



UNIVERSITY OF
LEICESTER

Archaeological Services

**An archaeological desk based
assessment for land to the east of
Hill Top Farm, Bosworth Road,
Wellsborough,
Sheepy,
Leicestershire
CV13 6PA**

Leon Hunt



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Site Name: Land to the east of Hill Top Farm, Bosworth Road,
Wellsborough, Sheepy,

Leicestershire CV13 6PA

Grid Ref: SK 36953 02752

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Client: Mr & Mrs Cordy

Planning Authority: Hinckley and Bosworth District Council

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*Cover photo: The proposed development area from the south-east, looking north-west
to Hill Top Farm*

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**An archaeological desk based assessment for land to the east of
Hill Top Farm, Bosworth Road, Wellsborough, Sheepy,
Leicestershire CV13 6PA**

Leon Hunt

Summary

An archaeological desk-based assessment has been prepared by University of Leicester Archaeological Services (ULAS) for land to the east of Hill Top Farm, Wellsborough, Sheepy, Leicestershire CV13 6PA.

The report was commissioned by Mr & Mrs Cordy in advance of the development of the site for a new detached dwelling (off-grid hybrid passiv haus). The site is currently farmland.

The proposed development area (PDA) lies on the southern side of Bosworth Road to the east of Hill Top Farm, Wellsborough. Wellsborough is a hamlet within the parish of Sheepy and lies around 5km (3 miles) west of Market Bosworth, Leicestershire.

The Historic Environment Record (HER) for Leicestershire and Rutland records that there are few known archaeological remains in the vicinity of the PDA. There are no known prehistoric or Roman remains in the vicinity of the PDA. However, the site lies close to medieval earthworks associated with the deserted medieval village of Wellsborough.

The adjacent site to the PDA once contained a brick yard, marked on early OS maps of the area.

There is no Conservation Area or designated heritage assets in the vicinity that will be affected by the proposed development. There are only three listed buildings in the village and none will be affected by the proposed development.

*Therefore, there is **Low** potential for prehistoric and Roman archaeology to be present on the PDA, but **Moderate** potential for medieval and post-medieval remains.*

The historic landscape character of the area is recorded as 'Piecemeal Enclosure'. This will change to 'Settlement' and therefore there will be a Slight effect on the character of the area.

Introduction

In accordance with National Planning Policy Framework (NPPF), Section 16 (Conserving and Enhancing the Historic Environment) this document is an archaeological desk-based assessment for land to the east of Hill Top Farm, Wellsborough, Sheepy, Leicestershire CV13 6PA (NGR: SK 36953 02752).

University of Leicester Archaeological Services (ULAS) have been commissioned to produce the assessment by Mr & Mrs Cordy in advance of the proposed development of the site for a new 'off-grid' detached dwelling. The development will also include a new access road, solar farm and filter beds and ponds for a grey water recycling system.

The foundations of an agricultural building have already been laid at the north-west edge of the proposed development area (PDA).

The PDA lies on the southern side of Bosworth Road, to the east of Hill Top Farm at the eastern end of the hamlet of Wellsborough in the parish of Sheepy, Hinckley and Bosworth, Leicestershire. It consists of a sub-rectangular field of improved grassland, currently uncultivated.

The PDA lies just outside the historic medieval and post-medieval core of the village. The Historic Environment Record (HER) for Leicestershire and Rutland records few known archaeological sites in the vicinity, but the PDA is close to known medieval earthworks associated with the deserted medieval village of Wellsborough.

Planning background

This desk-based assessment has been prepared to inform a planning application for the proposed development of a large detached dwelling and infrastructure on the site that will be submitted in due course. It provides information on the significance of the historic environment, to fulfil the requirement of NPPF paragraph 194 which requires applicants:

‘to describe the significance of any heritage assets affected, including any contribution made by their setting.’

This is the first stage of investigation, intended to provide detailed information that will allow the planning authority to make an informed decision as to whether further archaeological investigations will be required.

National Planning Policy

The Ancient Monuments and Archaeological Areas Act 1979, provides statutory protection for monuments of national importance (Scheduled Monuments or SMs). It was amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

The principal legislation affecting historic buildings is the Planning (Listed Buildings and Conservation Areas) Act 1990, which provides statutory protection for buildings on a list compiled by the Secretary of State. Conservation Areas are identified by the Local Planning Authority as areas of special architectural or historic interest, where it is important to preserve or enhance their character or appearance.

The National Planning Policy Framework (NPPF) was published in 2012 and last updated July 2021. It is supported by National Planning Practice Guidance (updated 2019). Additionally there are three Good Practice Advice (GPA) documents published by Historic England.

Section 16 of the NPPF ‘Conserving and enhancing the Historic Environment’ provides guidance on the conservation and investigation of heritage assets. Paragraphs of particular relevance are:

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning

authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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

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

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

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

Aims

The aim of this desk-based assessment is to present information on the significance, extent, character, date, integrity, state of preservation and of cultural heritage assets present within the study area. It will assess the significance of heritage assets that the proposed development might have an impact on and the level of any harm caused. This assessment considers archaeology, built heritage (buildings) and landscapes.

The assessment takes into account all previous land uses and attempts to establish what impact future development will have on the archaeological remains. The desk-based assessment should, once the above information has been gathered, assist in providing an informed planning decision or ascertain whether further stages of work are necessary.

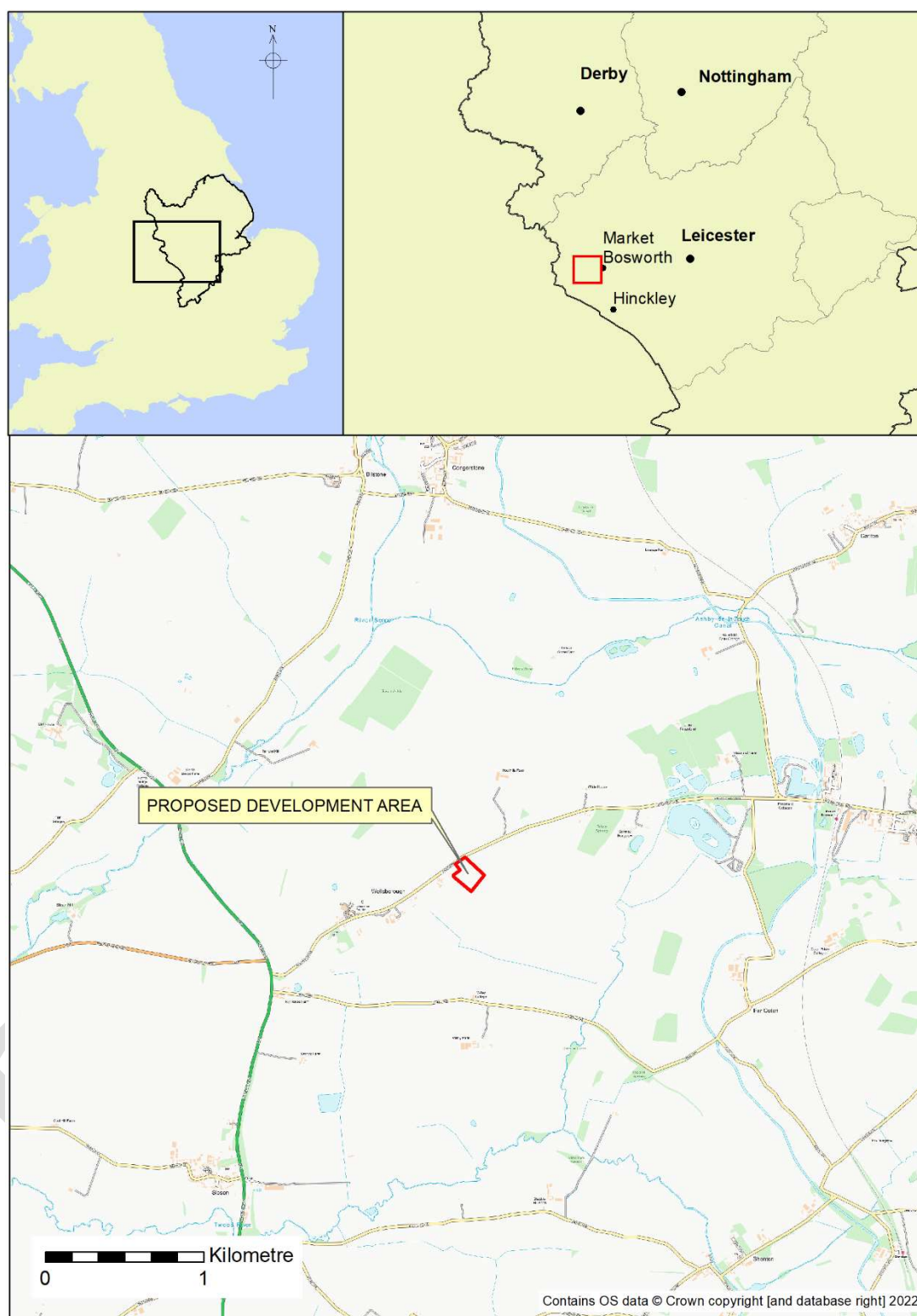


Figure 1: Site Location
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Methodology

This report has been prepared based upon information current and available as of 08/11/2022.

