

HERITAGE STATEMENT

Leicester Lane, Desford, Leicestershire

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Desford
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Prepared for:

Miller Homes

EXECUTIVE SUMMARY

This heritage statement has been prepared by RPS, for Miller Homes, in support of an outline planning application for residential development.

This report considers c.3.6ha of land located east of Leicester Lane and south of Station Road in Desford, Leicestershire (Hinckley and Bosworth Borough Council; centred at NGR SK 4865 0373).

The assessment provides a description of heritage assets potentially affected by the proposed development of the site. It assesses their significance and addresses the information requirements of Government's National Planning Policy Framework in relation to archaeology and Policies DM11-DM13 of the Hinckley and Bosworth Borough Site Allocations and Development Management Policies Development Plan Document.

Data available from Historic England and the Local Planning Authority shows that there are no designated heritage assets within the proposed development site. There are no designated heritage assets assessed as sensitive to the proposed development outside the site.

The geophysical survey carried out in support of this application is negatively impacted by the spread of green waste. Although it did not record any anomalies of archaeological interest, this does not reliably confirm their absence. Fieldwork undertaken across the adjacent site to the south-west did not identify any features of archaeological interest, with the exception of a single pit of possible Prehistoric date.

The data provided by the Leicestershire & Rutland HER records no non-designated assets within the study site.

Based on the available archaeological data for the site and the surrounding area, it is assessed to have a low/negligible potential for significant (i.e. non-agricultural) remains of all periods. Any surviving remains, if they are present, are likely to be of local interest and would be significant for their archaeological interest and potential to contribute to local research agendas.

Based on the available archaeological data for the site and surrounding area, there is no suggestion that archaeology will be a constraint to development. However, given the impact of the green waste on the results of the geophysical survey, it is likely that the LPA will require further work to investigate the archaeological potential of the site. This could be secured by an appropriately worded planning condition.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This heritage statement has been prepared by RPS, for Miller Homes, to support an outline planning application for residential development.
- 1.2 The c.3.6ha site, also referred to in this report as the study site, is located east of Leicester Lane and south of Station Road on the eastern edge of Desford, Leicestershire (NGR SK 4865 0373, Figure 1). The site is bounded by residential development to the north, fields to the east and south and by a playground to the west.
- 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 the proposed development. This study concentrates on identifying the heritage interest in the site to provide the heritage assessment required by local planning policy.
- 1.4 The assessment comprises an examination of evidence in the Leicestershire & Rutland Historic Environment Record (HER) and online resources. Information regarding Scheduled Monuments was obtained from the Historic Environment Record and Historic England's National Heritage List for England.
- 1.5 The assessment incorporates published and unpublished material and charts historic land-use through review of 19th and 20th century map resources. A geophysical survey was carried out by Magnitude Surveys in September 2024 in support of this application and a summary of the results is presented here. A site inspection was undertaken on 15th August 2024.
- 1.6 The study provides an assessment of the archaeological potential of the site and the significance of any archaeological heritage assets within and around the site. As a result, the study enables relevant parties to identify and assess the impact of the proposed development and identify any necessary mitigation measures.
- 1.7 All work was undertaken in accordance with the Chartered Institute for Archaeologists' 'Standard and Guidance for Historic Environment Desk-Based Assessment' (CIfA 2020).

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), which was most recently updated in December 2023. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
(<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)
- 2.3 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

- 2.4 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.
- 2.5 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 200 states that planning decisions should be based on the significance of the heritage asset and that 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.
- 2.6 *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.
- 2.7 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.
- 2.8 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.
- 2.9 *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.

- 2.10 *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.
- 2.11 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.
- 2.12 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.
- 2.13 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

- 2.14 The current Local Plan contains the Site Allocations and Development Management Policies Development Plan Document (adopted 2016).
- 2.15 The Council are currently undertaking a Local Plan Review 2020-2041. At the time of writing public consultation on the Regulation 19 Local Plan Review has been completed and the updated Local Development Scheme (February 2024) estimates that further consultation will take place in summer 2024.
- 2.16 The policies relevant to archaeology and heritage are listed below:

Site Allocations and Development Management Policies Development Plan Document

- 2.17 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.

Desford Neighbourhood Plan 2018-2036 (Made May 2021)

2.18

Desford Parish Neighbourhood Plan was made in May 2021 and contains the following policies regarding heritage:

POLICY ENV 4: RIDGE AND FURROW – *The areas of ridge and furrow earthworks mapped above [not reproduced – no remains recorded within the current study site] are non-designated heritage assets. Any loss or damage arising from a development proposal (or a change of land use requiring*

planning permission) is to be avoided; the demonstrable benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets.

POLICY ENV 5: LOCAL HERITAGE ASSETS - Development proposals that affect an identified building or structure of local significance [...] or its setting will be required to preserve and enhance the significance and setting of that heritage asset. Any benefits arising from a development proposal, or a change of use requiring planning approval, will need to be balanced against the scale of harm or loss and their significance as heritage assets.

Supplementary Planning Documents

Hinckley & Bosworth Borough Council Heritage Guidance Statement

- 2.19 Hinckley & Bosworth Borough Council have produced a short document providing the requirement and scope for Heritage Statements, which broadly accords with the current historic environment planning policy of the NPPF. The guidance also refers to the requirement to consult the Leicestershire Historic Environment Record (HER), National Heritage List for England (NHLE) and notes various Historic England guidance, including the Good Practice Advice in Planning Note 3 (Second Edition) - The Setting of Heritage Assets.
- 2.20 In line with relevant planning policy and guidance, this heritage statement seeks to clarify the site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 SITE CONDITIONS, GEOLOGY AND TOPOGRAPHY

Site Conditions

- 3.1 A site inspection was carried out on 15th August 2024.
- 3.2 The site, c.3.6ha, is centred at NGR SK 4865 0373 and comprises a single agricultural field on the edge of Desford, which was recently harvested (Plates 1-2).
- 3.3 The site is regularly ploughed and no archaeological earthworks survive within the study site.

Geology

- 3.4 The British Geological Survey (BGS) 1:50,000 records the geology within the north-western part of the site as sandstone of the Cotgrave Sandstone Member and the remaining area as mudstone belonging to the Gunthorpe Member. A meandering band of dolomitic siltstone, also belonging to the Gunthorpe Member passes just inside the south-eastern site boundary. There are no superficial deposits recorded within the site (<https://geologyviewer.bgs.ac.uk/> - accessed on 14.08.2024).
- 3.5 The Cranfield Soil and Agrifood Institute identifies the soils of the study site as slightly acid loamy and clayey soils with impeded drainage (Soilscape 8; <http://www.landis.org.uk/soilscapes/> - accessed 14.08.2024).

Topography & Landscape Character

- 3.6 The topography of the site slopes down from c.107m AOD in the centre and north-west of the site to c.102m AOD in the north, to c.104m AOD in the south-west and to c.98m AOD in the south-east of the site. The closest watercourse to the site is Rothley Brook, which is located c.320m to the north-east.
- 3.7 In landscape character terms, the site lies within the north-western part of the Leicestershire Vales National Character Area (NCA), a large, relatively open, uniform landscape. Composed of low-lying clay vales, it is interrupted by varied river valleys. Settlements are visually dominant. Views to surrounding higher ground define the sense of place. The city of Leicester dominates the north-eastern corner of the NCA.¹

Review of LiDAR and geophysical survey data

- 3.8 A review of LiDAR data was conducted, using the Open Survey Data 1m spatial resolution dataset for the site (Figure 4).
- 3.9 The data shows evidence for modern agricultural activity, but there are no earthworks of ridge and furrow within the site. However, the geophysical survey (Magnitude Surveys 2024) did record very faint linear anomalies in the same alignment as the Medieval ridge and furrow ploughing remains within the adjacent field to the north-east recorded on the LiDAR data. This suggests the site was part of the same furlong as the field to the north-east and was therefore located within the agricultural hinterland of Desford during the Medieval period.
- 3.10 However, the geophysical survey was negatively impacted by the presence of green waste across the site. Although the data does not record any anomalies suggestive being of archaeological origin,

¹ <https://nationalcharacterareas.co.uk/leicestershire-vales/summary/> (accessed 14/08/2024)

their absence cannot reliably be confirmed and the green waste may be masking archaeological features, if they are present.

