

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Barlestone Road, Newbold Verdon, Leicestershire

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Barlestone Road,
Newbold Verdon
1.4
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EXECUTIVE SUMMARY

This archaeological desk-based assessment has been prepared by RPS for David Wilson Homes East Midlands to support an outline planning application for residential development.

The assessment provides a description of archaeological heritage assets potentially affected by the proposed development of the site and addresses the information requirements of Government's National Planning Policy Framework and local policies in relation to archaeology.

The archaeological potential of the development site and the significance of archaeological heritage assets within the site has been assessed through desk-based review of existing archaeological information, including previous archaeological work undertaken on and in the vicinity of the site.

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

The data provided by the HER contains one non-designated heritage asset within the study site; the findspot of one Neolithic scraper, one Bronze Age thumb nail scraper, one retouched flake, four flakes, seven struck fragments, two Roman and 35 Medieval pottery sherds (MLE6358) recorded during fieldwalking.

No other non-designated heritage assets are recorded on the site.

The desk-based assessment of archaeological potential has been complemented by a geophysical survey of the site, undertaken in December 2023. This survey identified limited evidence for additional possible archaeological features, including part of a probable ditched enclosure on the south-western edge of the site. This feature is not closely datable but likely to be of late prehistoric or Roman date.

Based on the HER data for the site and the surrounding area, the site is considered to have an enhanced potential for Prehistoric activity, related to the enclosure identified in the geophysical survey or similar to the finds already recorded within the study site. Any such finds would likely be of local significance.

The archaeological potential for significant (i.e. non-agricultural) remains of all other periods is considered to be low/negligible.

There are no fundamental heritage constraints to the site's residential development, although further evaluation of the site's archaeological potential is likely to be required.

Such works can reasonably be undertaken through a condition attached to planning permission.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been prepared by RPS for David Wilson Homes (East Midlands) to support an outline planning application (all matters reserved except vehicular access) for the erection of up to 240 residential dwellings (Use Class C3), retention of the existing accesses off Barlestone Road and the creation of new accesses off Barlestone Road, land safeguarded for a cemetery and a health centre (Use Classes E(e)), public open space and associated infrastructure.
- 1.2 The c.13.9ha site, also referred to in this report as the study site, is located to the north of Barlestone Road in Newbold Verdon, Leicestershire (NGR SK 447 043, Figure 1). The site is currently in use as pasture and as paddocks and training pens for an equestrian centre. It is bounded by the buildings associated with the equestrian centre to the north as well as more fields to the west, north and east.
- 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 archaeological heritage assets on the site and the likely effects of the proposed development. This study concentrates on identifying the archaeological interest in the site to provide the archaeological 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 site visit was carried out on 15th November 2023.
- 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 comprises the Core Strategy (adopted 2009), Area Actions Plans (adopted 2011 and 2014) and the Site Allocations and Development Management Policies Development Plan Document (adopted 2016). A new Local Plan (2020 to 2039) is currently in preparation by Hinckley and Bosworth Borough Council.
- 2.15 The policies relevant to archaeology and heritage in the current Local Plan documents are listed below.

Core Strategy

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

Spatial Objective 11: Built Environment and Townscape Character

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

**Policy 11: Key Rural Centres Stand Alone:
Newbold Verdon**

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

Site Allocations and Development Management Policies Development Plan Document

- 2.17 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.

- 2.18 In line with relevant planning policy and guidance, this desk-based assessment 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 visit was carried out on 15th November 2023.
- 3.2 The site, c.13.9ha centred at NGR SK 447 043, comprises (parts of) c.6 fields separated by hedgerows, which are in turn divided into several horse paddocks (Plates 1-4).
- 3.3 The paddocks weren't accessible during the site visit due to livestock and no earthworks were discernible within the site.

Geology

- 3.4 The British Geological Survey (BGS) 1:50,000 records the geology within the site as mudstone belonging to the Edwalton Member. Superficial deposits overlaying the mudstone are glaciofluvial sand and gravel (<https://geologyviewer.bgs.ac.uk/> - accessed 08.11.2023).
- 3.5 The Cranfield Soil and Agrifood Institute identifies the soils of the study site as loamy soils with naturally high groundwater (Soilscape 22; <http://www.landis.org.uk/soilscapes> - accessed 08.11.2023).

Topography & Landscape Character

- 3.6 The study site lies to the north of Newbold Verdon.
- 3.7 The ground is relatively flat between c.132 and c.134m AOD within the whole site. The closest natural watercourse is Rothley Brook, located c.2.4km north-east of the site.
- 3.8 Newbold Verdon is located within the southern tip of the National Character Area (NCA) 71: Leicestershire & South Derbyshire Coalfield. The Landscape Character is described as a plateau with unrestricted views of low ridges and shallow valleys, a characteristic shared with the neighbouring Leicestershire Vales NCA in the south. The area forms part of a regional watershed between the River Mease to the south and the River Soar to the east and many minor, swift-flowing streams drain the area, for example Saltersford Brook and Rothley Brook (Natural England 2014).
- 3.9 The historic landscape character data supplied by the HER characterises the whole site as being located within a landscape of planned enclosure.

Review of available LiDAR Data

- 3.10 The LiDAR data (Figure 4a), using the Open Survey Data 1m spatial resolution dataset for the site, shows a circular feature within the north-western part of the site with a diameter of c.14m. This is likely associated either with the equestrian activity within the site or a travelling circus, which repeatedly visited that part of the site, as seen on Google Earth imagery from at least 1999 to 2016. The locations of tents and associated structures varies between visits and the size and morphology closely resembles that of a circular feature shown on the 2016 Google Earth imagery (Figure 4b).
- 3.11 The data also shows some of the temporary fencing associated with the paddocks and other features relating to the equestrian centre. The roughly north-east to south-west aligned linear feature in the east of the site relates to a public footpath.
- 3.12 There is no clear evidence for ridge and furrow within the site and there are no surviving earthworks suggestive of archaeological activity within the site.

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 (Figures 2-3a), also referred to as the search area, held on the Leicestershire & Rutland Historic Environment Record (HER)¹, together with a historic map regression exercise charting the development of the study area from the 19th century onwards until the present day.
- 4.3
- Chapter 5 subsequently considers whether the proposed development will impact the theoretical archaeological potential identified below.

Designated Heritage Assets

- 4.4
- Data obtained from Historic England and the Local Planning Authority confirms that there are no designated heritage assets (Listed Buildings, Scheduled Monuments, Conservation Areas, Registered Battlefields or Parks and Gardens) within the study site.
- 4.5
- There is one Scheduled Monument within the search area; a Moated site south of the Hall (NHLE 1009198, Figure 2) located c.600m south-west of the site. The moated site sits on the southern side of Newbold Verdon and is separated from the study site by intervening modern development.

¹ HER search obtained 7 November 2023

- 4.6 There are 11 Listed Buildings within the search area, 10 of which are within the Newbold Verdon Conservation Area; the remaining building is also situated within the village and c.300m to the south of the site. The Conservation Area is located c.300m south-west of the study site (Figure 2).
- 4.7 No designated heritage assets are assessed as drawing their significance from the study site and are not sensitive to the proposed development.
- 4.8 A gazetteer of designated heritage assets is included in Appendix 1. Their locations are shown in Figure 2.

Non-designated Heritage Assets

- 4.9 The data provided by the HER contains one non-designated heritage asset within the study site; the findspot of one Neolithic scraper, one Bronze Age thumb nail scraper, one retouched flake, four flakes, seven struck fragments, two Roman and 35 Medieval pottery sherds (MLE6358) recorded during fieldwalking. The HER states, bearing in mind the fieldwalking group's lack of experience, this could be an unidentified occupation site.
- 4.10 There are no other non-designated heritage assets recorded within the site.
- 4.11 A gazetteer of HER records is included in Appendix 1. Their locations are shown on Figure 3a.