Future archaeological work and changes to current standards, guidance and legislation may cause changes to the conclusions and any recommendations given. Any future reliance on the results of this report should take this into account.

The following sources have been consulted to assess previous land use and archaeological potential:

- Designated Heritage Asset data, downloaded from Historic England's online National Heritage List for England
- Archaeological records (Historic Environment Record (HER) for Leicestershire and Rutland, Leicestershire County Council)
- Portable Antiquities Scheme (PAS) for Leicestershire and Rutland, Leicestershire County Council
- Previous Ordnance Survey and other maps of the area Record Office for Leicestershire, Leicester and Rutland, Wigston, Leicestershire, National Library of Scotland database and Edina Digimap Website (digimap.edina.ac.uk).
- Geological maps (British Geological Survey website and Edina Digimap Website)
- Environment Agency LiDAR data where available
- Historic England Archives digital data from Historic England
- Online digital sources e.g. Heritage Gateway, PastScape, MAGIC, Defence of Britain Database, British History Online, British Geological Survey, OASIS, Conservation Area Appraisals
- Historical background material (ULAS Archives and various on-line facilities)

A site visit was undertaken on 08/11/2022 in order to examine the area. Particular attention was paid to the current land use of all parts of the application area and its likely impact on the condition of any buried archaeological remains.

The proposed development area (PDA) comprises the parcel of land to the east of Hill Top Farm, Wellsborough covering around 2.2ha. Data was gathered for all designated heritage assets within 1km of the PDA site boundary, allowing for the identification of any heritage assets where setting and subsequent significance may be impacted by the proposed development. Data was also gathered for all non-designated heritage assets within the PDA boundary and a 1km radius from the site boundary to allow the inclusion of any assets adjacent to the PDA but with the potential to extent within it within this assessment.

All work follows the Chartered Institute for Archaeologist's (CIfA) Code of Conduct (rev. 2021) and adheres to their Standard and Guidance for Archaeological Desk-based Assessments (rev. 2020). Guidance on significance and setting is provided by Historic England *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* (2015; GPA2) and

Historic Environment Good Practice and Advice in Planning, Note 3: The Setting of Heritage Assets (2017; GPA3).

Significance of Heritage Assets

Within NPPF guidance, heritage significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting (Annex 2).

Para 195 states:

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

Heritage assets can be assigned a value ranging from Negligible to Very High according to the scale below (Table 1).

The likely magnitude of the impact of the proposed development is determined by taking the baseline conditions of the site and the heritage resource identified by the assessment and assessing the level of change caused by from the proposed development. This impact can be either adverse (negative) or beneficial (positive) and can be ranked according to the scale of High, Medium, Low and negligible. Where it is not possible to confirm the magnitude of impact (e.g. due to lack of development design information or details on buried deposits) a professional judgement as to the scale of such impacts is applied (Table 2).

The overall effect that a proposed development has on the heritage asset is based on a combination of the value of a heritage asset and the magnitude of the impact from the proposed development. The Effect takes into account any mitigation strategies proposed and the scale runs from Neutral, Slight, Moderate, Large and Very Large. A matrix is used as a check to identify the effect on the heritage asset (Table 3).

Table 1: Assessing significance (value)

Very High	High importance and rarity, international scale and limited potential for substitution (e.g. World Heritage Sites, assets of clear international importance or that can contribute to international research objectives).
High	High importance and rarity, national scale and limited potential for substitution (e.g. Scheduled Monuments, Grade I or II* listed buildings or assets of national importance or that can contribute to national research objectives).
Medium	High or medium importance and rarity, regional scale, limited potential for substitution (e.g. Grade II listed buildings, Conservation Areas containing important buildings, designated or undesignated assets that contribute to regional research objectives).
Low	Low or medium importance and rarity, local scale (e.g. Locally listed buildings or buildings of local interest, Designated or undesignated assets of local importance or those compromised by poor preservation or survival).
Negligible	Very low importance and rarity, local scale (e.g. buildings of no architectural or historical note, assets with little or no surviving archaeological interest).

Table 2: Assessing magnitude of impact

Major	Total loss or major alteration of the asset or change in its setting leading to the total loss or major reduction in the significance. The relationship between the asset and its setting is no longer readily appreciable.
Moderate	The partial loss or alteration of the asset from the baseline conditions or change in its setting leading to the partial loss or reduction in the significance. Characteristics of the setting can still be appreciated, but with the introduction of new, unrelated elements that distract from and compete with the baseline setting.
Minor	A change from baseline conditions to the asset, or change in its setting leading to the slight loss or reduction in the significance of the asset. Characteristics of the setting can still be appreciated - the changes do not conflict with the character of the heritage asset.
Negligible	Barely distinguishable change from baseline conditions or change in its setting resulting in no reduction in the significance of the asset

Table 3: Assessing the Overall Effect

Significance (value)	Magnitude of Impact (Adverse or Beneficial)			
	Negligible	Minor	Moderate	Major
Very High	Slight	Moderate	Large	Very large
High	Slight	Slight - Moderate	Moderate - large	Large
Medium	Neutral - Slight	Slight	Moderate	Moderate - large
Low	Neutral - Slight	Neutral - Slight	Slight	Slight - Moderate
Negligible	Neutral	Neutral - Slight	Neutral - Slight	Slight

Setting

Setting is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve (Historic England 2017, 3). 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 (NPPF Annex 2). The ability to understand, experience and appreciate a heritage asset can be harmed or lost through any development that affects its setting. The value of a heritage asset can therefore be harmed or lost through alteration within or destruction of its setting.

Setting is mostly experienced visually and so lines of sight to or from a cultural heritage site will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places.

The assessment of harm to the significance of a heritage asset through changes to setting comprises a staged process:

1: identify heritage assets and their settings.

2: assess whether how and to what degree these settings make a contribution to the significance of the heritage assets. *The Setting of Heritage Assets* suggests consideration should be given to the physical surroundings of the asset including its relationship with other heritage assets, the assets intangible associations with its surroundings and patterns of use, the contribution made by noises, smells etc. to significance and the way views allow the significance of the asset to be appreciated.

3: assess the effects of the proposed development, whether beneficial or harmful, on that significance. *The Setting of Heritage Assets* suggests that the assessment should address the attributes of the proposed development in terms of its location and siting, form and appearance, wider effects and permanence.

Following the assessment stage are step 4 – maximising enhancement and minimising harm and step 5 Making and documenting the decision and monitoring outcomes, usually undertaken during consultation with the local planning authority following submission.

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence significance of the assets concerned.

Site Location, Geology and Topography

Wellsborough is a hamlet within the parish of Sheepy and formerly lay within the parish of Sibson, itself now part of Sheepy. The Sheepy parish contains Sheepy Magna, Sheepy Parva, Sibson, Wellsborough, Upton, Pinwall and Cross Hands. Wellsborough lies around 5km (3 miles) west of Market Bosworth and around 13km (8 miles) north-west of Hinckley (Figure 1).

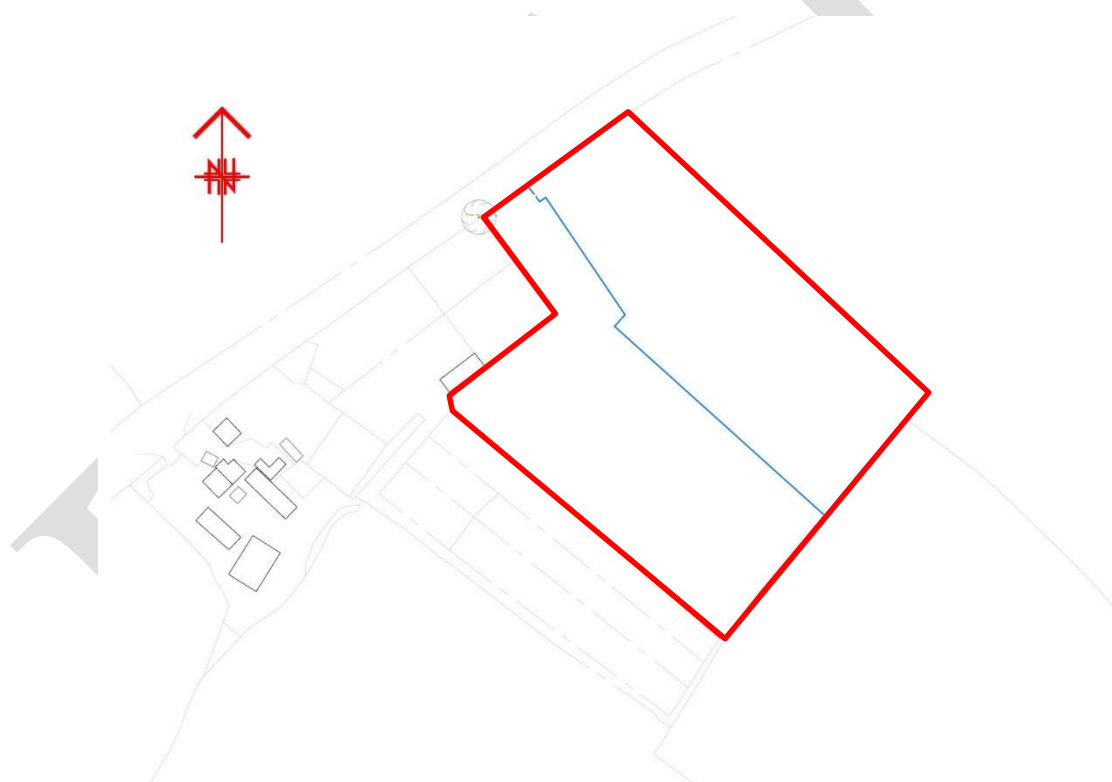


Figure 2: Plan of PDA (red line). Provided by client

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The PDA lies on the southern side of Bosworth Road to the east of Hill Top Farm at the very eastern end of the village. The PDA consists of a sub-rectangular field oriented north-west to south-east, narrowed at the northern end. A part-metalled track leads from Bosworth Road through a field gate into the field (Figure 2).