- 3.11 A strong magnetic response within the eastern corner of the site may be associated with tanks located within this part of the site, which are recorded on available mapping. On the LiDAR data it appears they are located right on the inside of the eastern site boundary and concealed within a strip of vegetation. The tanks were not visible during the site visit and may be buried

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. 2-3a), also referred to as the search area, held on the Leicestershire & Rutland Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study site 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 (i.e. Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Parks & Gardens and Registered Battlefields) located within the site (Figure 2).
- 4.5 The 1km search area contains Desford Conservation Area, which is located c.550m to the west of the site and contains 14 of the 17 Listed Buildings of the area.
- 4.6 There is no inter-visibility between the designated heritage assets and the study site. Owing to the nature of the proposals reflecting nearby development and based on evidence of the site visit and professional judgement, the study site is not considered to form any part of the settings of these designated heritage assets and their significance will remain unaffected by the proposals. These designated heritage assets are given no further consideration within this report.

Non-Designated Heritage Assets

- 4.7 The data provided by the Leicestershire & Rutland HER records no non-designated heritage assets within the study site.
- 4.8 A gazetteer of HER records outside the study site within a 1km search area is included in Appendix 1. Their locations are shown on Figure 3a.

Previous Archaeological Work

- 4.9 A detailed geophysical survey was carried out across the site, but the results were negatively impacted by the presence of green waste.
- 4.10 The HER confirms there are no records of previous archaeological work within the study site.
- 4.11 Geophysical survey and trial trenching (ELE11237 and ELE11346) were carried out within the adjacent site to the south-west. A single, very abraded sherd of possible Late Neolithic or Bronze Age date was identified in a pit (MLE25694). The heavily abraded condition of the pottery may indicate this to be a residual find, rather than in-situ, but a Prehistoric date for the pit cannot be ruled out. The area surrounding the possible pit was further investigated by excavation (ELE11234), but no other finds or features of archaeological interest were identified.
- 4.12 The remaining archaeological events within the search area relate to small scale programmes of geophysical survey, trial trenching and excavation at some distance from the current site and are not directly relevant in order to assess the current study site's archaeological potential.
- 4.13 The full list of previous archaeological investigations is recorded within the gazetteer of HER records included in Appendix 1 and their locations are shown on Figure 3b.

Prehistoric

- 4.14 Data obtained from the HER contains no records of Earlier Prehistoric date within the site.
- 4.15 There are only two records within the search area, one of which is located only c.30m to the west of the site. A possible Prehistoric pit (MLE25694) was recorded during trial trenching in 2019 adjacent to the current study site. The pit's fill contained a single sherd of very abraded Neolithic to Bronze Age pottery.
- 4.16 The other record relates to finds including an early Bronze Age thumbnail scraper and piercer (MLE9266), found during trial trenching c.600m south-west of the site.
- 4.17 Based on the available data the potential for significant Earlier Prehistoric archaeological remains within the site is assessed to be low, although the presence of similar pits to the one identified adjacent to the site cannot be ruled out..

Roman

- 4.18 There is no Roman activity recorded within the site.
- 4.19 A Roman occupation site with Late Iron Age origins (MLE9267), comprising pits, ditches and intercutting features as well as pottery (mostly dating to the Roman period) is recorded c.500m through trenching.
- 4.20 The site of a possible Roman farmstead and associated enclosure (MLE2721 and MLE2727) are located c.700-800m to the east of the site and two pottery kilns (MLE2742) were found c.850m south-west of the site.

- 4.21 The remaining Roman records within the search area relate to isolated findspots of pottery (MLE7927) and a tool (MLE22286).
- 4.22 Based on the distance of the known Roman activity from the site, its potential for significant (i.e. non-agricultural) Roman remains is assessed to be low.

Saxon/Early Medieval & Medieval

- 4.23 Data obtained from the HER contains no records of Saxon or Medieval activity within the site, nor within the vicinity of the site.
- 4.24 Earthwork ridge and furrow is recorded to the immediate north-east of the site, visible on the LiDAR data and identified as a non-designated heritage asset within the Desford Neighbourhood Plan. No such earthwork remains survive within the study site, however the geophysical survey recorded faint linear anomalies in a similar alignment and separation to the earthwork remains in the adjacent field, suggesting the site to have been part of the same furlong and located within the agricultural hinterland of Desford.
- 4.25 The historic settlement of *Deresford* (modern Desford, MLE2751) is recorded in Domesday Book (1086), confirming that it has at least Late Saxon origins. It is located c.600m to the south-west of the study site, focused around the church of St. Martin (MLE11219).
- 4.26 The site of a watermill of possible Early Medieval origin (MLE2729) is located c.500m north and the Late Medieval hamlet of Newton Unthank (MLE25978) is recorded c.500m to the north-east of the site. A Medieval deer park (Barrons/Desford/Barns Park; MLE17057) and Leicester Forest (MLE22664) were located c.350m to the east and c.700m south-east of the site at their closest points.
- 4.27 Given the site's location within the agricultural hinterland of Desford, its potential for significant (i.e. non-agricultural) Early Medieval/Saxon and/or Medieval remains is assessed to be low/negligible.

Post Medieval & Modern (including map regression)

- 4.28 The HER contains no records of this date within the study site. All of the records dating to these periods within the search area relate to extant buildings, features of well-known extent or transport routes and will not be further discussed, as they contribute little to the archaeological understanding of the study site.

Historic map regression

- 4.29 The earliest available map reviewed is the 1815 Ordnance Survey (OS) drawing (Figure 5), which shows the site outside of Desford and to the east of modern Station Road and north of Leicester Lane (both not annotated) within agricultural land. The settlement of Norton Unthank and the site of the Medieval mill mentioned above are shown to the north of the site.
- 4.30 The 1886 OS map (Figure 6) shows the site as part of a larger, irregular shaped field, with the western and southern site boundaries established. Hillside Cottage to the west of the site is the only dwelling recorded in the vicinity of the site.
- 4.31 The 1916 map (Figure 7) shows a small enclosure at the eastern site boundary containing two tanks, but it is unclear what they contained.
- 4.32 By 1930 (Figure 8), residential development has grown along Wharf Lane (now Station Road) and an area called *Rotherwood*, containing a single dwelling with surrounding woodland and an orchard, is present to the immediate north of the site.
- 4.33 By the 1950s, all site boundaries are established (map not reproduced). The enclosure containing the tanks was removed at some point after 1994, but the tanks themselves are still shown on the latest OS map (Figure 1). From the LiDAR data, the tanks appear to be located within the wider

vegetation strip now present along the eastern site boundary. They were not observed during the recent site visit and are not visible on Google Earth imagery (Figure 9).

- 4.34 The map review demonstrates the study site has remained as agricultural land through the Post-Medieval/Modern period and its potential for significant Post-Medieval/Modern archaeology is considered to be low.

Assessment of Significance (Non-Designated Assets)

- 4.35 The data provided by the Leicestershire & Rutland HER records no non-designated heritage assets are located within the study site.
- 4.36 Little confidence can be placed in the results of the geophysical survey undertaken in support of the current application because they are dominated by green waste. However, based on the negative results of the intrusive fieldwork to its immediate south-west and the available archaeological data for the site and surrounding area, the site is considered to have a low/negligible potential for significant (i.e. non-agricultural) archaeological remains of all periods.
- 4.37 Any features extant within the site are likely to be of no more than local importance significant for their evidential value dependent upon 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 site is proposed for residential development, associated infrastructure and landscaping.

