



**Markfield Commercial Development,
Hinckley,
Leicestershire**

Heritage Assessment



Report prepared for:
Caddick Developments Ltd
(Wetherby)

CA Project: MK1102

CA Report: MK1102_1

July 2024



Markfield Commercial Development, Hinckley, Leicestershire

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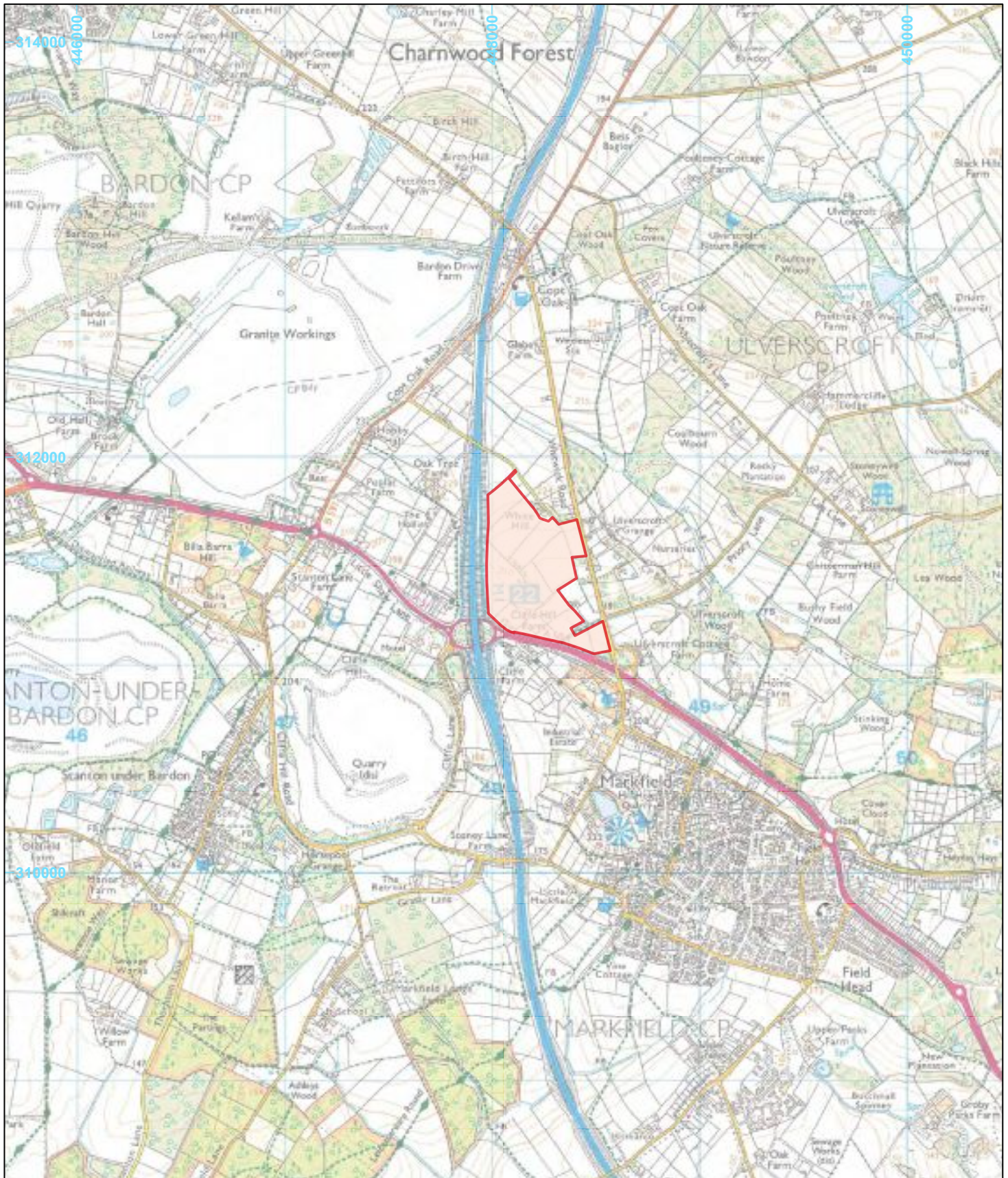
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Site boundary



0 1 km

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PROJECT TITLE
Markfield Commercial Development,
Hinckley, Leicestershire

FIGURE TITLE
Site Location Plan

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FIGURE NO.