Previous Archaeological Work

- 4.12 Fieldwalking by a local amateur archaeology group in the 1970s (ELE2150) recorded 1 thumbnail and one 'Neolithic' scraper, one retouched flake, four flakes, seven struck fragments, as well as two Roman and 35 medieval sherds. While the HER report classifies this as systematic fieldwalking, there is no indication how much of the area was walked and why it was targeted in the first place. The HER does stress the inexperience of the group and highlights the possibility of this representing an occupation site. Certainly, there is an enhanced potential for further similar finds.
- 4.13 No other archaeological work is recorded on the HER within the study site.
- 4.14 Geophysical survey and trial trenching programmes (ELE7435 and ELE7671) have been carried out to the immediate south-west of the study site. The geophysical survey recorded very few anomalies with a possible archaeological origin, none of which could be confirmed by the subsequent trial trenching, which recorded Medieval and Post-Medieval ploughing activity as well as former Post-Medieval field boundaries.
- 4.15 All fieldwalking within the search area (illustrated in pink on Figure 3b) was carried out in the 1970s and by the same amateur group that has investigated the current study site (Newbold and District Fieldwork Group). The closest programmes outside the site were carried out c.200m east (ELE8090), which recorded a struck flint flake as well as Medieval and Post-Medieval pottery sherds and c.350m west (ELE924), which recorded a retouched flake, a possible blade core and four sherds of Roman pottery. A scatter of Roman pottery was recorded c.550m east (ELE921) and two Roman sherds and a possible Iron Age rim sherd were recorded c.950m south (ELE922).
- 4.16 A full list of previous even records is included in Appendix 1. Their locations are shown on Figure 3b.
- 4.17 An **archaeological geophysical survey** of the study site was commissioned in December 2023 to complement the current desk-based archaeological assessment². The survey comprised a cart-

² MOLA "Archaeological geophysical survey of land off Barlestone Road, Newbold Verdon Leicestershire. December 2023" Report no 23/110. Accession Number X.A131.2023

based magnetometer survey designed to evaluate the site's potential for buried archaeological features more fully.

- 4.18 The survey identified a staple-shaped linear feature against the south-west edge of the study site, adjacent to Barlestone Road. This formed a 32m ditch representing the north-eastern side of a ditched enclosure extending beyond the site boundary into the area of Barlestone Road; a number of weakly-positive features suggesting possible ditches were detected near the centre of the site. Some evidence for medieval or early post-medieval ridge and furrow cultivation was identified across the area surveyed, as well as several modern utilities and areas of disturbed ground relating to fences, jumps and other features associated with the equestrian use of the site.
- 4.19 A copy of the geophysical survey results (interpretive plan) is reproduced in Appendix 2.

Prehistoric

- 4.20 The HER contains one record dating from this period within the study site.
- 4.21 A fieldwalking group recorded one Neolithic scraper, one Bronze Age thumbnail scraper, one retouched flake, four flakes and seven struck fragments (MLE6358) within the study site. The HER states, bearing in mind the fieldwalking group's lack of experience, this could be an unidentified occupation site. No evidence for associated buried features was identifiable in the geophysical survey in this part of the study site.
- 4.22 There are five further records within the HER dating to this period located within the search area.
- 4.23 A retouched flake and a possible blade core (MLE2978) were recovered during fieldwalking c.350m west of the site.
- 4.24 Cropmarks dated to the Bronze Age/Iron Age, including various linear features (MLE2971) were identified from aerial photography c.700m south-east, four large pit alignments located c.750m south (MLE2976), another pit alignment (MLE9249) thought to be of Bronze Age date is located c.900m south-west (also identified from aerial photography) and a possible Iron Age enclosure (MLE2975) is located c.950m south of the study site.
- 4.25 The ditched enclosure identified in the geophysical survey on the south-west edge of the site may represent an additional enclosure of late prehistoric date.
- 4.26 Based on the HER data, the site is assessed to have an enhanced potential for Prehistoric activity.

Roman

- 4.27 The HER records the findspot of two Roman pottery fragments (MLE6358) within the study site. They were recovered during fieldwalking among mostly Prehistoric finds and are likely the result of manure spreading.
- 4.28 There are only two more Roman records identified within the 1km search area; a Roman site (MLE2972) first identified by fieldwalking finds (confirmed by excavation) including pottery and tile fragments c.400m east and four Roman pottery fragments (MLE2978) found during fieldwalking c.350m west.
- 4.29 The ditched enclosure identified in the geophysical survey on the south-west edge of the site may represent part of additional enclosure of Roman date, but the potential for other significant Roman remains within the site is assessed to be low.

Saxon/Early Medieval

- 4.30 The HER contains no records dating from the Saxon/Early Medieval periods within the study site.

- 4.31 The historical settlement of *Niwebold* (modern Newbold Verdon) is recorded in Domesday Book (1086) and as such has at least Late Saxon origins. The historic settlement (MLE2992) is recorded c.100m south of the site at its closest, with the core being c.600m south surrounding St James Church. The extent of the historic settlement is based on Post-Medieval mapping and the site was likely located within the agricultural hinterland of the settlement.
- 4.32 Based on the site's likely location within the hinterland of the settlements of Newbold Verdon, the site's potential for significant (i.e. non-archaeological) remains dating from the Saxon/early Medieval period is assessed to be low.

Medieval

- 4.33 The fieldwalking carried out within the site has recorded 35 fragments of Medieval pottery (MLE6358) within the site. These are likely the result of manure spreading.
- 4.34 A moated site (Scheduled Monument NHLE 1009198, MLE2984) is located c.600m south-west of the site. The three-sided Medieval moat was used as a moated garden during the Post-Medieval period and remains in good condition. The site of a Medieval manor house (MLE2985) is indicated by finds including green glazed ridge tile and roof slates during excavation in 1981.
- 4.35 A Medieval deer park (MLE2981) is mentioned in Newbold Verdon in 1360, which, based on field names ('Buck Leap') recorded on the Tithe map, may have existed approximately 750m south-west of the study site. No above ground remains of the deer park survive.
- 4.36 Google Earth imagery, especially from 2016 (not reproduced) shows possible remnants of ridge and furrow in the north-eastern part of the site, which would confirm that at least part of the site was located in the agricultural hinterland of Newbold Verdon. There is no clear evidence for ridge and furrow earthworks having survived on the site within the LiDAR data (Figure 4a).
- 4.37 Due to the distance of the site from the known Medieval activity and the site's likely location within the hinterland of the late Saxon/Medieval settlement of Newbold Verdon, the site's potential for significant (i.e. non-agricultural) archaeological remains dating from this period is considered to be low.

Post Medieval & Modern (including map regression exercise)

- 4.38 The turnpike road of Foston Lane to Osbaston (MLE21277; the modern B582) runs along the south-western site boundary. No roadside features are expected to be located within the study site.
- 4.39 The remaining records relate to buildings/monuments or transport routes of a well-defined extent and nature that generally add little to the understanding of the study site's archaeological potential and are therefore not discussed in any further detail.

Historic map regression

- 4.40 According to the Enclosure Award for Newbold Verdon and Newbold Heath, the open-field system of Newbold Verdon was enclosed c.1810 at which time the Tithes were extinguished (Record Office Reference DE40/34/5). There was, however, no accompanying map. The 1814 Ordnance Survey Drawing (Figure 5) shows the site as part of four fields to the north of the settlement of Newbold Verdon.
- 4.41 By 1885 (Figure 6), the study site appears to be divided into/part of c.7 parcels, with most of the site boundaries established. Exceptions are part of the northern and a small part of the southern boundary. The western and eastern parts of the site are crossed by public footpaths. The centre of the site is crossed by a track off Barlestone Road (unnamed) towards the north. The fields immediately to the east of the site display a curved backwards 's' along their boundaries – possibly

monumentalising the former strip fields. These do not continue within the site but suggest that the site was in the agricultural hinterlands of Newbold Verdon earlier than the earliest mapping.

- 4.42 The site undergoes very (if any) change during the following decades, as illustrated by the 1955 Ordnance Survey map (Figure 7). By the 1980s (Figure 8), the settlement of Newbold Verdon has grown to the southern side of Barlestone Road and the site itself is divided into 5 parcels. The public footpaths are no longer depicted. However, the path within the eastern part of the site is still present and accessible.
- 4.43 The 2023 Google Earth image shows the same general internal organisation of the site with 5 main parcels. They are all used as and subdivided into small horse paddocks (Figure 9).
- 4.44 The map review demonstrates the study site has remained as agricultural/pastural land through most of the Post-Medieval/Modern period and the site's potential for significant Post-Medieval/Modern archaeology is therefore considered to be low.

