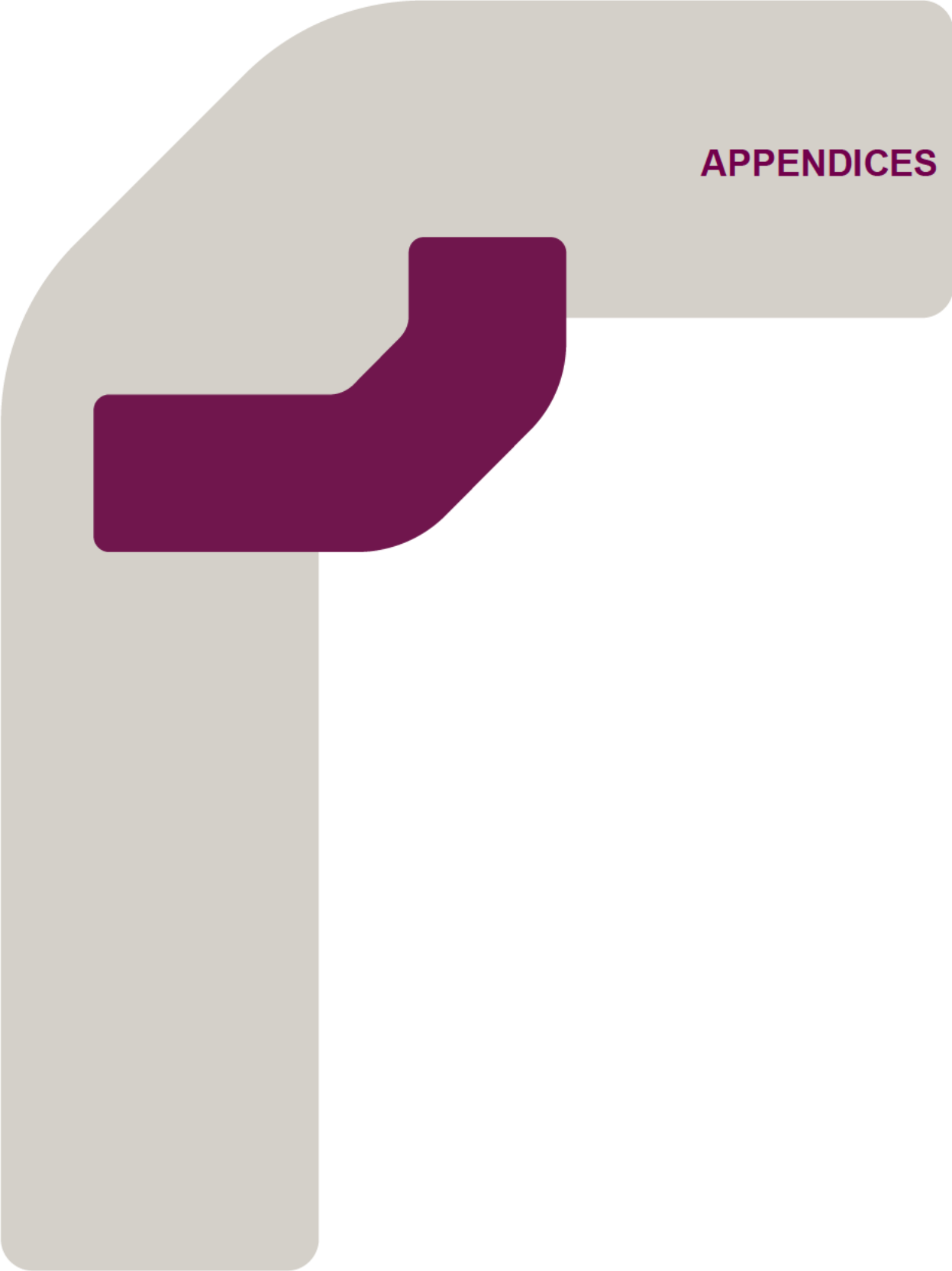
Plate 1: View across the northern part of the site towards the north-east



Plate 2: View from the northern site boundary towards the south



Plate 3: View across the site towards Newbold Verdon with the Church of St James in the background