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SUMMARY

Project Name: Markfield Commercial Development, Hinckley

Location: Leicestershire

NGR: 448056, 311348

In May 2024, Cotswold Archaeology was commissioned by Caddick Developments Ltd (Wetherby) to undertake a Heritage Assessment in respect of land at Markfield, Hinckley, Leicestershire. The Site currently consists of arable and pastoral fields and the development proposed is for commercial warehousing and associated infrastructure. There is limited information on the potential archaeology within the Site due to very few previous investigations within the study area. However, the main activity discovered within the few previous investigations includes prehistoric flint scatters and an Iron Age to Roman agricultural settlement.

There is considered some potential for Iron Age to Roman agricultural features within the Site on this basis but no evidence has come to light from this assessment to prove this. The known archaeology within the Site is the remnants of medieval ridge and furrow earthworks within the south-east of the Site. This is a non-designated asset and non-designated local asset, as identified within the Markfield Neighbourhood Plan. The medieval ridge and furrow earthworks are of low significance and are not likely to require being preserved in-situ. The county archaeologist for Leicestershire has made it clear that prior to development further archaeological works would be required including a metal detection survey, fieldwalking survey, geophysical survey and potentially trial trenching.

The development of the Site would remove hedgerows seen on the 1846 tithe map, which might constitute a non-designated heritage asset of low significance as well as the removal of the remnant ridge and furrow in the south-west of the Site. A settings assessment was performed as part of this report, which examined Markfield Conservation Area and one Grade II* and a Grade II Listed building within and just beyond the 1km study area. The development would not result in harm to the significance of these assets as the Site does not form part of the setting of these assets and would not be perceptible from any of them.

On the basis of this assessment any perceived impact on buried archaeological remains within the Site should therefore be considered in the planning balance as per National and Local policy, specifically paragraphs 200, 208 and 209 of the NPPF (2023) and policy DM11-DM13 of the Site Allocations and Development Management Policies DPD (2006-2026) as well as Policy M9 of the Markfield Neighbourhood Plan (2020-2039).

1. INTRODUCTION

- 1.1. In May 2024, Cotswold Archaeology was commissioned by Caddick Developments Ltd (Wetherby) to undertake a Heritage Assessment in respect of land north of Markfield, Hinckley, Leicestershire (hereafter referred to as 'the Site'). Presently in use as farmland, the Site, measuring c.26.4ha, is bounded to the north by Old House Lane/Whitwick Road and to the south by the M1 and A50. It lies c.360m north-west of Markfield village and to the north-west of Leicester (NGR: 448056, 311348; Fig. 1).



Photo. 1 Looking south-west within the south of the Site

- 1.2. The proposed development will comprise the construction of seven B2 and B8 commercial units with associated infrastructure, services, carparking, attenuation ponds and landscaping. This will also involve the demolition of the current Cliffe Hill Farm buildings which include the modern house and associated barn, menage and stables that are based within the southern part of the Site.



Photo. 2 Looking south towards the Cliffe Hill Farm complex

Objectives and professional standards

- 1.3. The composition and development of the historic environment within the Site and wider landscape are discussed in this report. A determination of the significance of any heritage assets located within the Site, and any heritage assets beyond the Site boundary that may potentially be affected by the development proposals, is then presented. Any potential development effects upon the significance of these heritage assets (both adverse and/or beneficial) are then described.
- 1.4. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the *Standard and Guidance for Historic Environment Desk-Based Assessment* published by CIfA in 2014 and most recently updated in 2020. This states that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:

‘...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact’ (CIfA 2020, 4).

-
- 1.5. The *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015), further clarifies that a desk-based assessment should:

‘...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation’ (Historic England 2015, 3).