Assessment of Significance (Non-Designated Assets)

- 4.45 The data provided by the HER contains one non-designated heritage asset within the study site; the findspot of one Neolithic scraper, one Bronze Age thumbnail scraper, one retouched flake, four flakes, seven struck fragments, two Roman and 35 Medieval pottery sherds (MLE6358) recorded during fieldwalking. The HER states, bearing in mind the fieldwalking group's lack of experience, this could be an unidentified occupation site – although no corroborating evidence for buried features was detected in the geophysical survey of this part of the site.
- 4.46 The geophysical survey has however identified the north-eastern end of a ditched enclosure in the south-west part of the site, adjacent to the Barlestone Road site boundary. This may represent an agricultural enclosure of late prehistoric or Roman period date, although only part of the enclosure is within the study site. The heritage significance of this enclosure would relate to its archaeological interest and the potential of surviving buried remains to provide information on rural settlement in the area.
- 4.47 Based on the HER data for the site and the surrounding area, the site is also considered to have an enhanced potential for Prehistoric activity, similar to the finds already recorded within the study site. Any such finds would likely be of local significance and important for their potential to contribute to local research agendas, such as 3J: *Foster relevant artefact studies* within the East Midlands Heritage Research Agenda³.
- 4.48 The archaeological potential for significant (i.e. non-agricultural) remains of all other periods is considered to be low/negligible.
- 4.49 Any such evidence would be significant for their evidential value and likely be of local importance depending on their potential to contribute to relevant research agendas.

³ <https://historicengland.org.uk/images-books/publications/east-midlands-heritage/em-updated-research-agenda-strategy/> (accessed 16/11/2023)

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

Proposed Development

- 5.1 The proposed development is described in the outline planning application as: *"Outline planning application (all matters reserved except vehicular access) for the erection of up to 240 residential dwellings (Use Class C3), retention of the existing accesses off Barlestone Road and the creation of new accesses off Barlestone Road, land safeguarded for a cemetery and a health centre (Use Classes E(e)), public open space and associated infrastructure."*

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. Past ground disturbance is likely to have been widespread across the site as a result of plough activity, but much of this activity is likely to have been generally shallow and contained within upper levels of any below ground deposits. The temporary fencing associated with the equestrian centre is not expected to have had any impact on buried archaeological remains, if they are present.
- 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.
- 5.4 The enclosure identified in the geophysical survey is located in an area proposed for residential development in the indicative masterplan, and it is anticipated that development in this area will impact on surviving buried archaeological features associated with this enclosure.
- 5.5 The location at which prehistoric finds were reported in the 1970s fieldwalking is also shown in the indicative masterplan as residential development around a Central Green area. Construction of the housing, roads and infrastructure in this area is similarly anticipated to impact on any surviving below-ground features or additional finds.
- 5.6 The impact on buried remains can be appropriately mitigated through a programme of further archaeological investigation and recording of surviving buried remains and dissemination of information derived from the recording work. This can be secured through a suitably-worded condition attached to planning permission.

6 SUMMARY AND CONCLUSIONS

- 6.1 This archaeological desk-based assessment has been prepared by RPS for David Wilson Homes East Midlands to support an outline planning application for residential development.
- 6.2 The assessment provides a description of archaeological heritage assets potentially affected by the proposed development of the site and addresses the information requirements of Government's National Planning Policy Framework and local policies in relation to archaeology.
- 6.3 The archaeological potential of the development site and the significance of archaeological heritage assets within the site has been assessed through desk-based review of existing archaeological information, including previous archaeological work undertaken on and in the vicinity of the study site.
- 6.4 Data available from Historic England and the Local Planning Authority shows that there are no designated heritage assets within the proposed development site.
- 6.5 The data provided by the HER contains one non-designated heritage asset within the study site; the findspot of one Neolithic scraper, one Bronze Age thumb nail scraper, one retouched flake, four flakes, seven struck fragments, two Roman and 35 Medieval pottery sherds (MLE6358) recorded during fieldwalking.
- 6.6 No other non-designated heritage assets are recorded on the site.
- 6.7 The desk-based assessment of archaeological potential has been complemented by a geophysical survey of the site, undertaken in December 2023. This survey identified limited evidence for additional possible archaeological features, including part of a probable ditched enclosure on the south-western edge of the site. This feature is not closely datable but likely to be of late prehistoric or Roman date.
- 6.8 Based on the HER data for the site and the surrounding area, the site is considered to have an enhanced potential for Prehistoric activity, related to the enclosure identified in the geophysical survey or similar to the finds already recorded within the study site. Any such finds would likely be of local significance.
- 6.9 The archaeological potential for significant (i.e. non-agricultural) remains of all other periods is considered to be low/negligible.
- 6.10 There are no fundamental heritage constraints to the site's residential development, although further evaluation of the site's archaeological potential is likely to be required.
- 6.11 Such works can reasonably be undertaken through a condition attached to planning permission.

Sources Consulted

General

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

Internet

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
British History Online – <http://www.british-history.ac.uk/>
Domesday Online – <http://www.domesdaybook.co.uk/>
Historic England: The National Heritage List for England <http://www.historicengland.org.uk/listing/the-list/>
National Planning Policy Framework – <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
Soilscape – <http://www.landis.org.uk/soilscapes/>
The Genealogist – <https://www.thegenealogist.co.uk/>

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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
MOLA, 2023. Archaeological geophysical survey of land off Barlestone Road, Newbold Verdon Leicestershire. December 2023. Report no 23/110.

Cartographic

1805-1880 Old Series Ordnance Survey Maps of England and Wales

**BARLESTONE ROAD, NEWBOLD VERDON, LEICESTERSHIRE;
ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

1810-1811 Minutes of the Commissioners for the enclosure of Newbold Verdon and Newbold Heath bound with a copy of the act of parliament (Reference DE40/34/5; contained the Enclosure Award but no map)

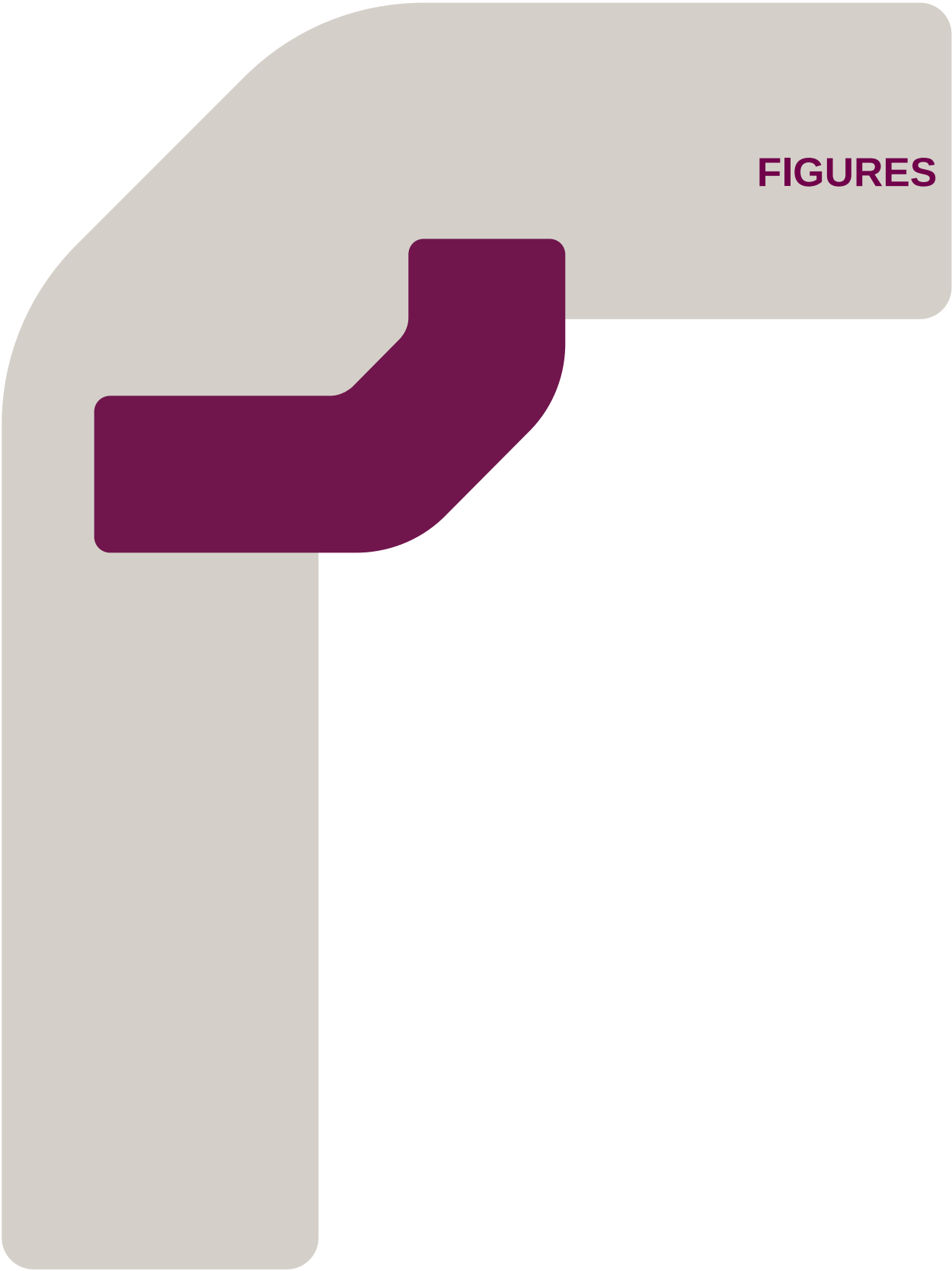
1814 Ordnance Survey Drawing (Hinckley Sheet)