Review of Potential Development Impacts on Non-Designated Assets

- 5.2 From the available archaeological data as well as historic mapping, the study has been in agricultural use probably since at least the Medieval period which will have caused some truncation – but this is not assessed to be any different to other greenfield sites locally.
- 5.3 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, for Miller Homes, in support of an outline planning application for residential development.
- 6.2 This report considers c.3.6ha of land located east of Leicester Lane and south of Station Road in Desford, Leicestershire (Hinckley and Bosworth Borough Council; centred at NGR SK 4865 0373).
- 6.3 The assessment provides a description of heritage assets potentially affected by the proposed development of the site. It assesses their significance and addresses the information requirements of Government's National Planning Policy Framework in relation to archaeology and Policies DM11-DM13 of the Hinckley and Bosworth Borough Site Allocations and Development Management Policies Development Plan Document.
- 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. There are no designated heritage assets assessed as sensitive to the proposed development outside the site.
- 6.5 The geophysical survey carried out in support of this application is negatively impacted by the spread of green waste. Although it did not record any anomalies of archaeological interest, this does not reliably confirm their absence. Fieldwork undertaken across the adjacent site to the south-west did not identify any features of archaeological interest, with the exception of a single pit of possible Prehistoric date.
- 6.6 The data provided by the Leicestershire & Rutland HER records no non-designated assets within the study site.
- 6.7 Based on the available archaeological data for the site and the surrounding area, it is assessed to have a low/negligible potential for significant (i.e. non-agricultural) remains of all periods. Any surviving remains, if they are present, are likely to be of local interest and would be significant for their archaeological interest and potential to contribute to local research agendas.
- 6.8 Based on the available archaeological data for the site and surrounding area, there is no suggestion that archaeology will be a constraint to development. However, given the impact of the green waste on the results of the geophysical survey, it is likely that the LPA will require further work to investigate the archaeological potential of the site. This could be secured by an appropriately worded planning condition.

Sources Consulted

General

Leicestershire & Rutland Historic Environment Record

Google Earth

LiDAR

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/>

National Planning Policy Framework – <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Natural England National Character Area Profiles – <https://nationalcharacterareas.co.uk/Leicestershire-Vales/>

Soilscape – <http://www.landis.org.uk/soilscapes/>

The Genealogist – <https://www.thegenealogist.co.uk/>

Bibliographic

Ancient Monuments and Archaeological Areas Act 1979, (amended by the National Heritage Act 1983 & 2002, updated in April 2014)

Chartered Institute for Archaeologists, 2021, Code of conduct: professional ethics in archaeology

Chartered Institute for Archaeologists, Standard & Guidance for historic environment desk based assessment 2014, updated 2020.

Department for Digital, Culture, Media & Sport, 2013, Scheduled Monuments & nationally important but non-scheduled monuments

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: 1 The Historic Environment in Local Plans July 2015 unpublished document

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Historic England, Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document

Historic England, 2015, Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide

Ministry of Housing, Communities & Local Government, 2021, National Planning Policy Framework

Ministry of Housing, Communities & Local Government Planning practice guidance, 2019, Historic environment Magnitude Surveys 2024 *TBC*

Cartographic

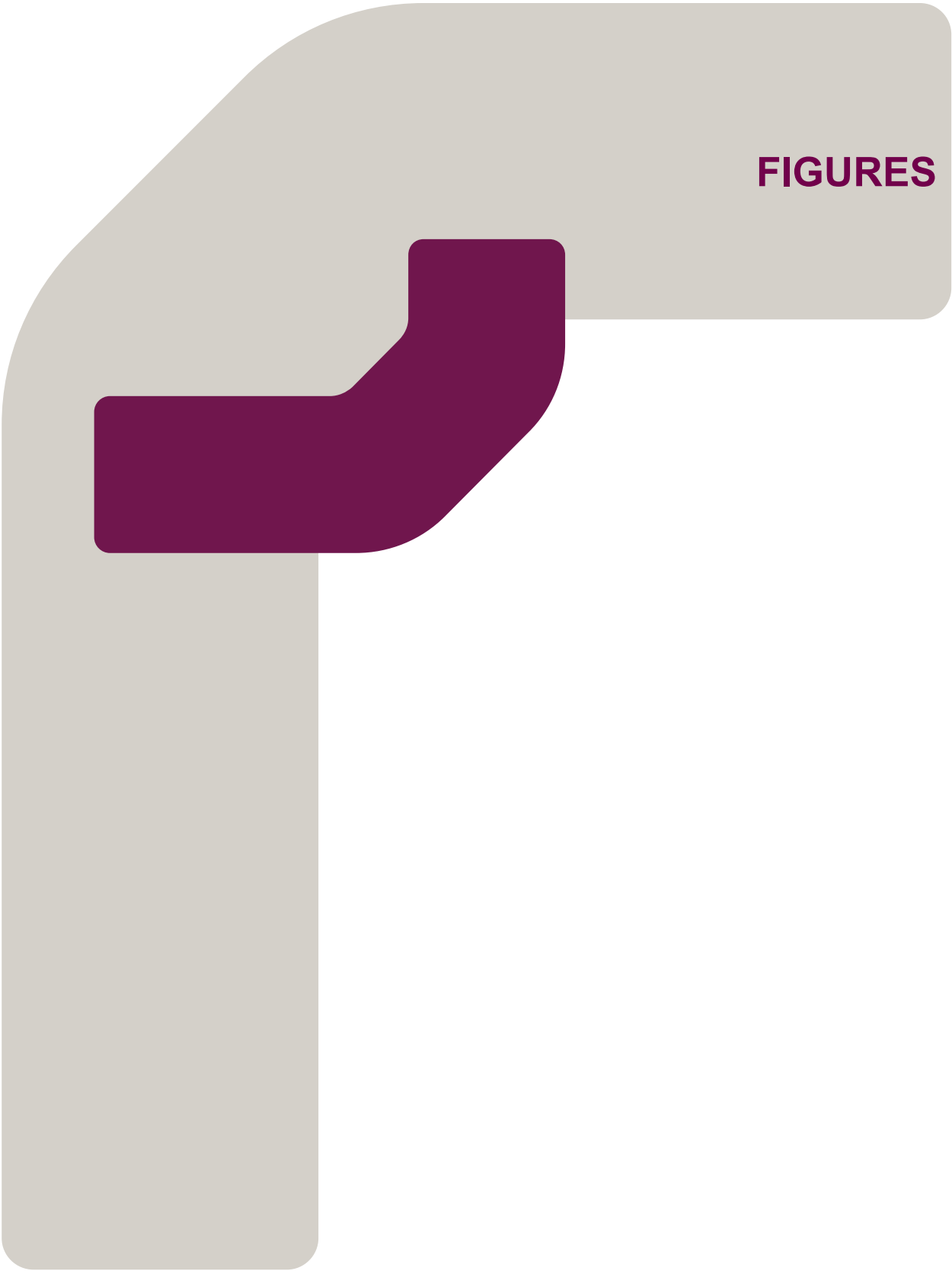
1814 Ordnance Survey Drawing (Hinckley Sheet)