Statute, policy and guidance context

- 1.6. The Site is located in the local authority of Hinckley and Bosworth Borough Council for which the current local plan Site Allocations and Development Management Policies DPD (2006 to 2026) was adopted in 2016. Policies DM11, DM12 and DM13 are relevant to heritage and archaeology and can be read in full in Appendix 1. A new Local Plan is under review, ‘Hinckley and Bosworth Local Plan 2020-2039’. Furthermore, the Site lies within the boundary of the Markfield Neighbourhood Plan (2020-2039), which was adopted in 2020 of which Policy M9 contains specific information on the ‘Locally Valued Heritage Assets’.
- 1.7. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Consultation

- 1.8. This assessment has also been informed by correspondence from the Planning Archaeologist for Leicestershire County Council, Mr William Kelly (11/06/24) in which it was confirmed that the proposed scope of the assessment, set out below in Section 2, was acceptable and that a formal Written Scheme of Investigation would not be required. The Planning Archaeologist also stated that a programme of further archaeological works would be required. This could comprise a combination of geophysical survey, fieldwalking survey and/or metal detecting survey, to be followed by archaeological trial trenching if the results of the previous phases of investigation warrant it.

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
Planning (Listed Buildings and Conservation Areas) Act (1990)	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
National Planning Practice Guidance (updated July 2019)	Guidance supporting the National Planning Policy Framework.
National Planning Policy Framework (2023)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 57).
Hinkley and Bosworth Borough Council Site Allocations and Development Management Policies DPD (2006 to 2026)	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2023). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2023).
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
Hedgerows Regulations (1997)	Provides protection for 'important' hedgerows within the countryside, controlling their alteration and removal by means of a system of statutory notification.

Table 1.1 Key statute, policy and guidance

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2023) and the guidance issued by ClfA (2020). The data has been collected from a wide variety of sources, summarised in Table 2.1.

Source	Data
National Heritage List for England (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Leicestershire Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Historic England Archives (HEA)	Additional sites and events records, supplied in digital and hardcopy formats.
Leicestershire and Rutland Archives Online Catalogue	Online catalogue was browsed for historic mapping, historic documentation, and relevant published and grey literature.
Historic England's Aerial Photograph Research Unit	Vertical and oblique aerial photography ranging in date from the 1940s to present.
Defra Data Services Platform (environment.data.gov.uk)	LiDAR imagery and point cloud data, available from the Defra Data Services Platform
Genealogist, Envirocheck, National Library of Scotland & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.

Table 2.1 Key data sources

- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.
- 2.3. On this basis a 1km study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary

context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined in order to narrow the research focus onto those of relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.

- 2.4. A site visit was also undertaken as part of this assessment. The primary objectives of the site visit were to assess the Site's historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous disturbance or truncation of earthwork and buried archaeological remains within the Site. The site visit also allowed for the identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way.

Aerial photographs held at Historic England Archives

- 2.5. Aerial photographs held at Historic England were examined as part of this assessment, ranging in date from 1940 to 1989. The aerial photographs show that the Site has not been subjected to development throughout the later 20th century and remained agricultural in character. The photographs additionally show that agricultural buildings had been located in the south of the Site since the early 1940s.

LiDAR imagery

- 2.6. Existing Environment Agency data was analysed with the specific aim of clarifying the extent any potential archaeological remains.
- 2.7. National LiDAR Programme DTM and DSM tiles (2022) were obtained from the Defra portal. The data was available at 1m resolution, for the extent of the study area. DTM and DSM tiles were downloaded as .TIFF files.
- 2.8. The associated TFW files use British National Grid as the “native” coordinate reference system.
- 2.9. Where necessary, the tiles were combined into a mosaic raster dataset and clipped to the study area using Esri ArcPRO 3.1.3 and exported as a .TIFF.

-
- 2.10. The resulting .TIFF was then processed using Relief Visualisation Toolbox (RVT) (Kokalj et al 2019 and Zakšek et al 2011) to create a number of visualisations including a hillshade, positive and negative openness, multi-hillshade and local relief model following Historic England guidelines (HE 2010) and guidance in Airborne Laser Scanning Raster Visualisation: A guide to good practice (Kokalj & Hesse 2017). The parameters were set to those appropriate for the topography of the area.
- 2.11. The output images from the RVT software were then imported into the ArcMap 10.8.2 where further settings manipulation was undertaken to enhance the visualization for archaeological feature detection.
- 2.12. DTM tile formed the basis within the desk-based assessment and is illustrated on Fig. 4.