Ordnance Survey 1:2500 editions: 1886, 1903, 1959, 1972, 1980-1992, 1984, 1994

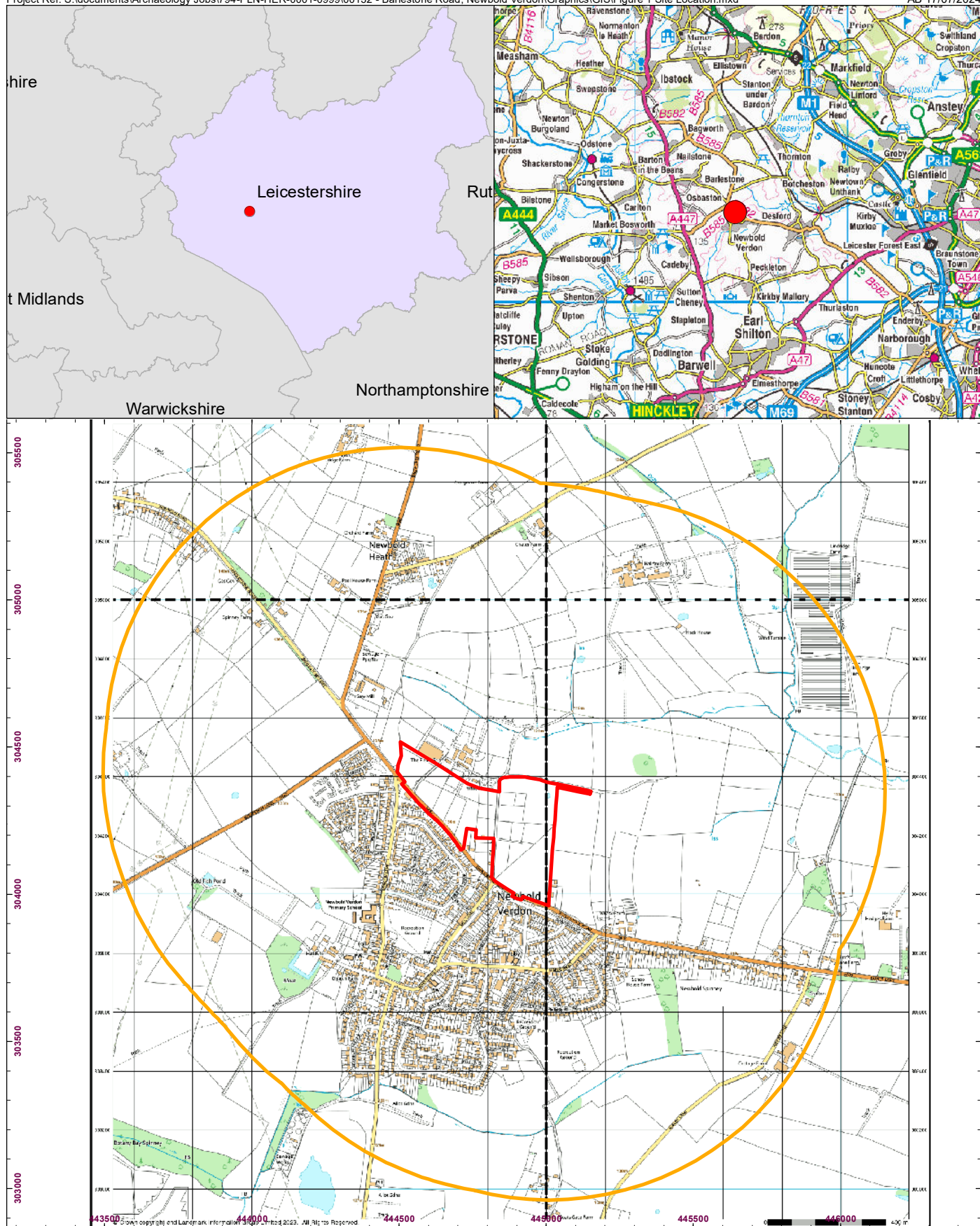
Ordnance Survey 1:10,000 / 1:10,560 editions: 1885, 1903-1904, 1955, 1966, 1982-1983, 2000, 2006, 2020