1815 Ordnance Survey Drawing (Leicester and Loughborough Sheet)

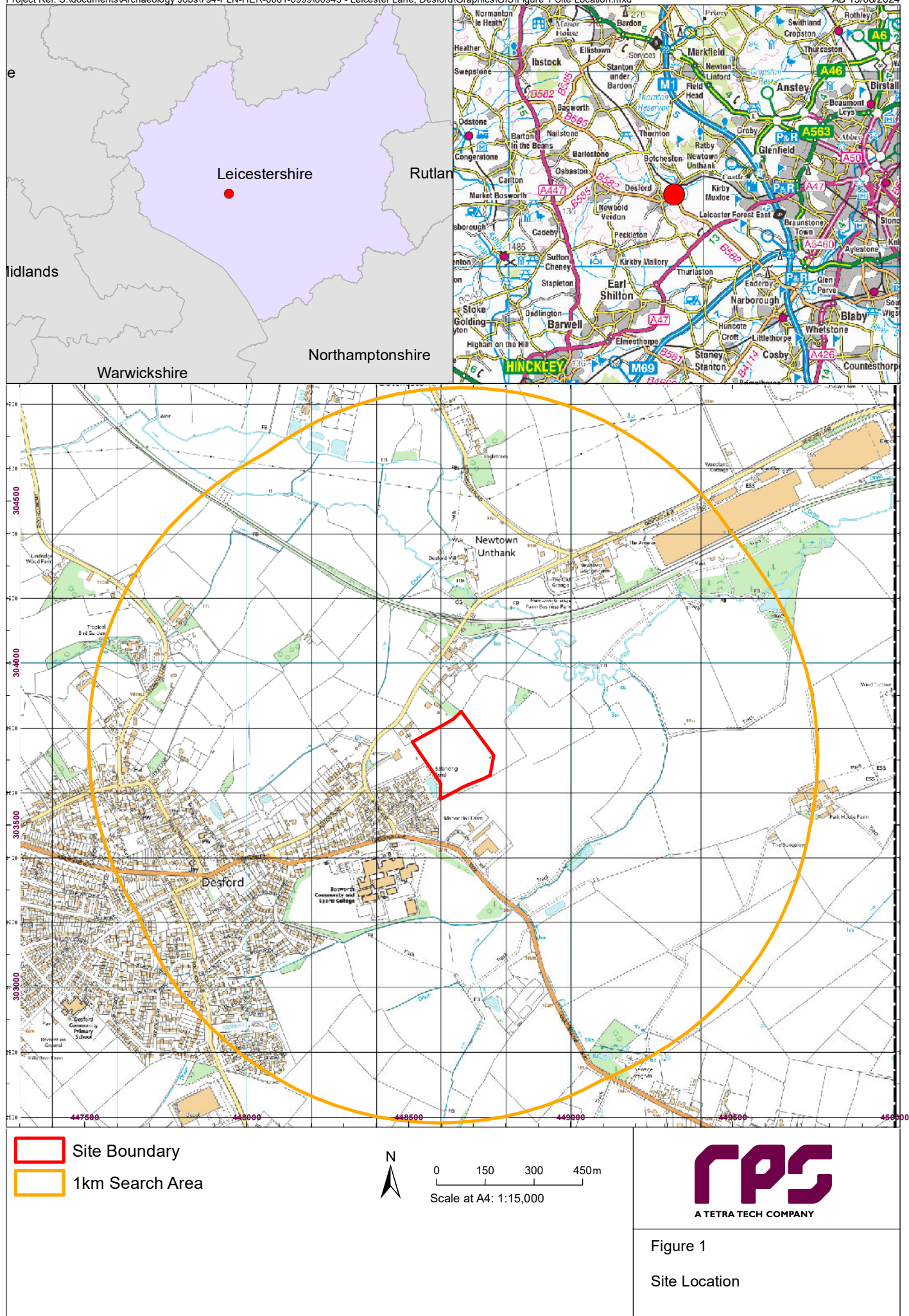
Ordnance Survey 1:2500 editions: 1886, 1903, 1916, 1930, 1959, 1978-1984, 1990, 1994

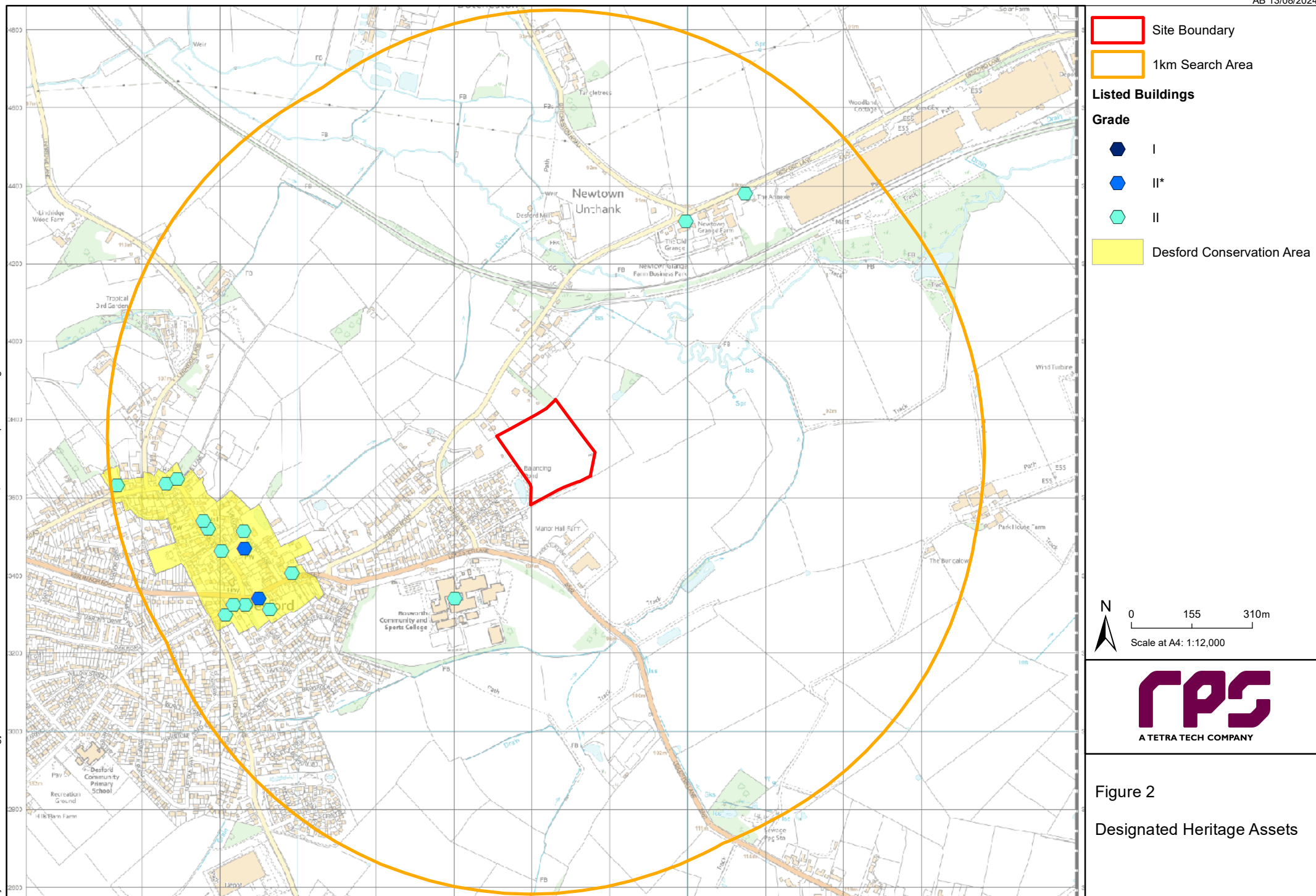
Ordnance Survey 1:10,000 / 1:10,560 editions: 1885, 1903-1904, 1919, 1931, 1955, 1964-1968, 1980-1985, 2000, 2006, 2024

Google Earth Imagery: 1999, 2000, 2006, 2010, 2011, 2015, 2016, 2018, 2020, 2021, 2022, 2023