APPENDICES

Appendix 1

Gazetteer of HER Entries

Leicestershire & Rutland Historic Environment Records

HER No.	Name	Location	Date
	Monuments		
MLE2704	Circular cropmarks north of Naneby Hall Farm, Cadeby	SK 433 030	Unknown
MLE2710	Possible medieval/post-medieval park north of Naneby Hall, Cadeby	SK 434 029	Early Medieval to Post-medieval
MLE2971	Cropmarks east of Newbold Spinney, Newbold Verdon	SK 458 035	Bronze Age
MLE2974	Newbold Mill, Newbold Verdon	SK 455 039	Post-medieval
MLE2975	Enclosure north-east of The Mill Inn, Newbold Verdon	SK 445 031	Iron Age
MLE2976	Pit alignment south of Newbold Spinney, Newbold Verdon	SK 452 032	Bronze Age to Late Iron Age
MLE2977	Brascote Mill, Newbold Verdon	SK 444 031	Post-medieval to Modern
MLE2984	Moated site south of The Hall, Newbold Verdon	SK 441 037	Medieval
MLE2985	Manor house site south of The Hall, Newbold Verdon	SK 441 037	Medieval
MLE2987	Fishponds south and west of The Hall, Newbold Verdon	SK 440 032	Post-medieval
MLE2988	Newbold Verdon Hall formal gardens	SK 438 030	Post-medieval
MLE2990	Deserted settlement, Brascote, Newbold Verdon	SK 442 026	Anglo Saxon to Medieval
MLE2991	Enclosure cropmark south-west of Newbold Hall, Newbold Verdon	SK 437 034	Iron Age
MLE2992	Historic settlement core of Newbold Verdon	SK 446 037	Anglo Saxon to Post-medieval
MLE3017	Cropmarks north-east of Kirkby Old Parks, Kirkby Mallory	SK 456 029	Bronze Age to Iron Age
MLE3031	Prehistoric pit alignment north-west of Kirkby Moats, Kirkby Mallory	SK 451 020	Bronze Age to Iron Age
MLE3043	Moated site, Kirkby Moats, Kirkby Mallory	SK 454 018	Medieval
MLE3047	Prehistoric pit alignment, Kirby Becks, Kirkby Mallory	SK 449 021	Bronze Age to Iron Age
MLE6357	Bronze Age spearhead from east of Brascote House, Newbold Verdon	SK 444 021	Bronze Age
MLE8376	Pit at Arnold's Crescent, Newbold Verdon	SK 445 034	Unknown
MLE8904	Deserted settlement, Naneby, Cadeby	SK 434 025	Early Medieval to Post-medieval
MLE9249	Pit alignment south-west of Newbold Hall, Newbold Verdon	SK 438 036	Bronze Age
MLE9250	Undated road surface, Main Street, Newbold Verdon	Not displayed	Post-medieval
MLE10024	Pit/ditch at Mill Lane, Newbold Verdon	SK 447 039	Unknown
MLE11730	THE OLD RECTORY, 16, BELL LANE (NORTH SIDE), NEWBOLD VERDON	SK 444 037	Post-medieval to Modern
MLE11731	GATES & SIDE SCREENS AT THE OLD RECTORY, MAIN STREET (NORTH SIDE), NEWBOLD VERDON	SK 444 037	Post-medieval to Modern

MLE11732	CHURCH OF ST. JAMES, MAIN STREET (NORTH SIDE), NEWBOLD VERDON	SK 443 037	Medieval to Modern
MLE11733	NEWBOLD VERDON HALL, MAIN STREET (WEST SIDE), NEWBOLD VERDON	SK 442 038	Post-medieval to Modern
MLE11734	PAVILION AT NW CORNER OF FORECOURT AT NEWBOLD VERDON HALL, MAIN STREET (NORTH SIDE), NEWBOLD VERDON	SK 442 038	Post-medieval to Modern
MLE11735	PAVILION AT SW CORNER OF FORECOURT AT NEWBOLD VERDON HALL, MAIN STREET (SOUTH SIDE), NEWBOLD VERDON	SK 442 037	Post-medieval to Modern
MLE11736	PAVILION AT SE CORNER OF FORECOURT AT NEWBOLD VERDON HALL, MAIN STREET (SOUTH SIDE), NEWBOLD VERDON	SK 442 037	Post-medieval to Modern
MLE11737	CHURCH FARMHOUSE & FENCE, 16, MAIN STREET (SOUTH SIDE), NEWBOLD VERDON	SK 443 037	Post-medieval to Modern
MLE11738	COB COTTAGE, 36, MAIN STREET (SOUTH SIDE), NEWBOLD VERDON	SK 445 036	Post-medieval to Modern
MLE11739	IVY COTTAGE, 92, MAIN STREET (SOUTH SIDE), NEWBOLD VERDON	SK 447 037	Post-medieval to Modern
MLE11740	K6 TELEPHONE KIOSK, MAIN STREET, NEWBOLD VERDON	SK 444 037	Modern
MLE17226	Baptist Chapel, Main Street, Newbold Verdon	SK 446 037	Post-medieval to Modern
MLE19855	Possible Bronze Age barrow north of Brascote Lane, Brascote, Newbold Verdon	SK 444 027	Bronze Age
MLE19856	Bronze Age pits, north of Brascote Lane, Newbold Verdon	SK 445 027	Bronze Age
MLE21277	Turnpike Road, Foston Lane to Osbaston	SK 5159 0042	Late Post-medieval
MLE22398	Site of pavilion at north-east corner of the forecourt at Newbold Verdon Hall, Newbold Verdon	SK 4429 0378	Post-medieval to Modern
MLE22399	Kitchen garden, Newbold Verdon Hall, Newbold Verdon	SK 4421 0387	Post-medieval
MLE23206	Roman pottery kiln site north of Manor Farm, Brascote, Newbold Verdon	SK 4418 0285	Roman
MLE23207	Undated quarrying north-west of Manor Farm, Brascote, Newbold Verdon	SK 4409 0276	Unknown
MLE25603	Primitive Methodist Chapel, Main Street, Newbold Verdon	SK 4460 0370	Post-medieval to Modern
MLE26296	Former school, 24, Main Street, Newbold Verdon	SK 4445 0368	Post-medieval to Modern
MLE26298	Primary School, Dragon Lane, Newbold Verdon	SK 4441 0394	Modern
MLE26300	Miners Welfare Hall, Dragon Lane, Newbold Verdon	SK 4441 0380	Modern
MLE26301	Newbold Verdon Working Men's Club & Institute Ltd, Main Street, Newbold Verdon	SK 4487 0378	Modern
	Events		
ELE867	1979 fieldwalking, Naneby	SK 437 024	
ELE922	1978 fieldwalking, north-east of The Mill Inn	SK 445 031	
ELE925	1981 excavation at the moated site at Newbold Verdon	SK 441 037	
ELE2150	1970s fieldwalking, south-east of the George & Dragon	SK 449 042	