Aerial Photography: 1999

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



FIGURES



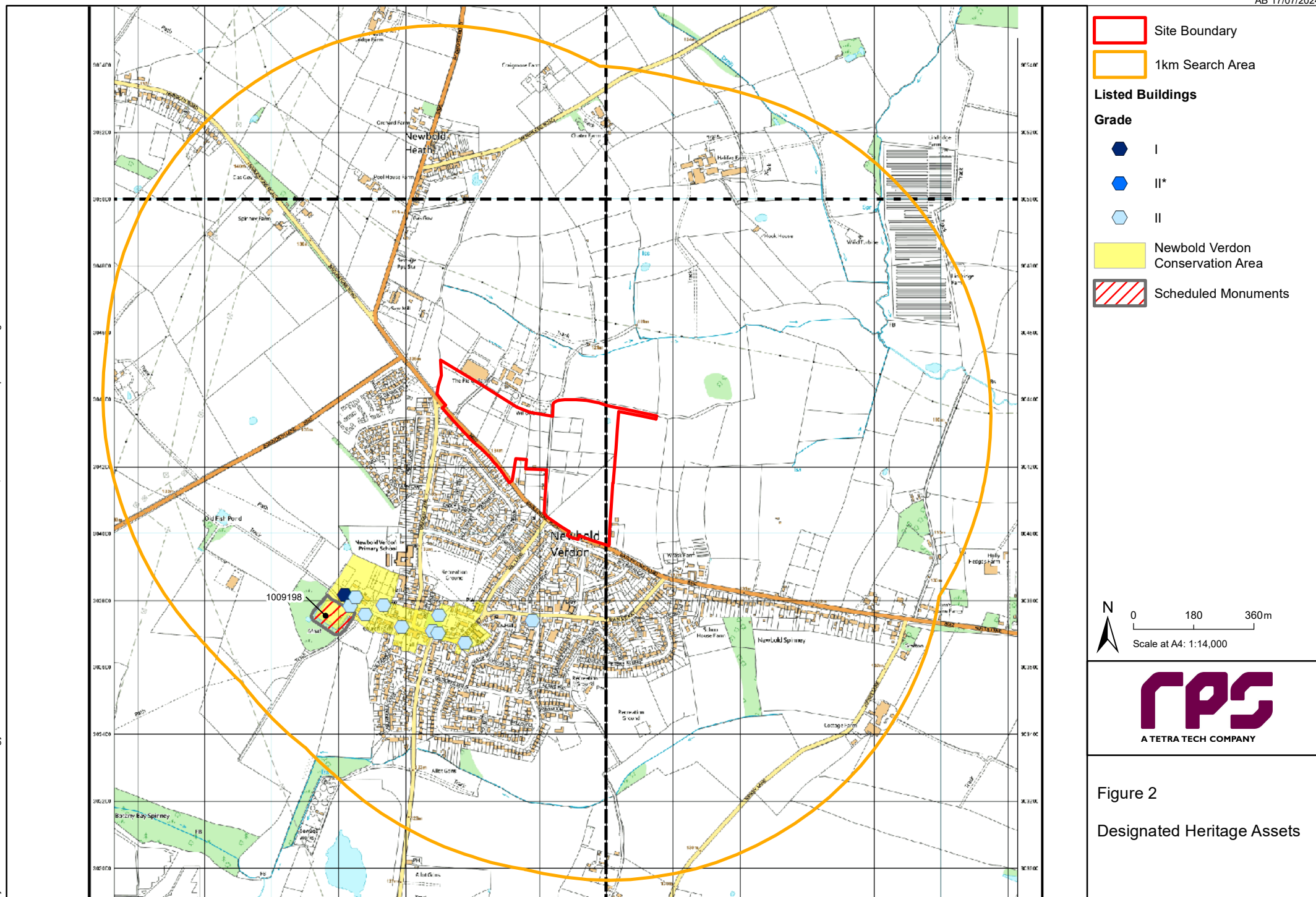
- Site Boundary
- 1km Search Area

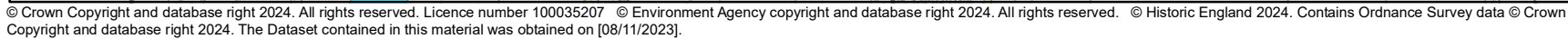


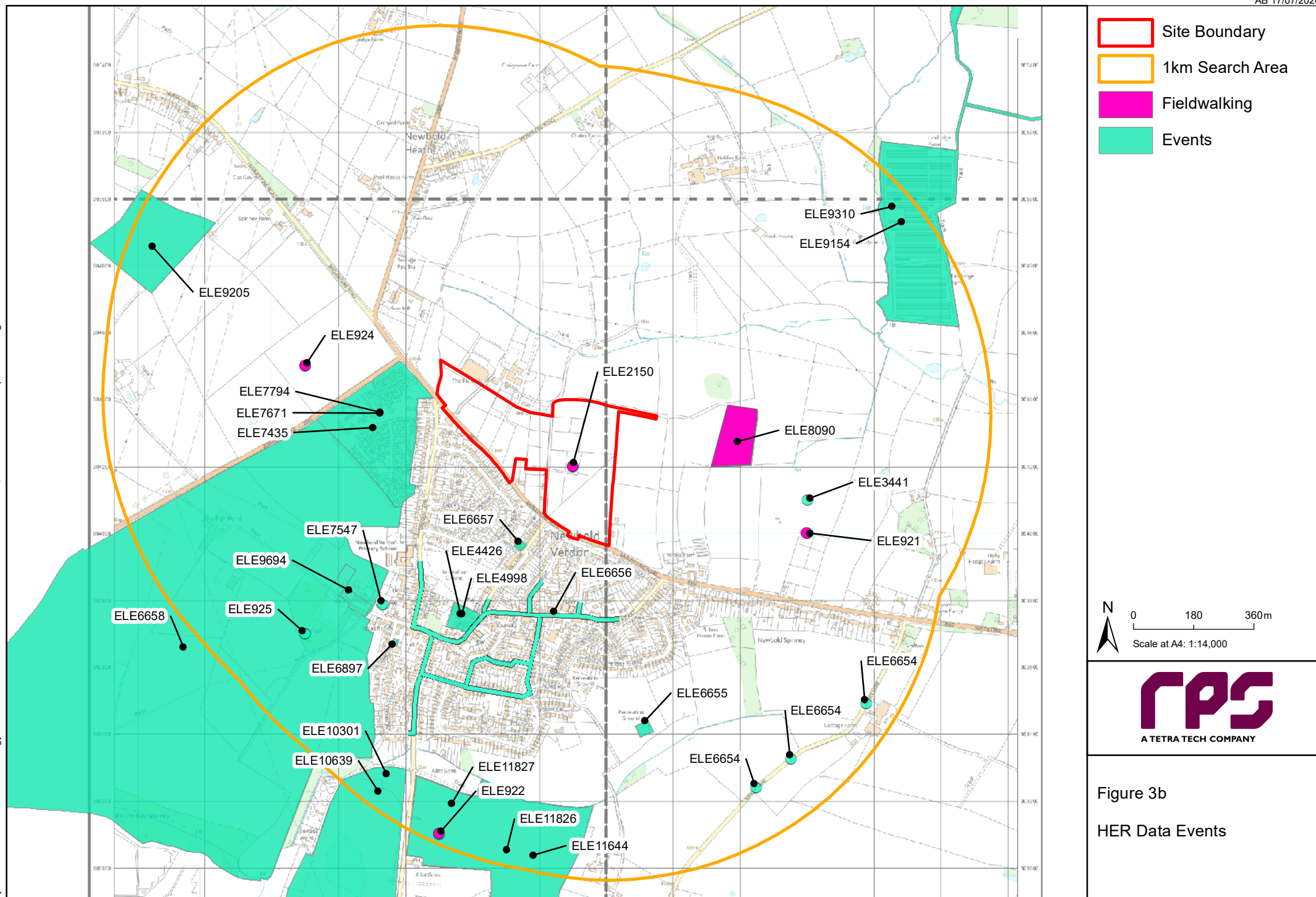
0 190 380 570m
Scale at A4: 1:18,000

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Figure 1
Site Location







 Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
2018

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

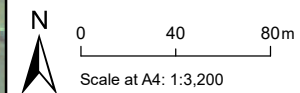


Figure 4a

LiDAR Data

 Site Boundary

 0 10 20m
Scale at A4: 1:800

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Figure 4b

Google Earth Imagery 2016





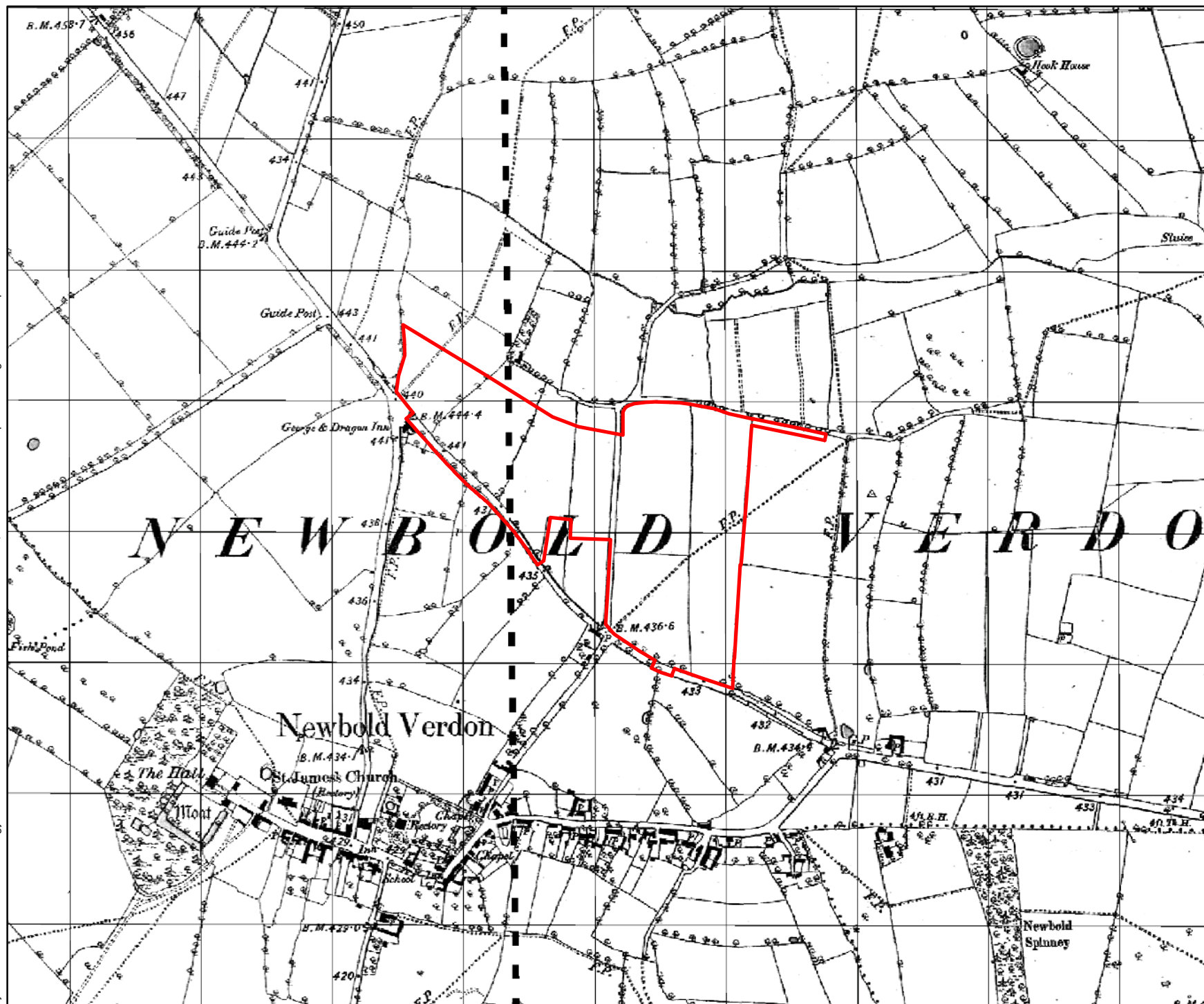
Site Boundary

N
0 310 620m
Scale at A4: 1:24,000

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Figure 5

Ordnance Survey Drawing
1814 (Hinckley Sheet)