FIGURES





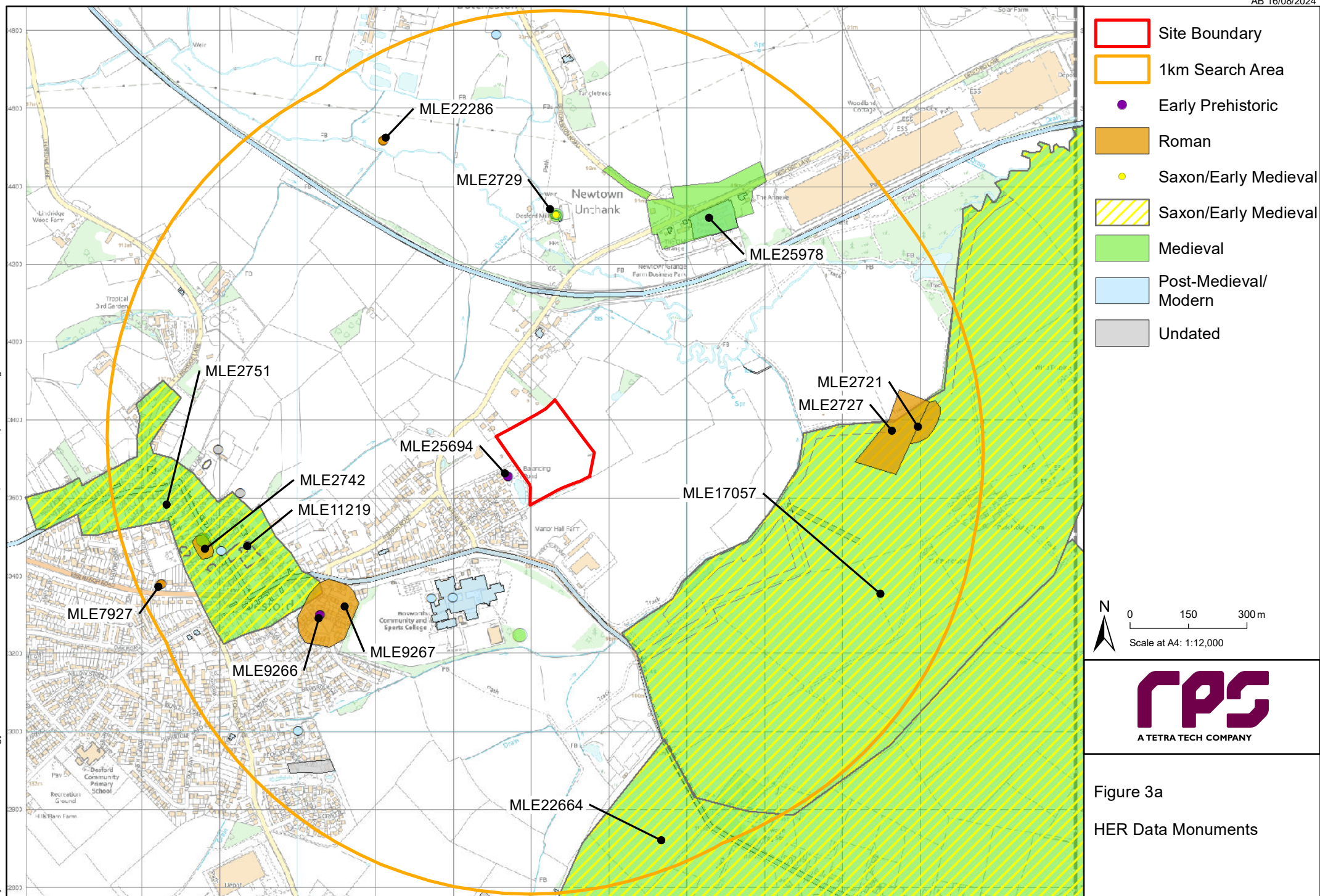


Figure 3a

HER Data Monuments





 Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
19/04/2018

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

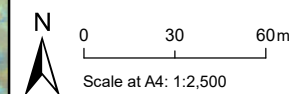


Figure 4
LiDAR Data



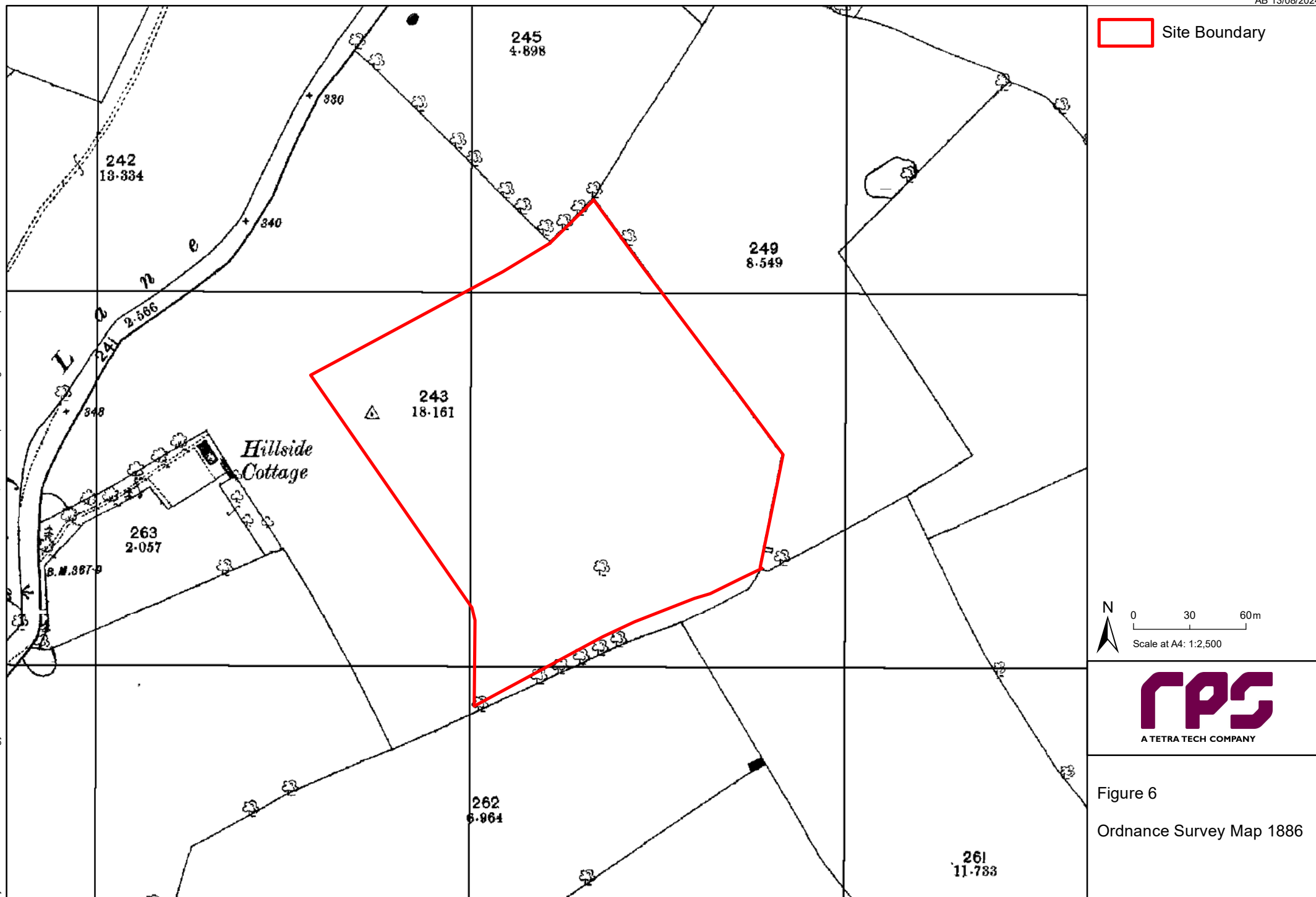
Site Boundary

N
0 230 460m
Scale at A4: 1:18,000

rps
A TETRA TECH COMPANY

Figure 5

Ordnance Survey Drawing 1815
(Leicester and Loughborough
Sheet) and 1814 (Hinckley
Sheet)



Site Boundary

Scale at A4: 1:2,500

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Figure 6
Ordnance Survey Map 1886