The land falls significantly from west to east, from around 103m aOD to around 96m aOD (Figure 3).

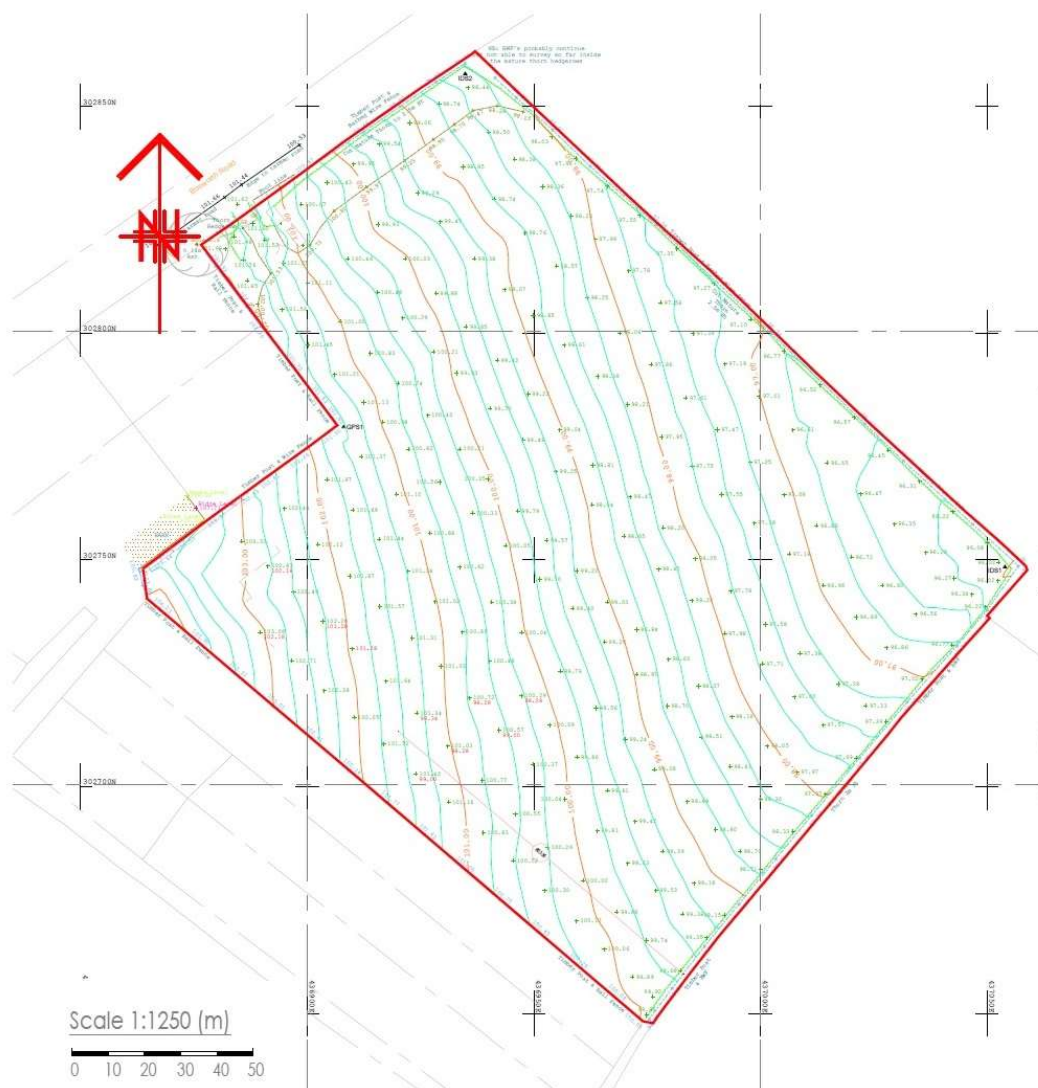


Figure 3: Plan of topography of PDA. Provided by client

The British Geological Survey website indicates that the underlying geology of the assessment area is likely to be Wolston Clay (clay, silt and sand) over Gunthorpe Member Mudstone (www.bgs.ac.uk/discoveringGeology/geologyOfBritain/).

The Soilscape website indicates that the soils are likely to be slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils (Soil Type 18, <http://www.landis.org.uk/soilscape/>).

Historical and Archaeological Background

Previous Archaeological Work

There have been few archaeological projects that have been carried out within a 1km radius of the PDA. These are summarised below, and their locations illustrated on Figure 4. The full list of known events within a 1km radius of the PDA is shown in Appendix I.

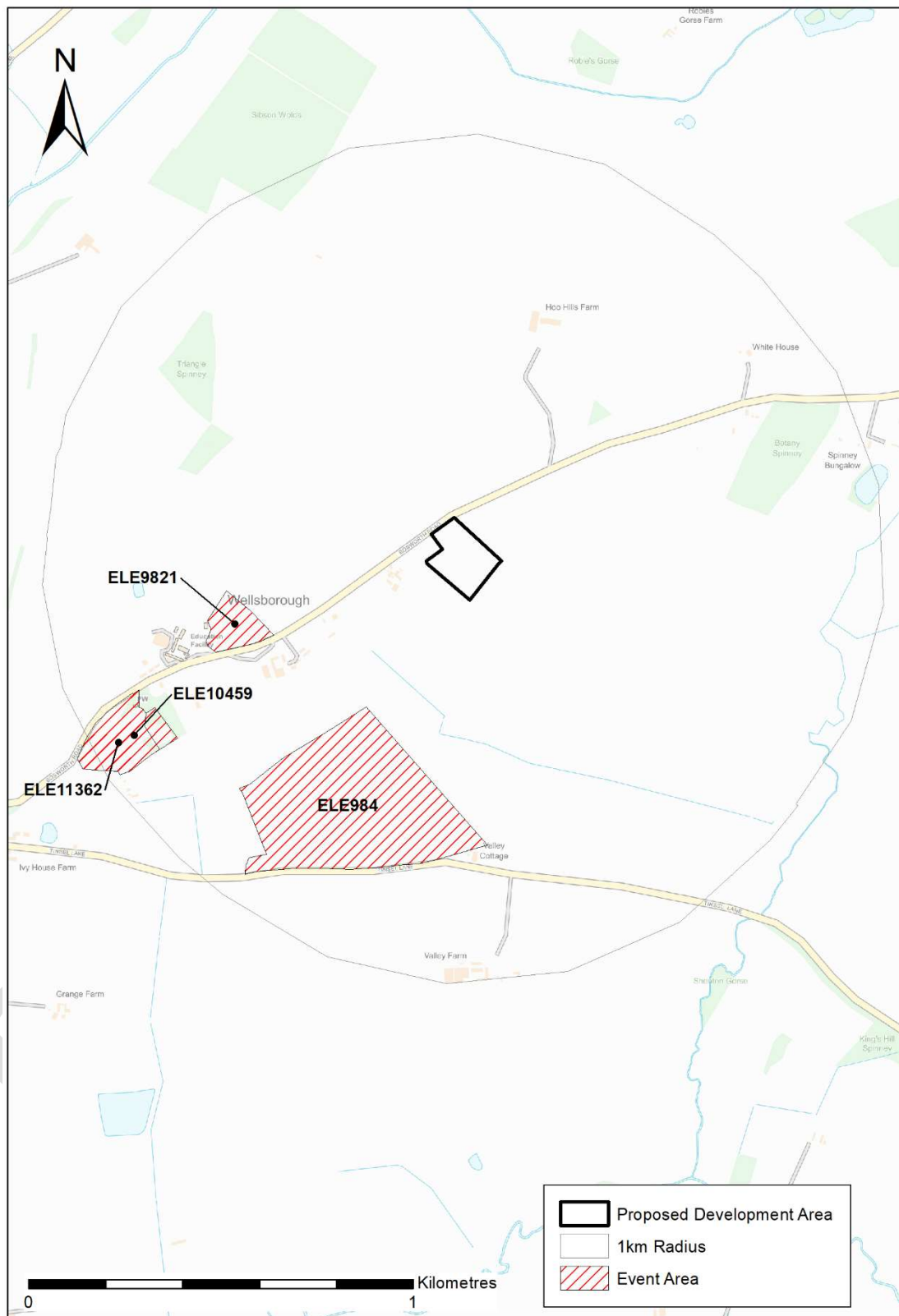


Figure 4: Plan of known events within a 1km radius of the PDA. HER for Leicestershire and Rutland, Leicestershire County Council
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A desk-based assessment and subsequent trial trench evaluation was carried out at Hornsea Rise Memorial Home, 940m south-west of the PDA in 2018-2019, in advance of the construction of a residential development. A total of twelve trenches were

excavated across the site revealing two undated gullies and a post-medieval boundary (**ELE10459: ELE11362**) (Flavell 2019).