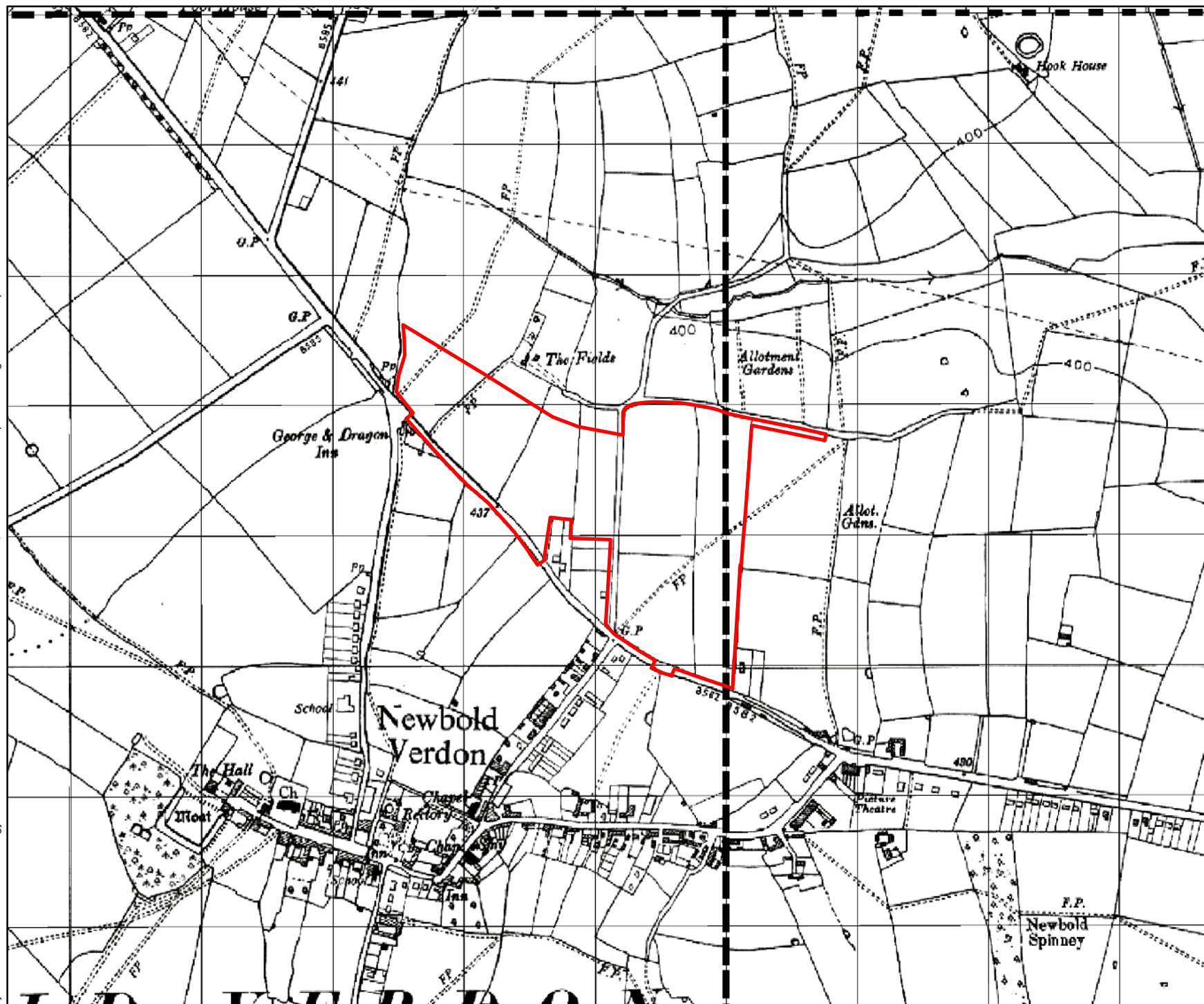


Site Boundary

N
0 100 200m
Scale at A4: 1:8,000

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Figure 6
Ordnance Survey Map 1885



Site Boundary

N
0 100 200m
Scale at A4: 1:8,000

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Figure 7
Ordnance Survey Map 1955