Assessment of heritage significance

- 2.13. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 200 of the NPPF (2023), the guidance issued by ClfA (2020), *Historic Environment Good Practice Advice in Planning Note 2* (Historic England 2015), *Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England 2019) and *Advice Note 17: Planning and Archaeology* (Historic England 2022). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within *Conservation Principles* (Historic England 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

- 2.14. The present report sets out, in detail, the ways in which identified susceptible heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Both physical effects, i.e. resulting from the direct truncation of archaeological remains, and non-physical effects, i.e. resulting from changes to the setting of heritage assets, have been assessed. With regard to non-physical effects

or ‘settings assessment’, the five-step assessment methodology advocated by Historic England, and set out in the Second Edition of GPA3 (Historic England 2017), has been adhered to (presented in greater detail in Appendix 1).

- 2.15. Identified effects upon heritage assets have been defined within broad ‘level of effect’ categories (Table 2.2 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2023). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.
- 2.16. It should be noted that the overall effect of development proposals upon designated heritage assets are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).
- 2.17. In relation to non-designated heritage assets, the key applicable policy is paragraph 209 of the NPPF (2023), which states that:

*‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the **scale of any harm or loss** and the **significance of the heritage asset** [our emphasis].’*

- 2.18. Thus, with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF paragraphs 196 and 212.

Level of effect	Description	Applicable statute & policy
No harm	The proposals would preserve the significance of the heritage asset.	Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act. Sustaining the significance of a heritage asset is consistent with paragraph 196 of the NPPF, and should be at the core of any material local planning policies in respect of heritage.
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 208 of the NPPF. Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses, or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do not apply to the setting of Conservation Areas.</i>
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i> With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 209 of the NPPF.
Substantial harm	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	Paragraphs 205 - 208 of the NPPF would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply. In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 209 of the NPPF.

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

Limitations of the assessment

- 2.19. This assessment is principally a desk-based study and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by HER and HEA are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 2.20. The Leicestershire Archives online catalogue was browsed but no relevant material of significance to this assessment was identified. There may be other relevant material held by the National Archives, other local repositories, and in private collections, although sufficient information to respond to the scope of this assessment was available in from the resources consulted.
- 2.21. A walkover survey was conducted within the Site on 26/06/2024, which was undertaken in dry and clear weather conditions. Access was afforded within the majority of the Site with the exception of the north-west which was avoided due to the presence of cattle. Equally, such observations are limited since archaeological remains can survive below-ground with no visible surface indications of their presence. It is possible that unknown archaeological remains may be present within the Site, and the presence of modern infrastructure may possibly have inhibited identification of any possible upstanding remains. There is an element of uncertainty over the nature, condition, frequency and extent of the potential buried archaeological resource; which may be clarified through intrusive investigation. There was also sufficient access to heritage assets to assess likely impacts upon the significance of the assets due to changes to their setting.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

- 3.1. The Site measures c.26.4ha of farmland, for which the Historic Landscape Characterisation (HLC) defines as *regular enclosed parcels* and *rectilinear fields* (Leicestershire HER 2024), see the post-medieval sub-section below for further details. The Site is bounded to the north by Old House Lane/Whitwick Road and to the south and west by the A50 and M1 respectively. It lies c.360m north-west of Markfield village and c.11km north-west of Leicester. The Site slopes; with the higher land within the north-west, lying at c.217m above Ordnance Datum (aOD) and sloping downwards to c.197m aOD in the south-east of the Site. The nearest body of water to the Site is an unnamed stream c.510m to the north-east of the Site.
- 3.2. The geology within the Site is varied. According to the BGS (British Geological Survey 2024), there are superficial deposits of Head, with clay, silt, sand and gravel, which is a Quaternary deposit dating between c.2.58 million years ago to the present. The second recorded superficial deposit comprises the Oadby Member, which dates to 480,000 to 423,000 years ago. This deposit comprises variously dated rock fragments with clay and flints. There are two strata of bedrock recorded within the Site. The first comprises Bradgate Formation Volcaniclastic Siltstone from the Ediacaran period, deposited by volcanic activity c.635 to 541 million years. The second, bedrock is Gunthorpe Member Mudstone, which was deposited in the Anisian to Ladinian periods c.246.7 to 237 million years ago.