Field walking on land 500m-600m south-west of the PDA in 2004 recovered several artefacts including Roman, medieval and post-medieval pottery (**ELE984**). Field walking on land 600m west of the PDA recorded 250 sherds of medieval pottery, plus some Roman and post-medieval pottery and a small amount of flint (**ELE9821**).

Designated Heritage Assets

There are no World Heritage Sites, scheduled monuments, registered parks and gardens or battlefields located within 1km of the assessment area. The nearest scheduled monument is the Dovecote immediately west of Shenton Hall, Shenton that lies 3km south-east of the PDA (**SM 1017207**).

Conservation Area

The PDA does not lie within or close to a conservation area.

Listed Buildings

There are only three listed buildings within the village, these all lie in the core of the village to the west of the PDA. They are all Grade II listed.

The locations of the listed buildings within a 1km radius of the PDA are shown on Figure 5 and listed in Appendix II.

The nearest listed buildings to the PDA are Manor Farm Cottages, a pair of cottages, probably originally one dwelling. These are late medieval timber framed structures of a 15th-16th century date. They lie 320m south-west of the PDA (**LB 1074281**).

Temple Hall is an 18th century brick farmhouse that lies 680m west of the PDA (**LB 1074240**).

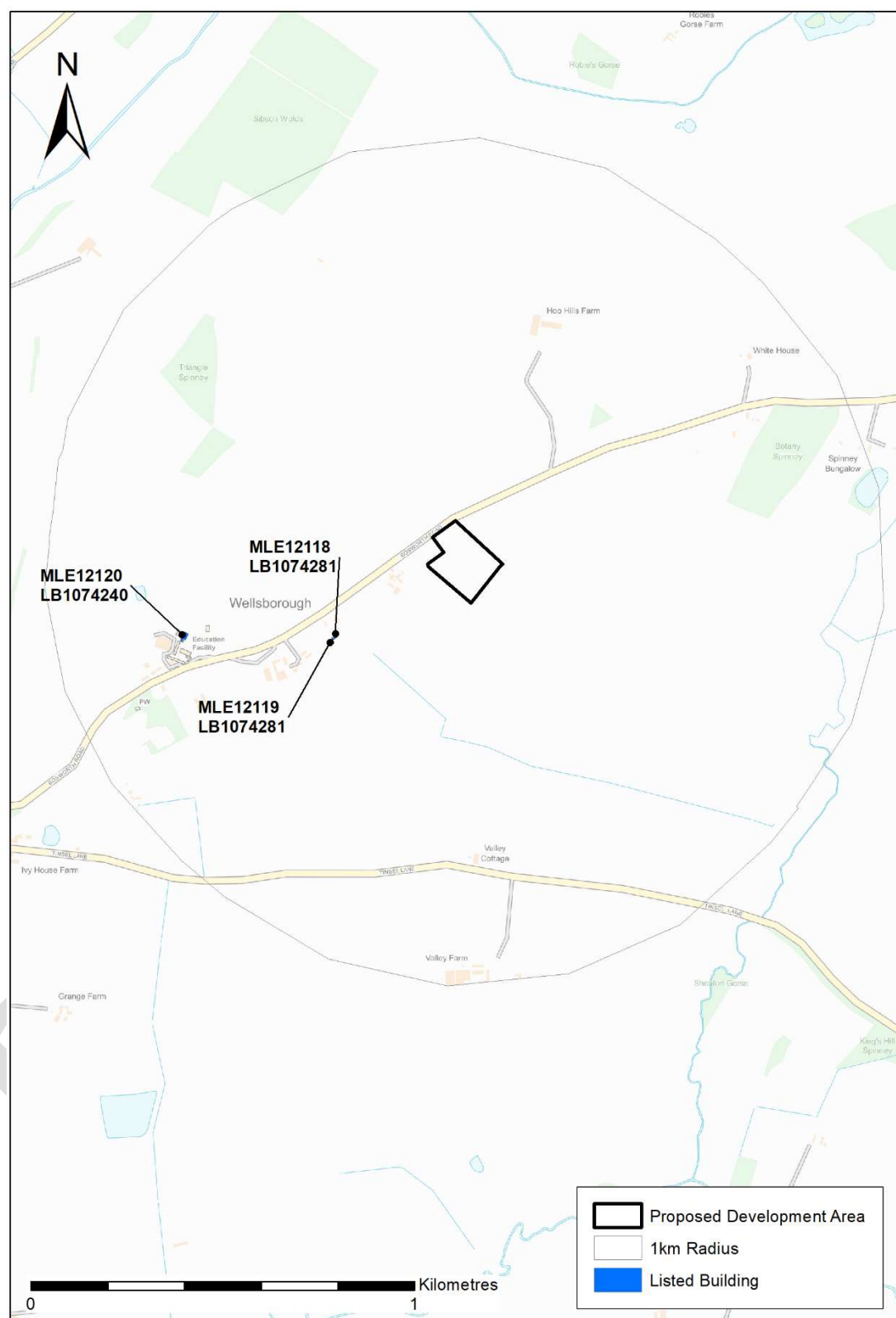


Figure 5: Designated heritage assets within a 1km radius of the assessment area. HER for Leicestershire and Rutland, Leicestershire County Council
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Non-Designated Heritage Assets

The overall study area for archaeological sites comprises a 1km radius of the site boundary. The Historic Environment Record (HER) for Leicestershire and Rutland was consulted for this assessment. The HER records several known archaeological sites in the vicinity of the assessment area.

A summary of the known archaeological remains in the area is shown below with the full list shown in Appendix III. The HER reference numbers are shown in bold in the text. The locations of all known archaeological remains within a 1km radius are shown on Figure 7.

The Portable Antiquities Scheme (PAS) for Leicestershire was also consulted for information on finds recovered by the general public in the vicinity. The PAS reference numbers are also shown in bold in the text.

Prehistoric

There are no known prehistoric remains within a 1km radius of the PDA.

The PAS for the area records that a Bronze Age palstave and a blade have been found in the vicinity while fieldwalking (PAS Ref: **LEIC-F05700** & **LEIC-67BC95**).

Roman

There are no known Roman remains within a 1km radius of the PDA.

The PAS for the area records that a Roman brooch and a coin have been found in the vicinity while metal detecting (**LEIC-5715A3** & **LEIC-9EBCB1**).

Medieval

Wellsborough is not mentioned in the Domesday Book but by 1220 it was a chapelry of Sibson and in the itinerary of 1280 AD, Whellsburgh, Sibberston and Temple answered collectively as one village. It had been depopulated prior to 1445 when the shrunken medieval village of Wellsborough comprised a small hilltop settlement with activity primarily focused at Manor Farm.

The PDA lies outside the medieval and post-medieval historic settlement core of the village, which lies around 150m to the west (**MLE3178**). Fieldwalking in the 1970s produced medieval pottery and in 1986 a 14th-15th century ewer spout was found and a large quantity of medieval pottery was recovered in 2006.

Earthworks associated with the shrunken nature of the village lie in the area mainly focused around Manor Farm (**MLE3177**), 250m west of the PDA. Building sites and enclosure ditches have been identified.

Hartley reviewing the earthworks in 2008 describes them thus:

"This is a small hilltop settlement with evidence of earthworks formerly existing around the Manor House. To the south is an area with earthwork evidence, enclosed on its south and east sides by a substantial ditch and including possible sites of buildings (1). North of the Hall another area, long since ploughed, has revealed evidence of old enclosures and two possible building sites (2). There are other possible areas of former village to the west and to the north-east (3 & 4), and an intervening area where any evidence has been destroyed by quarrying (5). Taken together these suggest the former existence of a substantial village." (Hartley 2008) (Figure 6).