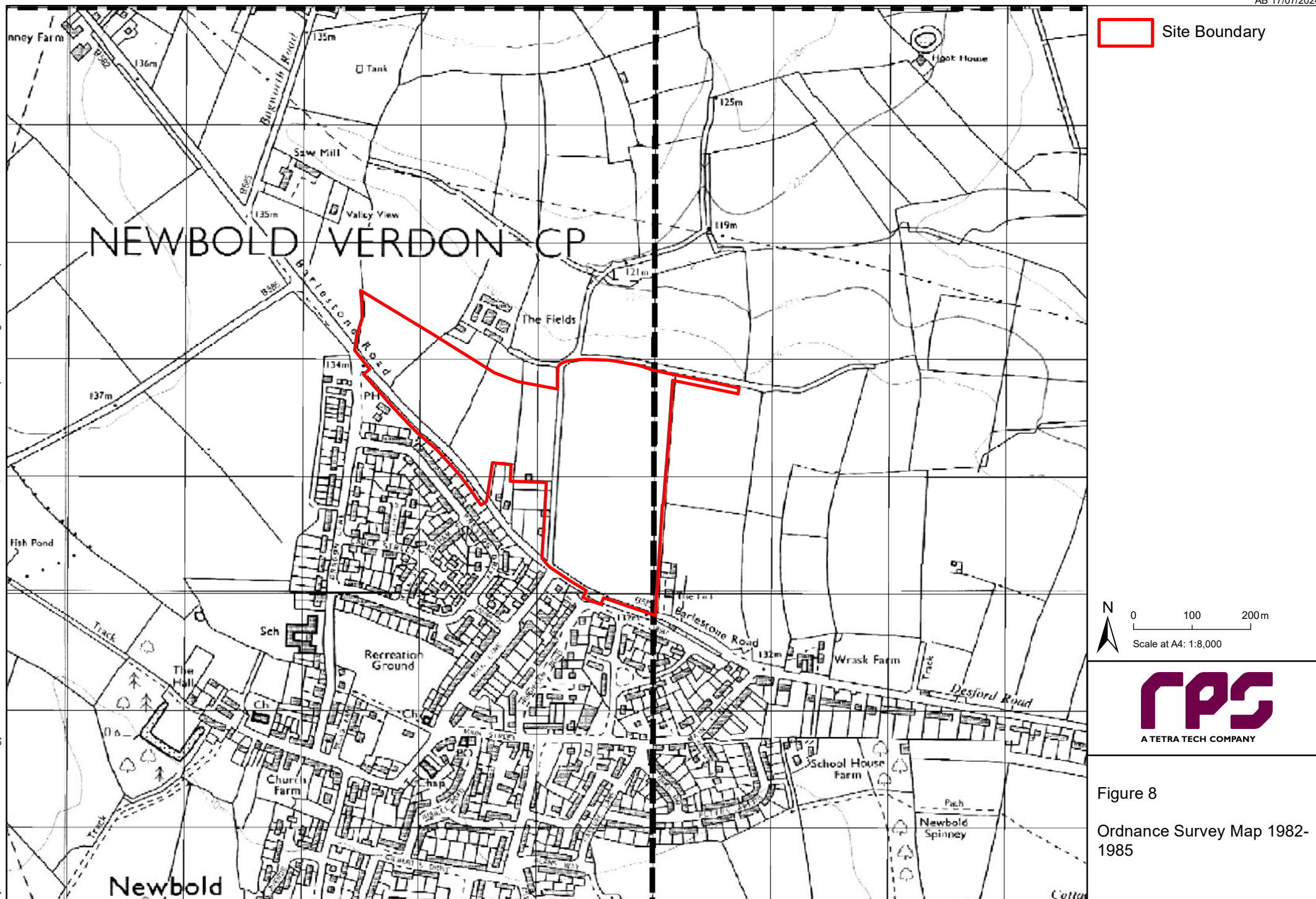


Figure 8

Ordnance Survey Map 1982-1985



 Site Boundary

N
0 50 100m
Scale at A4: 1:4,000

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Figure 9

Google Earth Imagery 2023

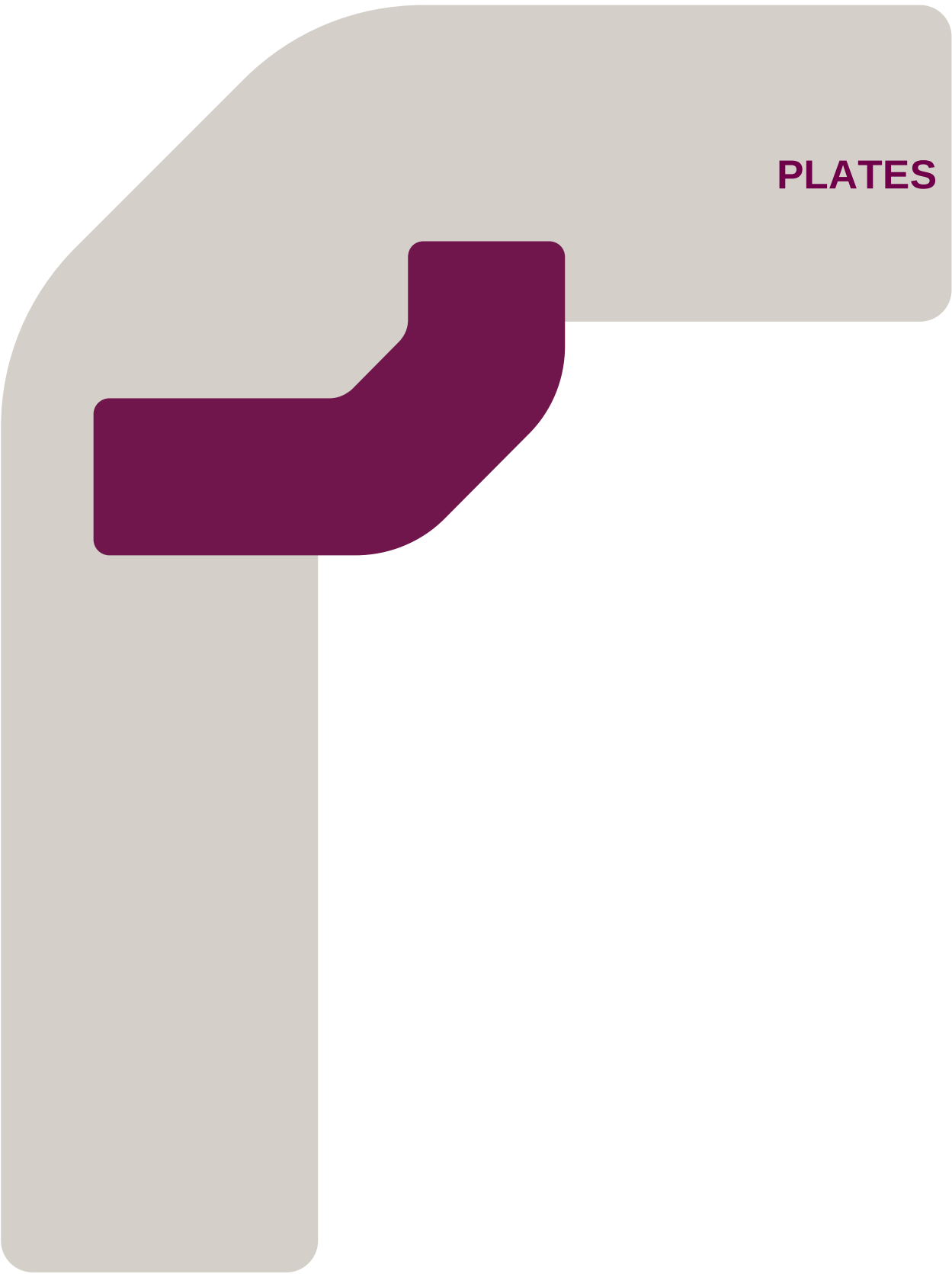




Plate 1: View across the western part of the site towards the south-west



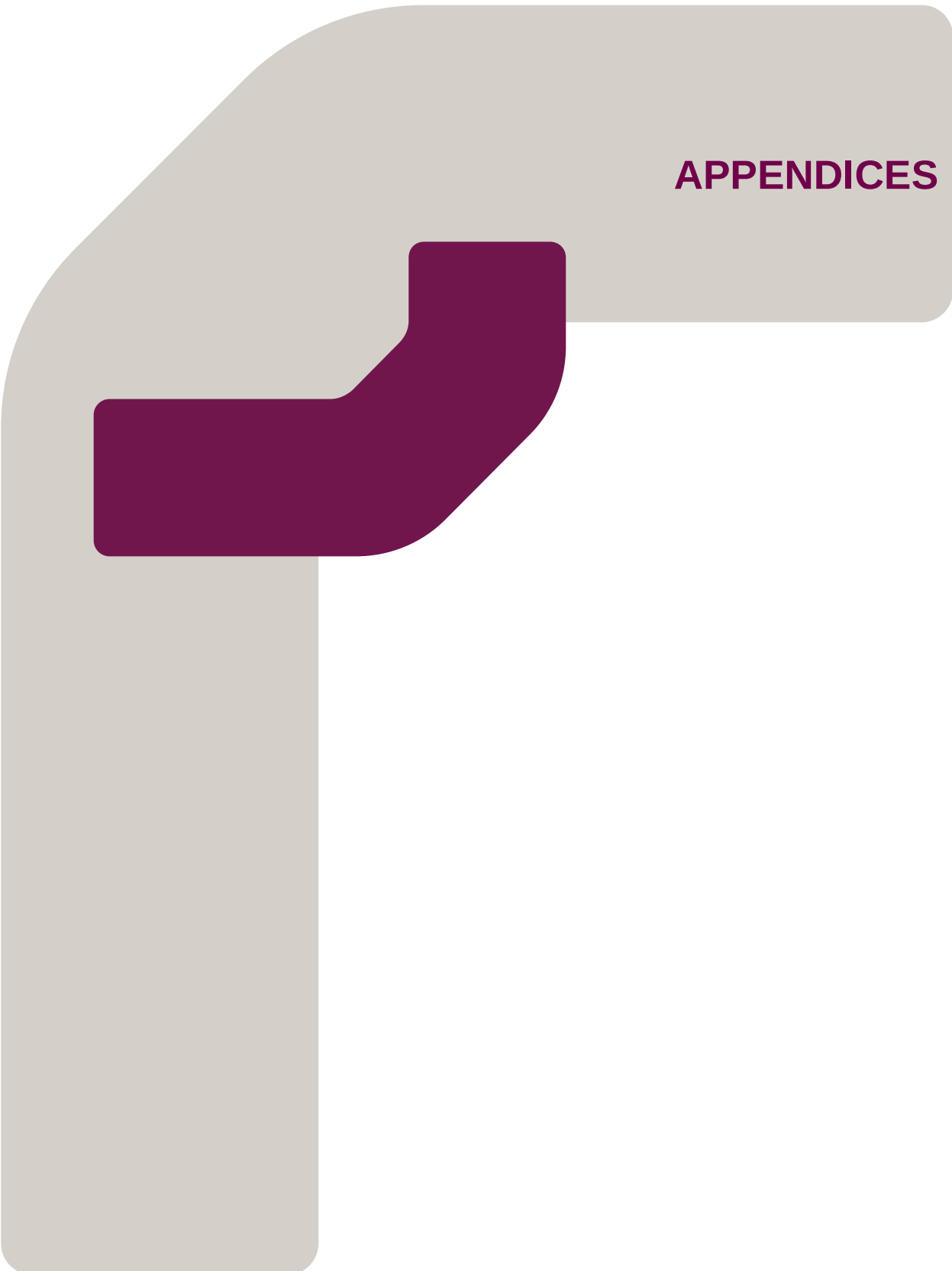
Plate 2: View across the centre west part of the site towards the south-east