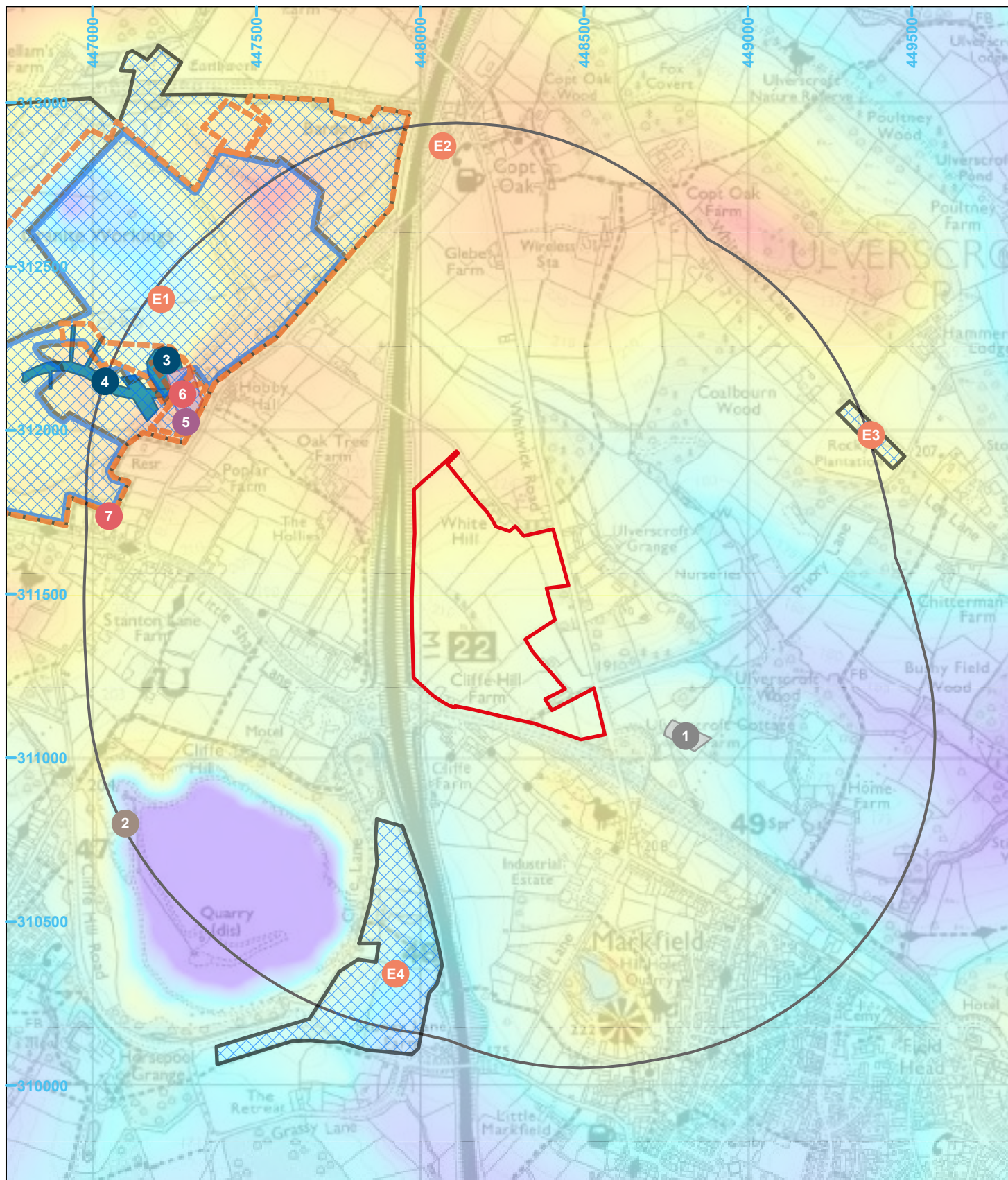
Previous archaeological investigations

- 3.3. A limited amount of archaeological fieldwork has previously been carried out within the study area, no intrusive archaeological investigations have occurred within the Site. Previous investigations, which comprised desk-based assessments, geophysical surveys and some intrusive works, such as watching briefs, evaluations and excavations, are illustrated on Fig. 2. Those of relevance to this assessment are also listed in Appendix 2.
- **E1** - The majority of the previous investigations that occurred within the study area are associated with works at Bardon Quarry, c.620m to the north-west of the Site, where fieldwalking, geophysical survey, trial trenching and an excavation took place. The geophysical survey (Bartlett 2008) indicated the potential presence of an enclosure as well as pit-like features. The site was