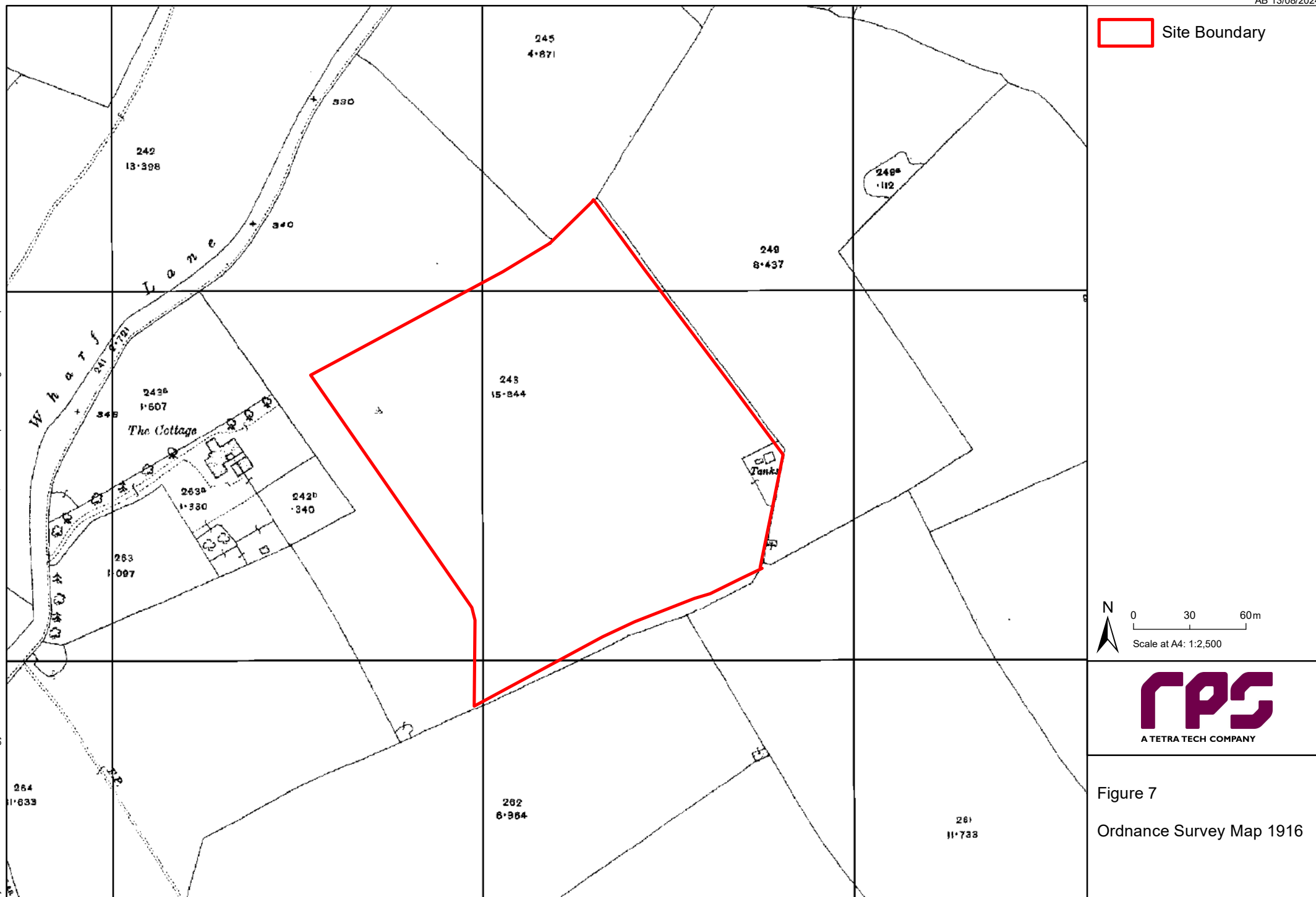
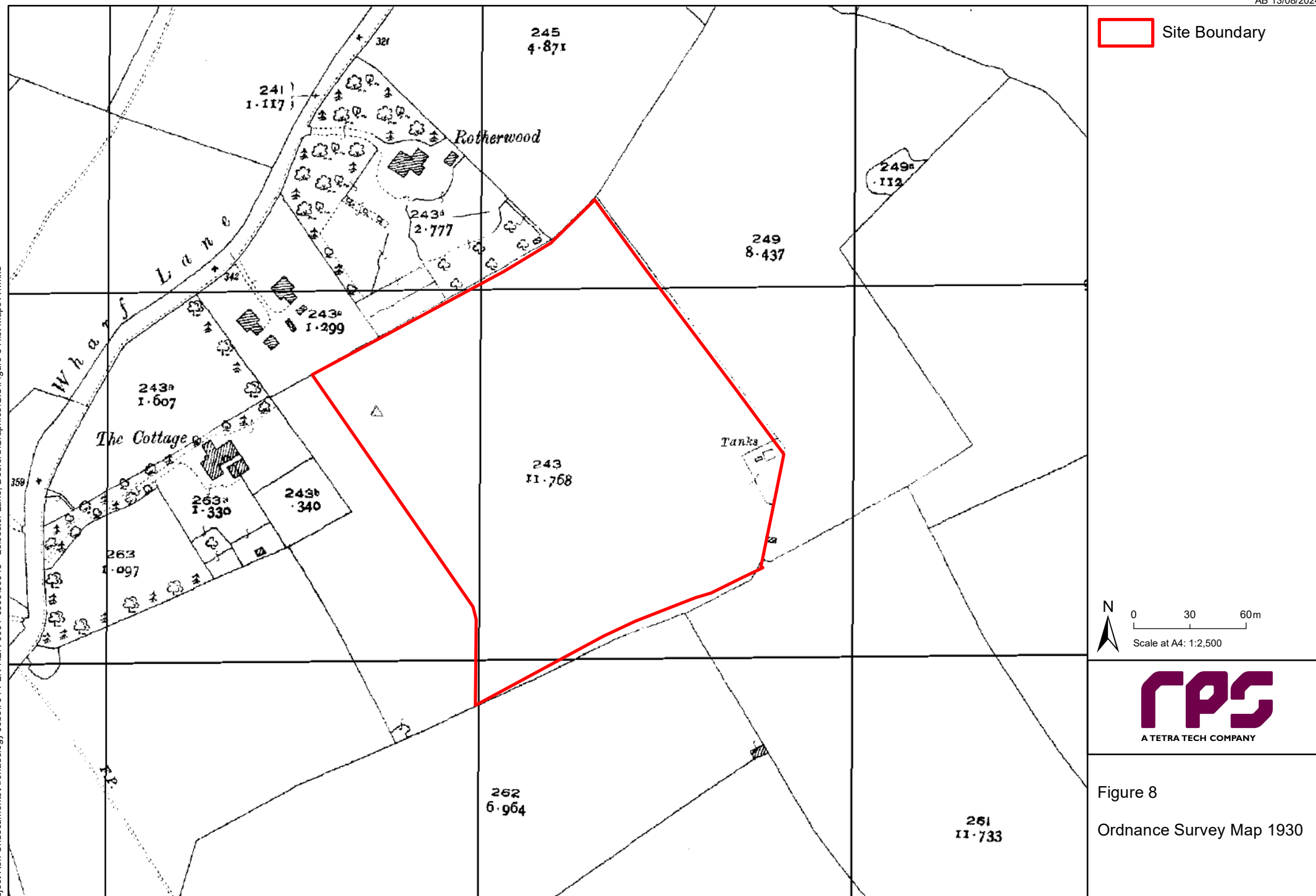