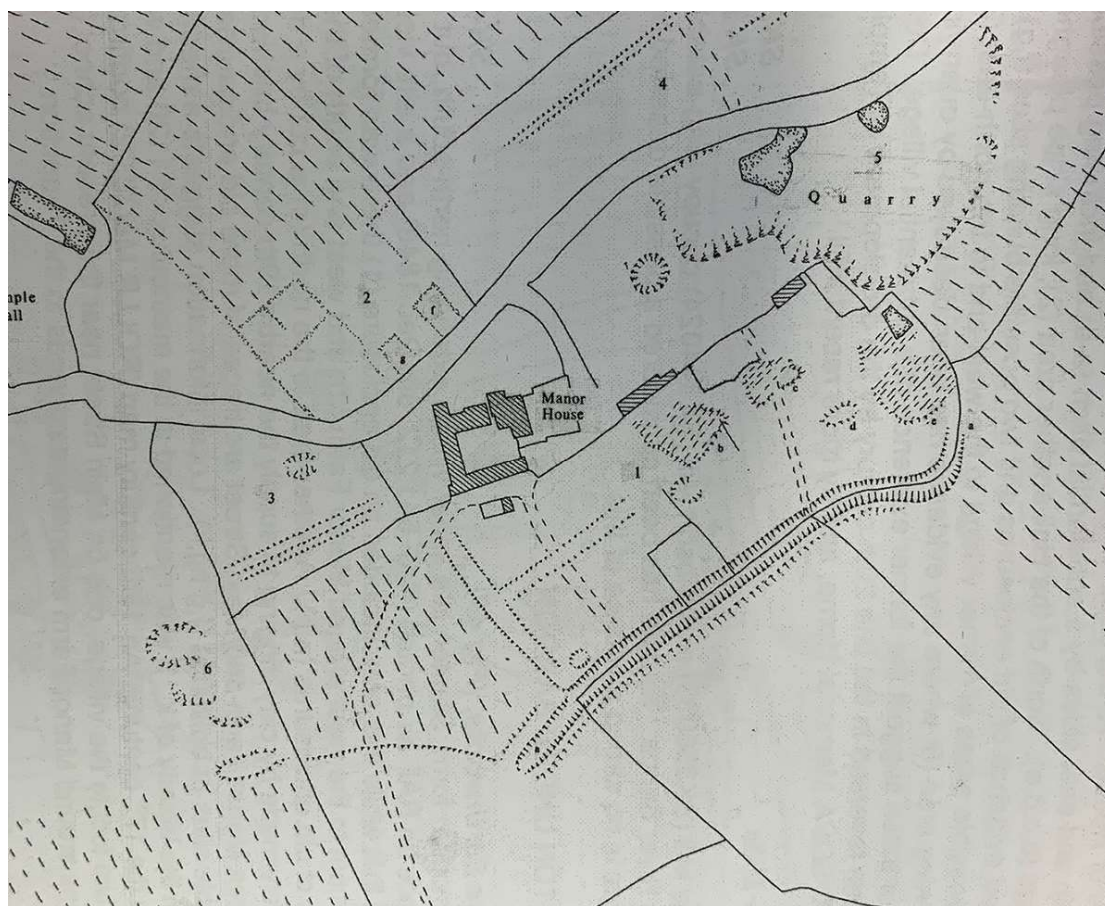


Figure 6: Detail of recorded earthworks of Wellsborough. From Hartley 2008

Medieval book clasps were found north of Manor Farm, 300m west of the PDA (**MLE9520**).

The remains of medieval fishponds can be found at Temple Hall, 600m-800m west of the PDA (**MLE3171**).

There are several findspots for medieval artefacts recorded on the PAS within a 1km radius of the PDA. These include coins (**LEIC-5A7EEA**; **LEIC-CDD150**; **LEIC-79D8D3**; **LEIC-93423D** etc), a strap end (**LEIC-93B724**) and a harness pendant (**SWYOR-9DE267**).

Post-Medieval-modern

There is a brickyard marked on the first edition OS map of the area to the direct north-west of the PDA along Bosworth Road. This has gone by the second edition OS map of 1903 (**MLE22393**) (see below).

Bosworth Road is a former turnpike road running from Burton on Trent to Market Bosworth. The road was authorised in 1759-60. This expired in 1872 (**MLE20918**).

The PAS records several post-medieval findspots in the area. These are all coins (**BH-1DAC56**; **LEIC-9EDF91**; **LEIC-6A9051** etc.)

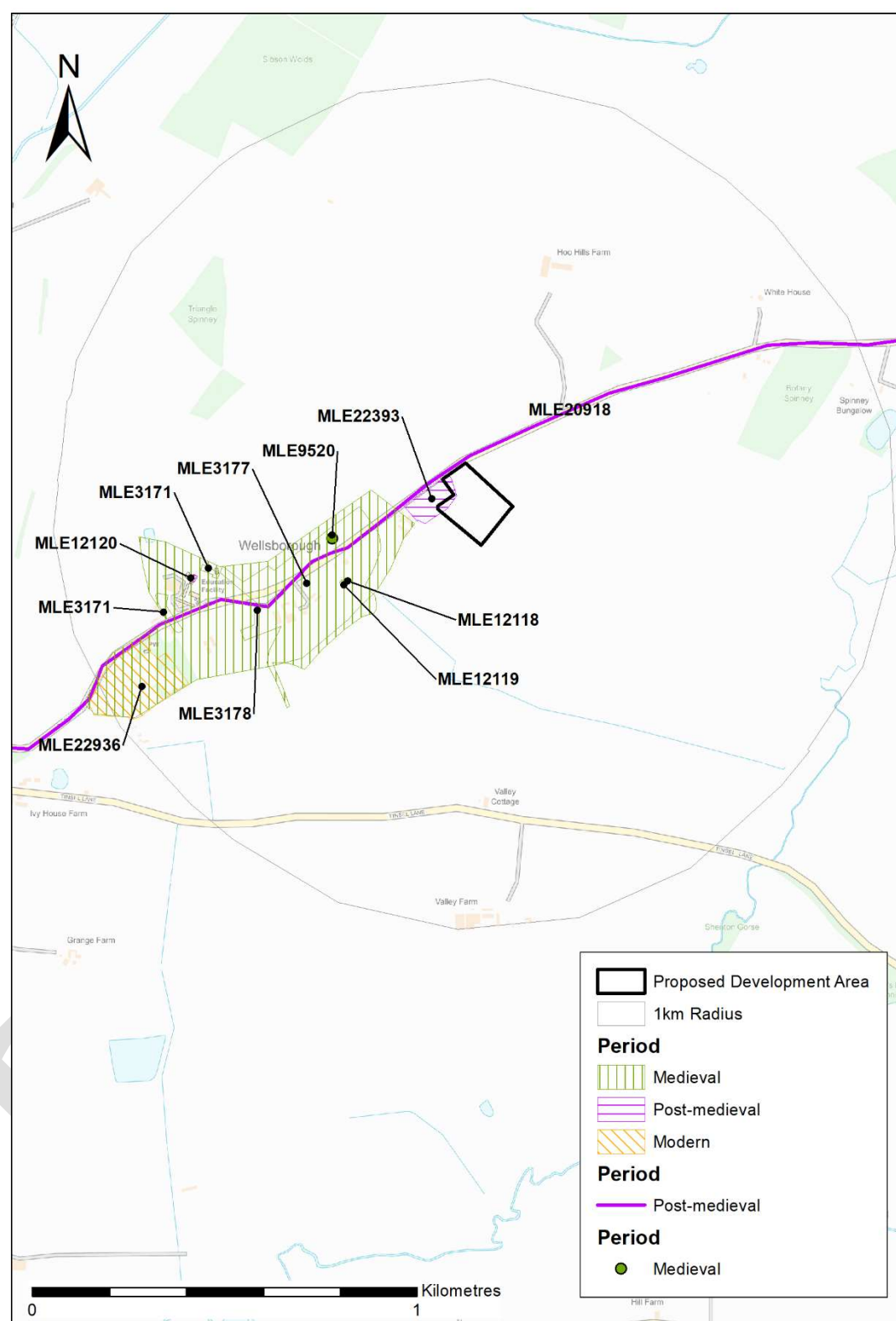


Figure 7: Plan of known non-designated archaeological sites within a 1km radius of PDA. HER for Leicestershire and Rutland, Leicestershire County Council
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Historic Landscape Characterisation

The Leicestershire, Leicester and Rutland Historic Landscape Characterisation Programme (HLC) was carried out between 2006 and 2009 by John Robinson for Leicestershire County Council with support from Historic England (available at: https://archaeologydataservice.ac.uk/archives/view/leicester_he_2019/).

The programme is “a method of identification and interpretation of the varying historic character within an area that looks beyond individual heritage assets” (Historic England HLC).

The HLC for the area indicates that the assessment area lies within an area designated ‘Fields and Enclosed Land: Piecemeal Enclosure’ (**HLE5444**) (Figure 8).

This character type can be defined as field systems created out of the medieval open fields by means of informal, verbal agreements between farmers wishing to consolidate their holdings. This process appears to have been underway in Leicestershire around the late 16th and early 17th centuries. Enclosure within this category will be characterised by small to medium sized irregular fields with at least two boundaries exhibiting a reverse ‘s-curve’ or ‘dog-leg’ morphology indicating that they are following the boundaries of former strip fields.

The potential for below ground archaeology is generally Medium-High, although this is dependent upon previous land use and the agricultural regimes employed on the land since enclosure. Where fields have remained in permanent pasture for a significant period potential is likely to be higher with ridge and furrow potentially overlaying earlier buried remains. Any field or group of fields over 1ha will, for reasons of size, be considered to have an archaeological potential.