ELE4426	2006 desk-based assessment on land at the Rectory, Main Street, Newbold Verdon	SK 4419 0280	
ELE4998	2007 trial trenching at The Rectory, 57, Main Street, Newbold Verdon	SK 4406 0258	
ELE5344	2005 desk-based assessment for the proposed Cadeby Quarry Extension, Leicestershire	SK 4406 0258	
ELE5352	2005 geophysical survey, Cadeby Quarry, Leicestershire	SK 44571 03751	
ELE5352	2005 geophysical survey, Cadeby Quarry, Leicestershire	SK 44571 03751	
ELE5352	2005 geophysical survey, Cadeby Quarry, Leicestershire	SK 43728 02485	
ELE6654	2002 watching brief during water main improvements at Newbold Verdon, Leicestershire	SK 456 033	
ELE6655	2002 watching brief, Alan's Way, Newbold Verdon, Leicestershire	SK 43729 02485	
ELE6656	1997-8 watching brief during water mains renewal in Newbold Verdon, Leicestershire	SK 447 036	
ELE6657	2002 watching brief at Mill Lane, Newbold Verdon, Leicestershire	SK 43729 02485	
ELE6658	1994 archaeological survey: Hall Farm, Newbold Verdon	SK 43729 02485	
ELE6897	2009 watching brief at Church Farmhouse, 16, Main Street, Newbold Verdon	SK 4511 0341	
ELE7161	2005 summary and interpretation of the results of a geophysical survey by Stratascan Ltd at the proposed Cadeby Quarry Extension, Leicestershire	SK 447 039	
ELE7435	2011 geophysical survey, Dragon Lane, Newbold Verdon	SK 4358 0373	
ELE7547	Project Gargoyle, Church of St James, Main Street, Newbold Verdon	SK 443 037	
ELE7671	2011 trial trenching, Dragon Lane, Newbold Verdon	SK 443 036	
ELE7750	2006-8 watching brief and recording at Cadeby Quarry, Cadeby	SK 437 024	
ELE7794	2011 desk-based assessment, land at Dragon Lane, Newbold Verdon	SK 443 042	
ELE9092	2014 Heritage Statement for Proposed Solar Farm, Hall Farm, Newbold Verdon	SK 443 042	
ELE9211	2014 geophysical survey, Hall Farm, Newbold Verdon	SK 437 024	
ELE9212	2014/5 assessment of indirect impacts, Hall Farm, Newbold Verdon	SK 443 042	
ELE9325	2015 assessment of direct impacts, Hall Farm, Newbold Verdon, Leicestershire	SK 4357 0294	
ELE9694	2002 building survey of Newbold Verdon Hall	SK 4338 0312	
ELE9881	2015 trial trenching on land at Hall Farm, Newbold Verdon, Leicestershire	SK 4357 0294	
ELE10300	2017 trial trenching, Cadeby Quarry Extension (Phases 2a & 2b), Brascote, Newbold Verdon, Leicestershire	SK 4357 0294	
ELE10301	2015 desk-based assessment, Cadeby Quarry Extension, Brascote	SK 4425 0378	

ELE10639	2015 geophysical survey, Cadeby Quarry, Manor Farm Extension	SK 4331 0322	
	Scheduled Monuments		
1009198	MOATED SITE SOUTH OF THE HALL	SK 4418 0375	



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