Figure 7
Ordnance Survey Map 1916





N
0 30 60m
Scale at A4: 1:2,500

rps
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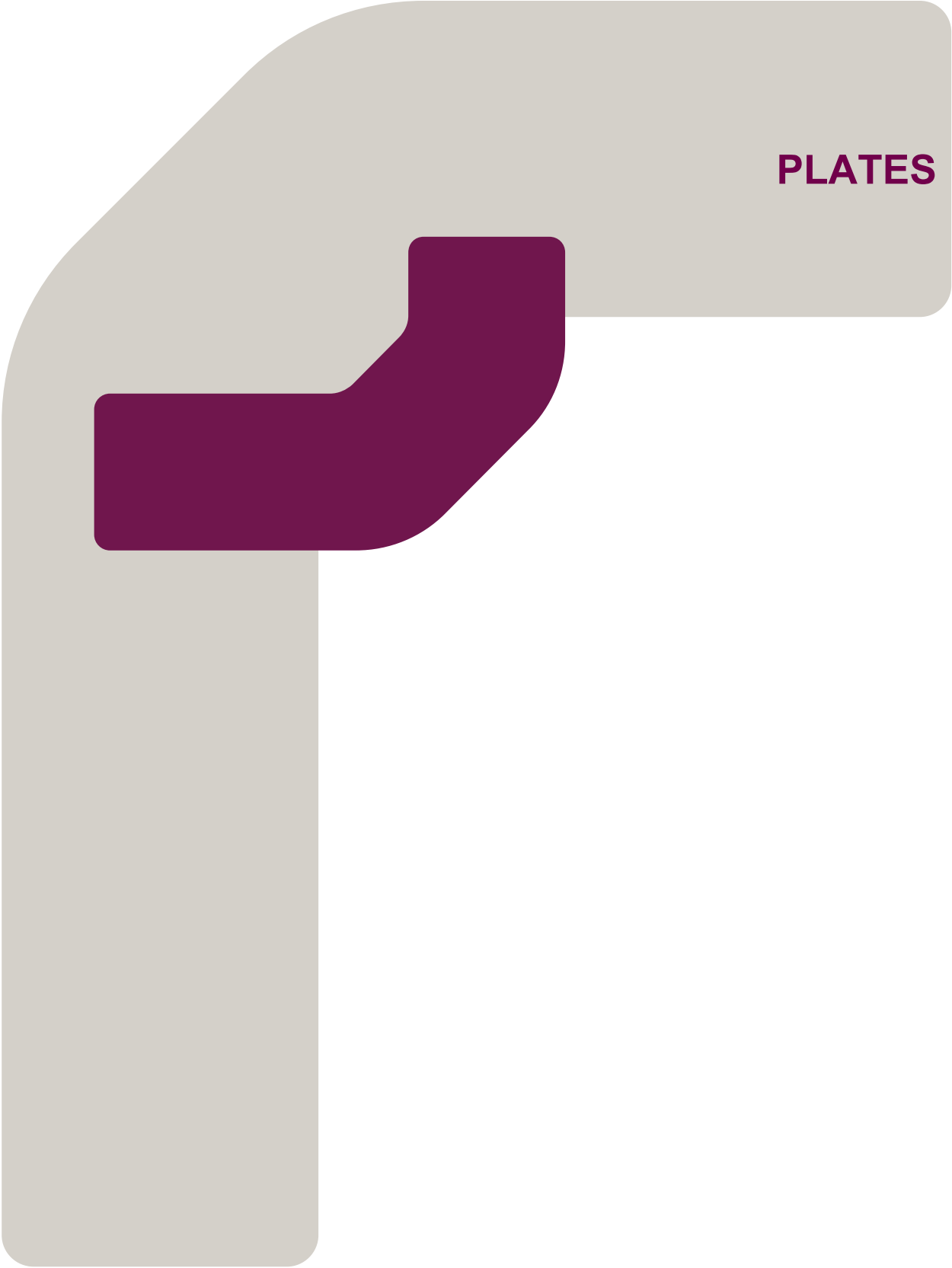
Figure 8
Ordnance Survey Map 1930

 Site Boundary

 0 30 60m
Scale at A4: 1:2,500

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Figure 9
Google Earth Imagery 2023



PLATES



Plate 1: View across the site towards the north



Plate 2: View across the site towards the south-west

APPENDICES

Appendix 1

Gazetteer of HER Entries

Leicestershire & Rutland Historic Environment Records

HER No.	Name and Description	Location	Date
	Monument		
MLE8292	Undated quern at Sunbreak, Little Lane, Desford	SK 477 037	Undated
MLE9266	Bronze Age flint from Leicester Road, near Old Manor Farm, Desford	SK 480 032	Early Bronze Age
MLE2729	Possible site of the medieval watermill, Desford Mill, Newtown Unthank	SK 486 043	Early Medieval to Medieval
MLE15323	DESFORD WAR MEMORIAL, DESFORD	SK 478 034	Modern
MLE2731	Possible site of post medieval windmill, Desford Mill, Newtown Unthank	SK 486 043	Post-medieval
MLE2736	Possible castle site, Castle Hill, Desford	SK 478 036	Undated
MLE2743	Well, Main Street, Desford	SK 477 034	Medieval
MLE7927	Roman pottery from Manor Road, Desford	SK 476 033	Roman
MLE20307	Medieval cauldron foot from near Bosworth College, Desford	SK 485 032	Medieval
MLE2752	Boundary stone at Botcheston	SK 485 047	Post-medieval
MLE22286	Roman sherd and possible burnishing tool from south of Botcheston	SK 4822 0451	Roman
MLE22724	C20th Avila sculpture, Bosworth Academy, Leicester Lane, Desford	SK 4834 0334	Modern
MLE22725	C20th 3B Series No. 2 sculpture, Bosworth Academy, Leicester Lane, Desford	SK 4839 0334	Modern
MLE23883	Site of cruck house, Drapers Shop, Main Street, Desford	SK 4800 0300	Post-medieval
MLE25694	Possible prehistoric pit, east of Barns Way, Desford	SK 4854 0365	Early Neolithic to Late Bronze Age
MLE11217	DESFORD SCHOOL, 54, MAIN STREET, DESFORD	SK 477 035	Post-medieval to Modern
MLE11218	THE YEWS, 1 & 2, DESFORD LANE, NEWTOWN UNTHANK	SK 489 043	Post-medieval to Modern
MLE11219	CHURCH OF ST. MARTIN, CHURCH LANE (SOUTH SIDE), DESFORD	SK 478 034	Early Medieval to Modern
MLE11220	THE GRANGE, 17, CHURCH LANE (NORTH SIDE), DESFORD	SK 478 035	Post-medieval to Modern
MLE11221	THE YEWS, DESFORD LANE, NEWTOWN UNTHANK	SK 491 043	Post-medieval to Modern
MLE11222	DESFORD POST OFFICE, 19, 21, 23, HIGH STREET (NORTH SIDE), DESFORD	SK 478 033	Post-medieval to Modern
MLE11741	MANOR FARMHOUSE, 53, HIGH STREET (NORTH SIDE), DESFORD	SK 479 034	Post-medieval to Modern

MLE11742	16 HIGH STREET (SOUTH SIDE), DESFORD	SK 478 032	Post-medieval to Modern
MLE11743	IVY HOUSE, 26, HIGH STREET (SOUTH SIDE), DESFORD	SK 478 033	Post-medieval to Modern
MLE11744	OLD MANOR HOUSE & SERVICE BLOCK, 32, HIGH STREET (SOUTH SIDE), DESFORD	SK 478 033	Post-medieval to Modern
MLE11745	BARN ATTACHED TO OLD MANOR HOUSE, HIGH STREET (SOUTH SIDE), DESFORD	SK 47922 03347	Post-medieval to Modern
MLE11746	PIGEONCOTE AT NO. 32, HIGH STREET (SOUTH SIDE), DESFORD	SK 479 033	Post-medieval to Modern
MLE11747	2 NEWBOLD ROAD (NORTH SIDE), DESFORD	SK 476 036	Post-medieval to Modern
MLE11748	10 NEWBOLD ROAD (NORTH SIDE), DESFORD	SK 476 036	Post-medieval to Modern
MLE11749	MALTHOUSE COTTAGES, 40 - 42, NEWBOLD ROAD (NORTH SIDE), DESFORD	SK 475 036	Medieval to Modern
MLE11750	50 MAIN STREET (EAST SIDE), DESFORD	SK 477 035	Post-medieval to Modern
MLE16048	18, High Street (South side), Desford	SK 478 033	Post-medieval to Modern
MLE17057	Barrons/Desford/Barns Park, medieval park, Desford	SK 501 036	Early Medieval to Post-medieval
MLE17058	Earthworks at Barons Park, Desford	SK 493 037	Medieval
MLE20694	Medieval remains, 23, Main Street, Desford	SK 4777 0342	Early Medieval to Medieval
MLE20695	Post-medieval remains, 23, Main Street, Desford	SK 4780 0343	Post-medieval to Modern
MLE21346	Bosworth Academy, Leicester Lane, Desford	SK 4843 0333	Post-medieval to Modern
MLE21811	St Martin's Church burial ground, Church Lane, Desford	SK 4786 0345	Early Medieval to Modern
MLE22523	35, Newbold Road, Desford	SK 4753 0360	Post-medieval to Modern
MLE22664	Leicester Forest Area D	SK 5165 0177	Early Medieval to Post-medieval
MLE24308	72 Main Street, Desford	SK 4771 0360	Post-medieval to Modern
MLE25372	Medieval/post-medieval remains, rear of 35, Main Street, Desford	SK 4771 0346	Early Medieval to Post-medieval
MLE25389	Medieval features, north-east of Woodside, Little Lane, Desford	SK 4776 0368	Early Medieval
MLE25978	Historic settlement core of Newtown Unthank	SK 4905 0435	Medieval to Post-medieval
MLE26151	Site of Baptist Chapel, 44, High Street, Desford	SK 4795 0336	Post-medieval to Modern