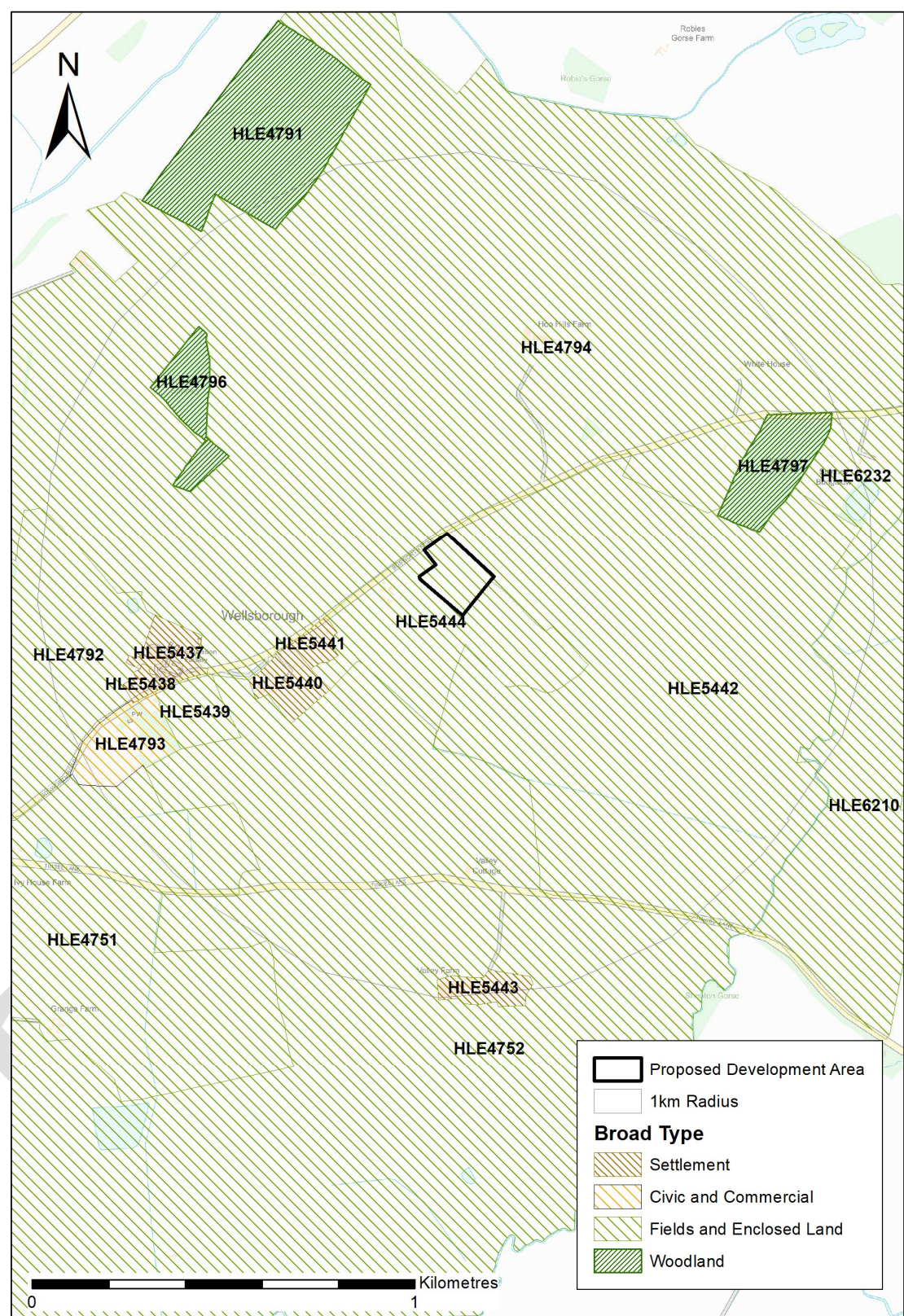


Figure 8: The Historic Landscape Characterisation (HLC) for the area. Data provided by Leicestershire County Council
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LiDAR Data

There is Light Detection and Ranging Data (LiDAR) for the area available. This shows the main part of the field as having little in the way of features, although faint ridge and furrow earthworks can be seen on the northern part of the PDA close to the road. There is a section of very well-defined ridge and furrow further to the south-west of the PDA running in two separate formations (Figure 9).



Figure 9: LiDAR data for the assessment area.
Open Government LIDAR data (DSM 1m) from the Environment Agency

Cartographic Evidence

There are no early maps of Wellsborough available. Neither the tithe map of Sibson nor the Temple Hall map, within the Sibson parish, show the PDA.

Therefore, the earliest available map of the PDA is the first edition Ordnance Survey (OS) map of 1886. The PDA is shown as part of a larger rectangular field (318). There is a smaller enclosure to the north of this field (310) containing a building.

To the north-west lies the Wellsborough Brick Yard, which includes a pair of buildings and a small quarried area. Further to the west lies a small, detached house, probably the one still in existence at Hill Top Farm and then the Manor House and farm, including the pair of listed cottages and several ponds (Figure 10).



Figure 10: Detail of first edition OS map (1886), sheet XXIV.13, with PDA highlighted. Scale 25 inch to 1 mile



Figure 11: Detail of second edition OS map (1903), sheet XXIV.13, with PDA highlighted. Scale 25 inch to 1 mile

By the second edition OS map the brick yard has gone; only a single building remains. This appears circular and probably represents a kiln or chimney. The PDA itself is still part of a larger field (318), although the small enclosure has gone but the building remains (Figure 11).

There are no further maps available until the 1955 metric edition at 1: 10 000 scale. This simply shows the PDA as part of the larger field with the small building still extant along the road edge (Figure 12).

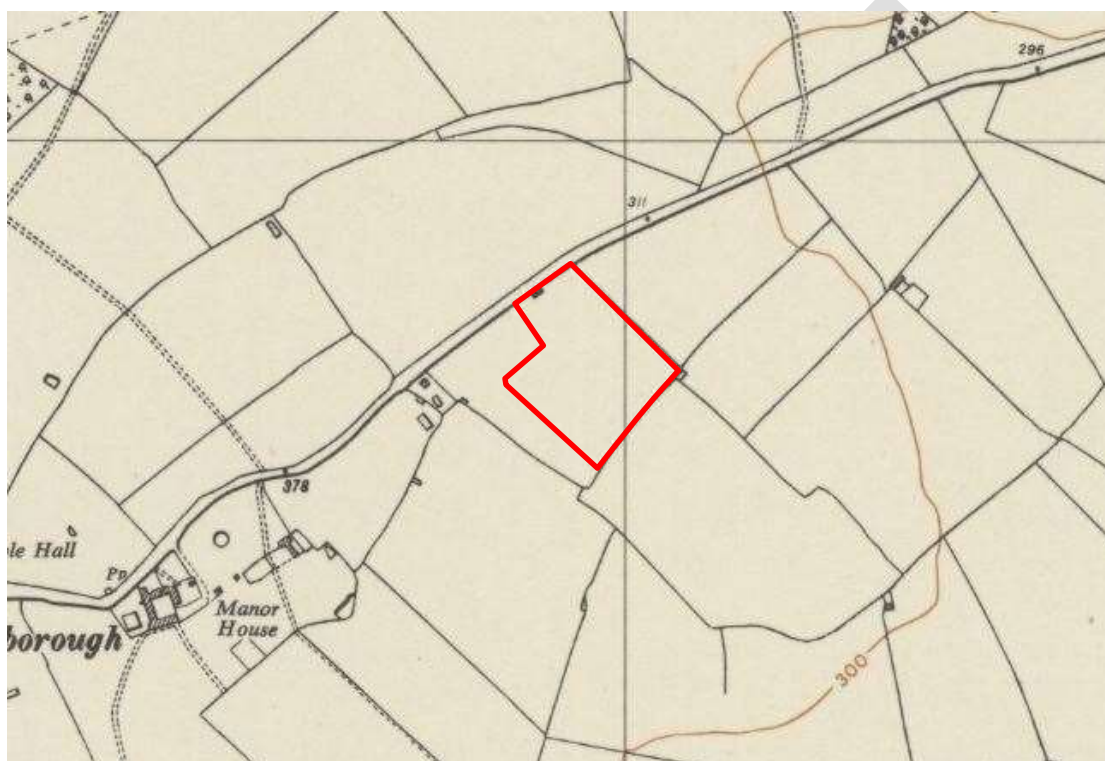


Figure 12: Detail of 1955 edition OS map, sheet SK30NE, with PDA highlighted.
Scale 1: 10 000

The 1966 OS map shows some changes to the PDA. A new boundary has appeared and now the north-western part of the site is a separate field, containing a pond approximately in the same position the quarry shown on the first edition map. Hill Top Farm is annotated for the first time and the small building near the road edge has gone. Further afield Manor House is now shown as Manor Farm (Figure 13).