Plate 3: View across the centre east part of the site towards the west



Plate 4: View across the eastern part of the site towards the east



APPENDICES

Appendix 1

Gazetteer of HER Entries

Leicestershire & Rutland Historic Environment Records

HER No.	Name and Description	Location	Date
	Monument		
MLE10024	Pit/ditch at Mill Lane, Newbold Verdon	SK 447 039	Unknown
MLE11730	THE OLD RECTORY, 16, BELL LANE (NORTH SIDE), NEWBOLD VERDON	SK 444 037	Post-medieval to Modern
MLE11731	GATES & SIDE SCREENS AT THE OLD RECTORY, MAIN STREET (NORTH SIDE), NEWBOLD VERDON	SK 444 037	Post-medieval to Modern
MLE11732	CHURCH OF ST. JAMES, MAIN STREET (NORTH SIDE), NEWBOLD VERDON	SK 443 037	Early Medieval to Modern
MLE11733	NEWBOLD VERDON HALL, MAIN STREET (WEST SIDE), NEWBOLD VERDON	SK 442 038	Post-medieval to Modern
MLE11734	PAVILION AT NW CORNER OF FORECOURT AT NEWBOLD VERDON HALL, MAIN STREET (NORTH SIDE), NEWBOLD VERDON	SK 442 038	Post-medieval to Modern
MLE11735	PAVILION AT SW CORNER OF FORECOURT AT NEWBOLD VERDON HALL, MAIN STREET (SOUTH SIDE), NEWBOLD VERDON	SK 442 037	Post-medieval to Modern
MLE11736	PAVILION AT SE CORNER OF FORECOURT AT NEWBOLD VERDON HALL, MAIN STREET (SOUTH SIDE), NEWBOLD VERDON	SK 442 037	Post-medieval to Modern
MLE11737	CHURCH FARMHOUSE & FENCE, 16, MAIN STREET (SOUTH SIDE), NEWBOLD VERDON	SK 443 037	Post-medieval to Modern
MLE11738	COB COTTAGE, 36, MAIN STREET (SOUTH SIDE), NEWBOLD VERDON	SK 445 036	Post-medieval to Modern
MLE11739	IVY COTTAGE, 92, MAIN STREET (SOUTH SIDE), NEWBOLD VERDON	SK 447 037	Post-medieval to Modern
MLE11740	K6 TELEPHONE KIOSK, MAIN STREET, NEWBOLD VERDON	SK 444 037	Modern
MLE17226	Baptist Chapel, Main Street, Newbold Verdon	SK 446 037	Post-medieval to Modern
MLE21277	Turnpike Road, Foston Lane to Osbaston	SK 5159 0042	Post-medieval
MLE22398	Site of pavilion at north-east corner of the forecourt at Newbold Verdon Hall, Newbold Verdon	SK 4429 0378	Post-medieval to Modern
MLE22399	Kitchen garden, Newbold Verdon Hall, Newbold Verdon	SK 4421 0387	Post-medieval
MLE25603	Primitive Methodist Chapel, Main Street, Newbold Verdon	SK 4460 0370	Post-medieval to Modern
MLE26296	Former school, 24, Main Street, Newbold Verdon	SK 4445 0368	Post-medieval to Modern
MLE26298	Primary School, Dragon Lane, Newbold Verdon	SK 4441 0394	Modern
MLE26300	Miners Welfare Hall, Dragon Lane, Newbold Verdon	SK 4441 0380	Modern
MLE26301	Newbold Verdon Working Men's Club & Institute Ltd, Main Street, Newbold Verdon	SK 4487 0378	Modern
MLE26426	C20th cemetery, St James's Church, Newbold Verdon	SK 4433 0385	Modern
MLE2970	Post-medieval brick kiln east of Heath Lodge Farm, Newbold Heath	SK 444 053	Post-medieval
MLE2971	Cropmarks east of Newbold Spinney, Newbold Verdon	SK 458 035	Bronze Age
MLE2972	Roman site north of Newbold Spinney, Newbold Verdon	SK 456 041	Roman
MLE2974	Newbold Mill, Newbold Verdon	SK 455 039	Post-medieval

**BARLESTONE ROAD, NEWBOLD VERDON, LEICESTERSHIRE;
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MLE2975	Possible Iron Age enclosure north-east of The Mill Inn, Newbold Verdon	SK 445 031	Iron Age
MLE2976	Pit alignment south of Newbold Spinney, Newbold Verdon	SK 452 032	Bronze Age to Late Iron Age
MLE2978	Roman finds from east of Heath Farm, Newbold Verdon	SK 440 045	Roman
MLE2981	Deer Park, Buck Leap, Osbaston	SK 437 042	Medieval
MLE2984	Moated site south of The Hall, Newbold Verdon	SK 441 037	Medieval
MLE2985	Manor house site south of The Hall, Newbold Verdon	SK 441 037	Medieval
MLE2987	Fishponds south and west of The Hall, Newbold Verdon	SK 440 032	Post-medieval
MLE2988	Newbold Verdon Hall formal gardens	SK 438 030	Post-medieval
MLE2992	Historic settlement core of Newbold Verdon	SK 446 037	Late Anglo Saxon to Post-medieval
MLE6358	Worked flint found south-east of The Fields Farm, Newbold Verdon	SK 449 042	Early Bronze Age
MLE8376	Pit at Arnold's Crescent, Newbold Verdon	SK 445 034	Unknown
MLE9249	Pit alignment south-west of Newbold Hall, Newbold Verdon	SK 438 036	Bronze Age
MLE9250	Undated road surface, Main Street, Newbold Verdon	Not displayed	Post-medieval
	Event		
ELE10301	2015 desk-based assessment, Cadeby Quarry Extension, Brascote	SK 4406 0258	
ELE10639	2015 geophysical survey, Cadeby Quarry, Manor Farm Extension	SK 4406 0258	
ELE11644	2021 geophysical survey, land off Brascote Lane, Newbold Verdon, Leicestershire	SK 4468 0297	
ELE11826	2022 desk-based assessment, land off Brascote Lane, Newbold Verdon, Leicestershire	SK 4468 0305	
ELE11827	2022 trial trenching, land at Brascote Lane, Newbold Verdon, Leicestershire	SK 4468 0297	
ELE2150	1970s fieldwalking, south-east of the George & Dragon, Newbold Verdon	SK 449 042	
ELE3441	1980 geophysical survey and excavation north of Newbold Spinney, Newbold Verdon	SK 456 041	
ELE4426	2006 desk-based assessment on land at the Rectory, Main Street, Newbold Verdon	SK 44571 03751	
ELE4998	2007 trial trenching at The Rectory, 57, Main Street, Newbold Verdon	SK 44571 03751	
ELE6654	2002 watching brief during water main improvements at Newbold Verdon, Leicestershire	SK 456 033	
ELE6655	2002 watching brief, Alan's Way, Newbold Verdon, Leicestershire	SK 4511 0341	
ELE6656	1997-8 watching brief during water mains renewal in Newbold Verdon, Leicestershire	SK 447 036	
ELE6657	2002 watching brief at Mill Lane, Newbold Verdon, Leicestershire	SK 447 039	
ELE6658	1994 archaeological survey: Hall Farm, Newbold Verdon	SK 4358 0373	
ELE6897	2009 watching brief at Church Farmhouse, 16, Main Street, Newbold Verdon	SK 443 036	
ELE7435	2011 geophysical survey, Dragon Lane, Newbold Verdon	SK 443 042	
ELE7547	Project Gargoyle, Church of St James, Main Street, Newbold Verdon	SK 443 037	
ELE7671	2011 trial trenching, Dragon Lane, Newbold Verdon	SK 443 042	
ELE7794	2011 desk-based assessment, land at Dragon Lane, Newbold Verdon	SK 443 042	
ELE8090	1979 fieldwalking survey, north of Wrask Farm	SK 453 042	

**BARLESTONE ROAD, NEWBOLD VERDON, LEICESTERSHIRE;
ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

ELE9154	2014 desk-based assessment, land at Lindridge Farm, Newbold Verdon	SK 4604 0517	
ELE9205	2014 desk-based assessment, land at Heath Farm, Newbold Verdon	SK 4364 0487	
ELE921	1977 fieldwalking north of Newbold Spinney, Newbold Verdon	SK 456 040	
ELE922	1978 fieldwalking, north-east of The Mill Inn, Newbold Verdon	SK 445 031	
ELE924	1979 fieldwalking east of Heath Farm, Newbold Verdon	SK 441 045	
ELE925	1981 excavation at the moated site at Newbold Verdon	SK 441 037	
ELE9310	2015 geophysical survey, land at Lindridge Farm, Newbold Verdon	SK 4593 0489	
ELE9694	2002 building survey of Newbold Verdon Hall	SK 4425 0378	

Appendix 2

Extract from Geophysical Survey Report: Interpretive Plan

From MOLA (2023) "Archaeological geophysical survey of land off Barlestone Road, Newbold Verdon Leicestershire. December 2023". Report no 23/110



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