LEICESTER LANE, DESFORD, LEICESTERSHIRE; HERITAGE STATEMENT

MLE26152	General Baptist Chapel, now Free Church, Chapel Lane, Desford	SK 4767 0354	Post-medieval to Modern
MLE26581	Buften Lodge, Botcheston Road, Botcheston	SK 4869 0472	Post-medieval to Modern
MLE26616	The Old Grange, Desford Road, Newtown Unthank	SK 4895 0428	Post-medieval to Modern
MLE26617	Newtown Grange Farm complex, Desford Road, Newtown Unthank	SK 4906 0431	Post-medieval to Modern
MLE26623	The 29 Steps, Leicester Lane, Desford	SK 4866 0259	Post-medieval to Modern
MLE26624	1, Kirkby Road, Desford	SK 4774 0325	Modern
MLE26625	3, Kirkby Road, Desford	SK 4772 0324	Modern
MLE26626	Mine wheel, Lindridge Lane, Desford	SK 4759 0367	Modern
MLE26627	Village Hall and No.12, Lindridge Lane, Desford	SK 4762 0367	Post-medieval to Modern
MLE26637	Linwood Cottage, Lindridge Lane, Desford	SK 4770 0413	Modern
MLE26645	Debdale (now Topsham Nursery), Peckleton Lane, Desford	SK 4783 0298	Modern
MLE26646	20 & 22, Station Road, Desford	SK 4822 0346	Modern
MLE26647	Lancaster Arms, Station Road, Desford	SK 4862 0402	Post-medieval to Modern
MLE26648	Former Desford Railway Station, Station House, Station Road, Desford	SK 4863 0412	Post-medieval to Modern
MLE27003	C19th burial ground, Strict Baptist Chapel, High Street, Desford	SK 4795 0337	Post-medieval to Modern
MLE2721	Roman site north of Park House Farm, Desford	SK 496 037	Roman
MLE2723	Earthworks of possible medieval trackway, Botcheston Road, Newtown Unthank	SK 488 044	Medieval
MLE2724	Earthwork north-west of Park House Farm, Desford	SK 491 039	Undated
MLE2725	Undated bank west of Park House Farm, Desford	SK 493 035	Undated
MLE2727	Roman enclosure, north-west of Park House Farm, Desford	SK 495 037	Roman
MLE2730	Post medieval watermill, Desford Mill, Newtown Unthank	SK 486 043	Post-medieval to Modern
MLE2734	Cropmarks of two possible enclosures north of Forest View, Desford	SK 485 025	Undated
MLE2742	Roman pottery kilns, Main Street, Desford	SK 477 034	Early Roman
MLE2748	Medieval fishpond earthworks, Bullockhall Barn, Desford	SK 490 034	Medieval
MLE2751	Historic settlement core of Desford	SK 476 035	Late Anglo Saxon to Post-medieval
MLE29057	37, High Street and 2a, Main Street, Desford	SK 4787 0335	Post-medieval to Modern

LEICESTER LANE, DESFORD, LEICESTERSHIRE; HERITAGE STATEMENT

MLE9265	Undated features recorded south of Bambrooke Close, Desford	SK 480 029	Undated
MLE9267	Iron Age/Roman site, Leicester Road, near Old Manor Farm, Desford	SK 480 033	Late Iron Age to Late Roman
MLE16056	Leicester to Swannington Railway/Midland Railway, Leicester & Burton Branch line	SK 50 08	Post-medieval to Modern
MLE21277	Turnpike Road, Foston Lane to Osbaston	SK 5159 0042	Post-medieval
	Event		
ELE1895	1996 archaeological appraisal, The Malt House, Newbold Road, Desford	SK 4754 0363	
ELE9000	2012 fieldwalking north-west of Park Farm	SK 495 038	
ELE9551	1996 historic buildings survey of Manor Farm, Desford	SK 4789 0334	
ELE10276	Project Gargoyle, Church of St. Martin, Church Lane, Desford	SK 4786 0346	
ELE873	1960 salvage recording, bungalow south of the Manor House Garage, Desford	SK 477 034	
ELE10097	2016 trial trenching on land to the east of 2, Newbold Road, Desford, Leicestershire	SK 4771 0368	
ELE11234	2020 excavation, Barns Way, Desford, Leicestershire	SK 4853 0365	
ELE11237	2019 geophysical survey, land at Barns Way, Desford, Leicestershire	SK 4848 0357	
ELE11279	2019 trial trenching, 51, Main Street, Desford, Leicestershire	SK 4770 0347	
ELE11304	2020 excavation on land east of Little Lane, Desford, Leicestershire	SK 4776 0368	
ELE11305	2020 trial trenching on land east of Little Lane, Desford, Leicestershire	SK 4776 0368	
ELE11318	2020 excavation, 51, Main Street, Desford, Leicestershire	SK 4771 0346	
ELE11346	2019 trial trenching, Barn's Way, Desford, Leicestershire	SK 4848 0357	
ELE11769	2021 watching brief, Strict Baptist Chapel, between 44 & 50, High Street, Desford, Leicestershire	SK 4795 0336	
ELE11851	2021 trial trenching, Bosworth Academy, Desford, Leicestershire	SK 4858 0332	
ELE11930	2019 desk-based assessment, land at Barns Way, Desford, Leicestershire	SK 4848 0357	
ELE5001	1999 desk-based assessment for land east of Peckleton Lane, Desford, Leicestershire (SK 4800 0295)	SK 47991 02965	
ELE5002	1999 desk-based assessment for land off Leicester Lane, Desford, Leicestershire (SK 480 019)	SK 4810 0324	

LEICESTER LANE, DESFORD, LEICESTERSHIRE; HERITAGE STATEMENT

ELE5003	1997 desk-based assessment for land at Old Manor Farm, High Street, Desford, Leicestershire	SK 48108 03246	
ELE5005	2000 desk-based assessment of land to rear of Manor Farm, Desford, Leicestershire	SK 47940 03232	
ELE5458	2008 building survey of an outbuilding group situated within the curtilage of 21, High Street, Desford	SK 47826 03329	
ELE5632	1999 excavation on land off Leicester Lane, Desford, Leicestershire	SK 48064 03311	
ELE5633	1999 trial trenching on land off Leicester Lane, Desford, Leicestershire	SK 48113 03249	
ELE5650	2000 trial trenching on land east of Peckleton Lane, Desford, Leicestershire	SK 47992 02965	
ELE5652	2000 trial trenching on land to the rear of 26, High Street, Desford, Leicestershire		
ELE5655	2000 watching brief of land east of Peckleton Lane, Desford, Leicestershire	SK 47991 02964	
ELE5677	1999 geophysical survey of land off Leicester Lane, Desford, Leicestershire	SK 48100 03244	
ELE8297	1989 geophysical survey, north-west of The Rectory	SK 478 035	
ELE8554	2013 trial trenching, 23, Main Street, Desford	SK 4778 0342	
ELE868	1968 investigations north of Park House Farm, Desford	SK 495 038	
ELE9219	2014 trial trenching at Park House Farm, Leicester Road, Desford	SK 4971 0358	
ELE6811	1998 watching brief along the Rothley Valley Trunk Sewer extension, Leicestershire	SK 4990 0477	
ELE6812	1997 assessment, Rothley Valley Trunk Sewer extension, Scheme No E63 00M 250	SK 5011 0481	
ELE6815	1997 walkover and fieldwalking survey on the Rothley Valley Trunk Sewer extension scheme no. E63 00M 250, Leicestershire	SK 4994 0478	



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