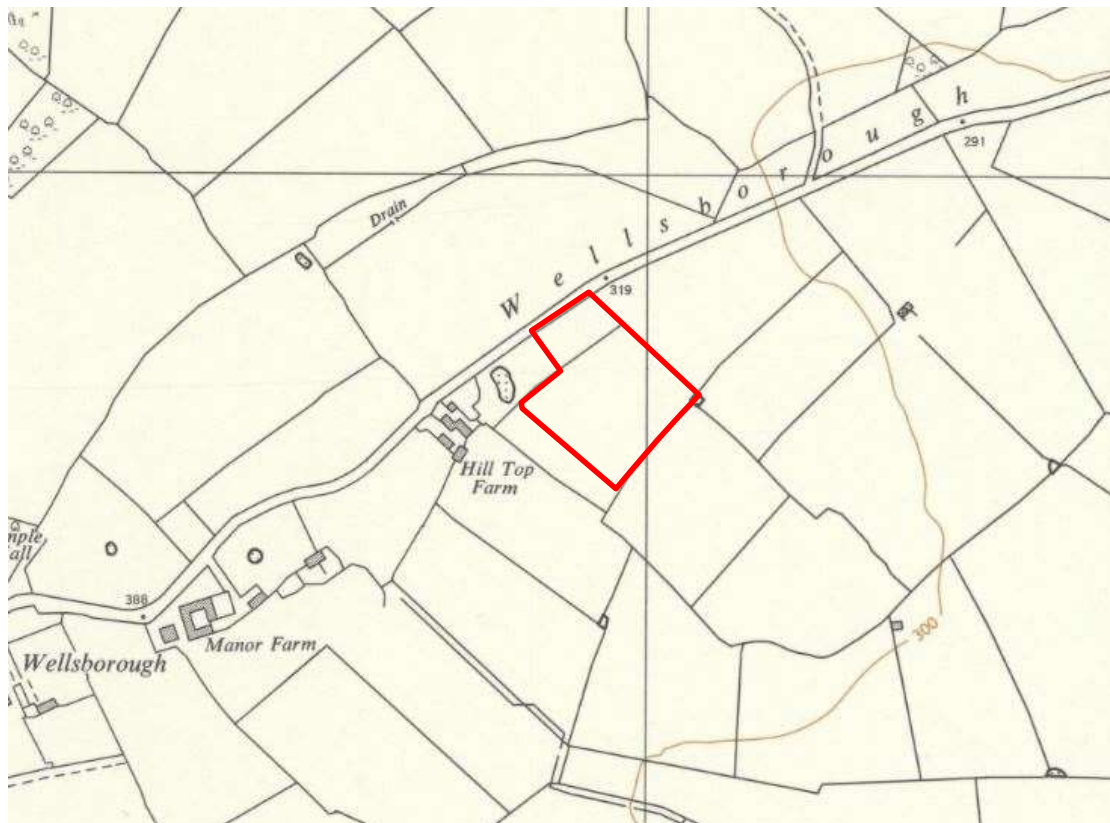


Figure 13: Detail of 1966 edition OS map, sheet SK30NE, with PDA highlighted.
Scale 1: 10 000



Figure 14: Detail of 1977-1978 edition OS map, sheet SK 3602 & SK 3702, with
PDA highlighted. Scale 1: 2500

The latest OS available were the 1977-1978 editions. The PDA lies over two sheets that have been merged together for convenience. By this time the boundary on the north-western part of the site still exists and so does the small building to the north: in fact it is marked as having a Bench Mark (B.M 100.83m aOD). To the west lie the pond and Hill Top Farm (Figure 14).

Aerial Photography

There are several Google Earth images available that show the latter day changes to the assessment area.

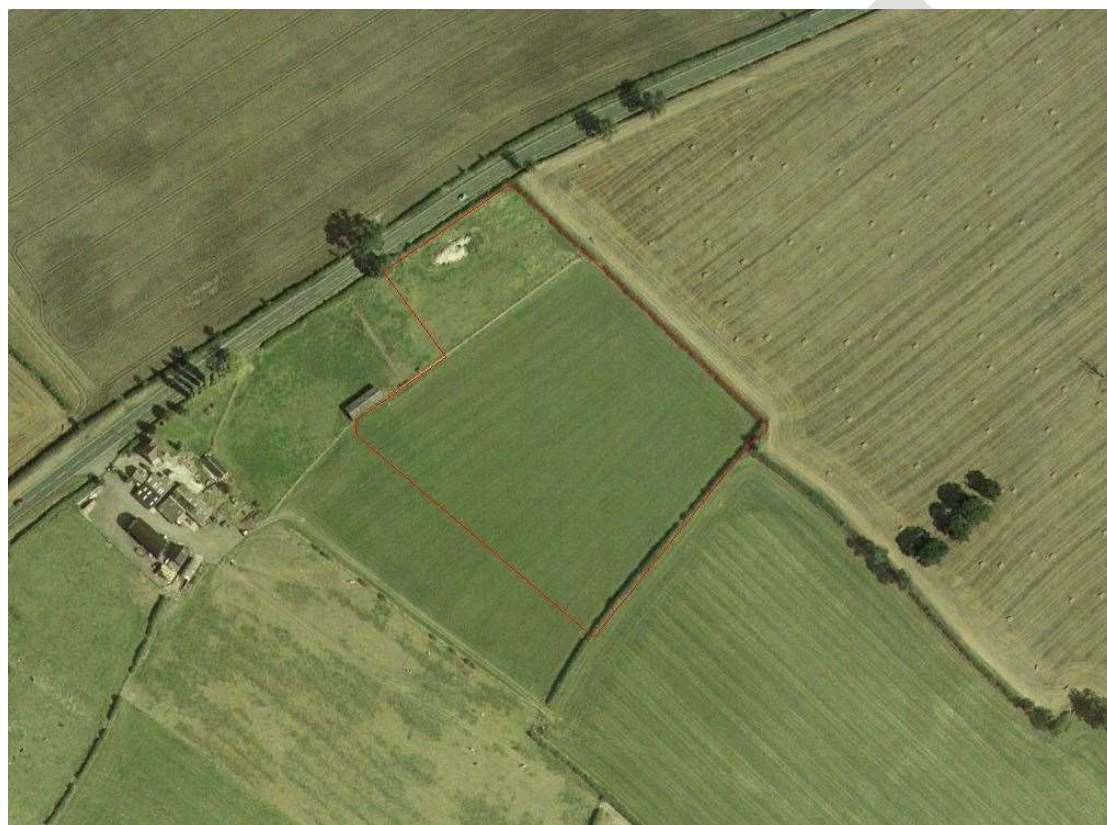


Figure 15: 1999 Google Earth image of the assessment area (red)

Imagery ©2020 Bluesky, CNES/Airbus Getmapping plc, Infoterra Ltd & Bluesky, Maxar technologies, Map data ©2022

The earliest is from 1999 and shows the PDA as two enclosures; one larger with faint ridge and furrow or plough-lines running north-east to south-west across the land. To the north is smaller enclosure, with what appears to be a pile of rubble close the northern edge. The building appears to have gone and there is a new barn in the field to the north-west of the PDA (Figure 15).



Figure 16: 2006 Google Earth image of the assessment area (red)

Imagery ©2020 Bluesky, CNES/Airbus Getmapping plc, Infoterra Ltd & Bluesky, Maxar technologies, Map data ©2022

The 2006 image shows the PDA defined by a new boundary along the western edge. The entrance and track into the site is more visible and the northern part of the PDA also has a new western boundary. There are vans parked close to the entrance.



Figure 17: 2021 Google Earth image of the assessment area (red)

Imagery ©2020 Bluesky, CNES/Airbus Getmapping plc, Infoterra Ltd & Bluesky, Maxar technologies, Map data ©2022

The 2021 image shows the current layout of the PDA. The PDA is now a single parcel of land; the boundary between the two enclosures appears to have gone. The track can be seen entering the site from the road and there are two truck tops close to the entrance (Figure 17).

Site Visit

A site visit was undertaken on 07/11/2022 in order to assess the current state of the PDA.

Particular attention was paid to the current land use of all parts of the application area and its likely impact on the condition of any buried archaeological remains.

The PDA is accessed via a metal field gate from Bosworth Road (Figure 18). There are two Luton van tops dumped at the entrance to the field (Figure 19). The track leads several metres down into the site (Figure 20).

The PDA consists of a large field of long untended grass with a noticeable fall from west to east (Figure 21 & Figure 22).

At the north-west edge of the PDA adjacent to a neighbouring barn are the foundations of a stable block (Figure 23).



Figure 18: The entrance into the PDA from Bosworth Road, looking south-east



Figure 19: The track leading into the site, looking south-east



Figure 20: The track looking north-west back to the entrance



Figure 21: The PDA looking south-east



Figure 22: The PDA looking south-west



Figure 23: The stable foundations at the north-west side of the PDA



Figure 24: Approximate position of proposed development, looking north-west to Hill Top Farm



Figure 25: The eastern part of the PDA with faint ridge and furrow, looking north

The proposed dwelling will be situated on the western part of the site to the south-east of Hill Top Farm (Figure 24).

There are no obvious features on the land, although there maybe faint ridge and furrow on the northern part of the site, but these cannot be seen clearly due to the long grass (Figure 25).

Appraisal of Development Impact

The proposed development is for a new 'off-grid' detached dwelling with a stable block to the north-west (the foundations of which have already been laid). The surrounding land will be used for ancillary purposes and will include filter beds and ponds for grey water recycling, and a small solar farm for the creation of power for the house and associated vehicles (Figure 26 & Figure 27).



Figure 26: Plan of proposed development. Provided by client

The house itself will occupy the western edge of the PDA, with an entrance and road from Bosworth Road through electric wooden gates. Ponds will be located to the south-east, north-east and east of the house set within gardens and meadow. The solar farm will lie to the east of the house.

The foundations for the proposed new dwelling and the excavation of ponds and other landscaping is likely to have a detrimental effect on any underlying archaeological remains.



Figure 27: Computer generated image of proposed development. Provided by client

Designated Assets

The nearest scheduled monument to the site is the Dovecote immediately west of Shenton Hall, Shenton that lies 3km south-east of the PDA (SM **1017207**).

The scheduled site is of High significance as a Heritage Asset. However, it cannot be seen or experienced from the PDA and therefore the impact on the monument from any new development will be **Negligible** and the effect will be **Neutral**.

Non Designated Assets

The HER for Leicestershire and Rutland records no known prehistoric and Roman remains within a 1km radius of the PDA, although there are a few findspots recorded on the PAS for Bronze Age and Roman artefacts indicating a general human presence from those periods in the area. Therefore, there is **Low** potential for prehistoric and Roman remains.

The HER for Leicestershire and Rutland indicates that the site lies adjacent to the deserted medieval village of Wellsborough, and records that there are known medieval earthworks associated with former buildings and enclosures nearby. Medieval pottery has also been retrieved during field walking around the village and there are also metal medieval finds such as coins and book clasps recorded.

However, the presence of ridge and furrow earthwork remains in the adjacent field and within the PDA itself (albeit faint and mostly ploughed out) suggests that the PDA lies within the former agricultural hinterland of the village rather than within the medieval core. However, there remains the possibility that the medieval village extended into the PDA.

Early maps of the area show a brickyard adjacent to the PDA and there is a small building shown on OS maps of the PDA up to the late 20th century. There is potential for later features such as these to be revealed during ground-works associated with the proposed development.

Therefore, there is **Moderate** potential for medieval and post-medieval remains on the PDA.

Historic Landscape Character

The assessment area is currently characterised as ‘Fields and Enclosed Land: Piecemeal Enclosure’. This will change to ‘Settlement’. The HLC is considered to be of **Low** significance. There will be a **Moderate** impact on the character of the land and therefore the effect on the character of the area will be **Slight**.

Conclusion

This document provides an assessment of the heritage assets potentially affected by a proposed development on land to the east of Hill Top Farm, Bosworth Road, Wellsborough, Leicestershire.

The assessment has been completed in advance of the proposed construction of a new ‘passiv haus’ type large detached dwelling with associated road and infrastructure for a solar farm and filter ponds for water recycling.

The PDA is currently farmland covered in grass with a fall to the east from a high point near Hill Top Farm. The foundations for a stable building lie at the north-west end of the site.

The HER for Leicestershire and Rutland indicates that there are no known prehistoric or Roman sites in the vicinity, although the PAS for the area records some small artefacts from the Bronze Age and Roman periods have been recovered during fieldwalking of metal detector surveys.

Therefore, there is **Low** potential for prehistoric archaeological remains and **Low** potential for Roman period remains to be located within the PDA.

The HER records that the PDA lies close to the earthworks remains of the deserted medieval village of Wellsborough; the village has shrunk in size significantly since the medieval period. Earthworks remains are focused on Manor Farm, 150m west of the PDA and include building platforms, enclosures and other features. There are also two medieval fishponds located further to the west and the PAS also records a number of medieval artefacts in the vicinity.

The presence of faint ridge and furrow within the PDA and a well-defined group to the south-west may suggest that the PDA lies within the former agricultural hinterland of the village rather than within the village core and therefore the potential for medieval remains is reduced. Therefore there is **Moderate** potential for medieval archaeological remains within the PDA.

The first edition OS map of the area indicates a brickyard on the adjacent field to the PDA, which has gone by the 1903 edition. Early maps also show a building at the northern edge of the PDA close to the road. This has gone by the late 20th century. Therefore there is **Moderate** potential for post-medieval archaeological remains within the PDA.

The nearest scheduled site is 3km to the south-east of the PDA and the proposed development will have no effect upon this monument.

There are only three listed buildings in the village. The nearest of these is a pair of cottages 320m to the west of the PDA. The proposed development will have no effect on these buildings and their setting.

There is no conservation area for Wellsborough.

The character of the PDA is currently 'Piecemeal Enclosure' and this will change to 'Settlement'. There will be a **Moderate** impact on the character of the land and therefore the effect on the character of the area will be **Slight**.

Table 4: Summary of impacts

Heritage Asset	Significance (value)	Impact	Effect
Designated Assets			
Dovecote immediately west of Shenton Hall (SM 1017207).	Scheduled Monument- High	Negligible	Neutral The site lies 3km north-west of the assessment area and cannot be seen or experienced from the assessment area
Listed buildings in the vicinity of the assessment area Manor Farm Cottages (LB 1074281).	Grade II- Medium	Negligible	Neutral The buildings are too far away to be affected by the proposed development
Non Designated Assets			
Archaeology in the vicinity of the proposed development area.	Medium	No Change	NA - The proposed development will have no impact on archaeology outside the proposed area
Previously unknown archaeology within the proposed development area.	Unknown but potentially Low-Moderate. There is <i>Low</i> potential for prehistoric archaeology and Roman archaeology and <i>Moderate</i> potential for medieval & post-medieval archaeology.	Unknown	Unknown -There is some potential for previously unknown archaeology within the site Evaluation such as trial trenching would help to determine this and provide information upon which to base a mitigation strategy.
Historic Landscape Character	Low - Medium	Moderate	Slight The character of the PDA is 'Piecemeal Enclosure' and this will change to settlement due to the new development

References and Sources

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Soilscapes website, <http://www.landis.org.uk/soilscapes>

Appendix I: Archaeology ‘events’ listed on the Historic Environment Record for Leicestershire and Rutland, within a 1km radius of the assessment area

HER Ref	Name	Ref	Location	Grid Ref
ELE984	2004 fieldwalking, Wellsborough 1			SK 367 021
ELE9821	2006 fieldwalking and metal detecting, east of Temple Hall Farm, Wellsborough		East of Temple Hall Farm	SK 3637 0259
ELE10459	2018 desk-based assessment, land at Bosworth Road, Wellsborough		Hornsey Rise Memorial Home, Wellsborough	SK 3608 0230
ELE11362	2019 trial trenching, Hornsea Rise Memorial Home, Bosworth Road, Wellsborough, Leicestershire	17/01050/OUT		SK 3606 0230

Appendix II: Listed buildings recorded on the Historic Environment Record for Leicestershire and Rutland, within a 1km radius of the assessment area

HER ref	Name	Type	Grade	Grid Ref
MLE12118	MANOR FARM COTTAGES - EAST COTTAGE, WELLSBOROUGH ROAD (SOUTH SIDE), WELLSBOROUGH	TIMBER FRAMED HOUSE	II	SK 366 025
MLE12119	MANOR FARM COTTAGES - WEST COTTAGE, WELLSBOROUGH ROAD (SOUTH SIDE), WELLSBOROUGH	TIMBER FRAMED HOUSE	II	SK 366 025
MLE12120	TEMPLE HALL, WELLSBOROUGH ROAD (NORTH SIDE), WELLSBOROUGH	FARMHOUSE	II	SK 362 025

Appendix III: Known archaeological sites recorded on the Historic Environment Record for Leicestershire and Rutland, within a 1km radius of the assessment area

HER Ref	Name	Type	Period	Grid Ref
MEDIEVAL				
MLE3171	Fishponds, Temple Hall, Wellsborough	FISHPOND	Early Medieval to Late Post-medieval	SK 362 025
MLE9520	Medieval book clasps, north of Manor Farm, Wellsborough	FINDSPOT	Late Medieval	SK 365 026
POST-MEDIEVAL				
MLE3171	Fishponds, Temple Hall, Wellsborough	FISHPOND	Early Medieval to Late Post-medieval	SK 362 025
MLE3177	Village earthworks, Wellsborough	ENCLOSURE; HOUSE PLATFORM; LINEAR FEATURE	Medieval	SK 365 024
MLE3178	Shrunken village, Wellsborough	SHRUNKEN VILLAGE; CHAPEL	Early Medieval to Late Post-medieval	SK 363 024
MLE20918	Turnpike Road, Market Bosworth to Measham, Burton on Trent & Hinckley	TOLL ROAD	Late Post-medieval	SK 3619 0320
MLE2293	Wellsborough Brick Yard, Hill Top Farm, Wellsborough	BRICKYARD	Late Post-medieval	SK 3684 0276
MLE22936	Site of Natsopa Memorial Home, Wellsborough	CARE HOME; WAR MEMORIAL; GARDEN	Modern	SK 3608 0230



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