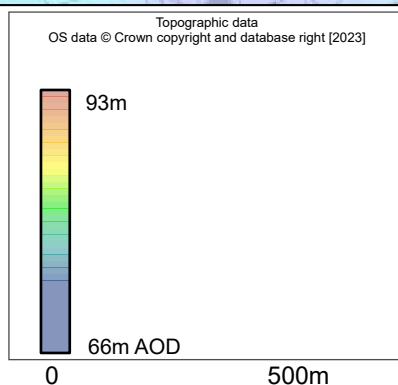
then subject to trial trench evaluation overseen by Phoenix Consulting Archaeology Ltd in 2009 (Coates 2009), followed by a more extensive evaluation in 2013-2014 (Coates and Richmond 2014). The trench evaluation produced evidence for ditches and a tree throw as well as a possible Romano-British agricultural settlement occupied between the 1st and 4th centuries AD. The excavation which followed in 2016, also overseen by Phoenix Consulting Archaeology Ltd, revealed evidence of a Middle Iron Age settlement, which also contained a small amount of Roman period material (Coates 2017).

- **E2** - In 2011 a watching brief was undertaken c.910m to the north of the Site by University of Leicester Archaeological Services (Richards 2011). The watching brief identified only evidence of 20th century material in redeposited soil.
- **E3** - In 2013 Archaeological Project Services undertook a geophysical survey c.935m to the north-east of the Site (Malone 2013). The survey revealed very little potential for the presence of archaeological remains. There were some discrete survey anomalies, which were thought may represent archaeological features; however, there was insufficient definition of these features to provide an accurate interpretation.
- **E4** - In 2020 Allen Archaeology commenced a geophysical survey c.395m to the south-west of the Site (Evershed 2020). The survey area was heavily affected by magnetic noise, which may have resulted in obscuring potential evidence of archaeological remains. There was, however, evidence of drainage or former field boundary features as well as a likely spread of 19th century material associated with industrial activity.

3.4. Additionally, during the site visit it was noted that multiple geotechnical pits had been carried out across the southern half of Site most likely to establish drainage capabilities and geology.



- | | |
|---|--|
| Site | Roman |
| Study area | Undated |
| Neolithic | Previous investigations |
| Roman | Fieldwalking survey |
| Prehistoric | Geophysical survey |
| Iron Age | Intrusive investigation |



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PROJECT TITLE

Markfield Commercial Development,
Hinckley, Leicestershire

FIGURE TITLE

**Prehistoric, Roman and undated
archaeology and previous
investigations**

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FIGURE NO.

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Designated heritage assets

3.5. The Designated Heritage Assets (DHA) within the study area comprise three Grade II Listed Buildings and Markfield Conservation Area. These are itemised below and discussed in Section 5. The Grade II* Listed Church of St Michael lies beyond the formal 1km study area, however, considering the height of the church spire potential change to elements of its setting that may contribute to its heritage significance have been considered within the assessment. These heritage assets are depicted on Fig. 3, discussed as relevant in Section 5 and set out in Appendix 2.

- Markfield Conservation Area (**A**), c.625m to the south-east of the Site), which includes the Grade II* Listed Church of St Michael (NLHE: 1320243), c.1.04km to the south-west of the Site and the Grade II Listed The Old Rectory (NLHE: 1115798), c.980m to the south-west of the Site;
- The Grade II Listed Church of St Peter (**B**), c.965m to the north of the Site (NLHE: 1376012); and,
- The Grade II Listed Copt Oak Farmhouse (**C**), c.985m to the north-east of the Site (NLHE: 1074640).

Prehistoric period

Palaeolithic

- 3.6. Hominid and human activity throughout the Palaeolithic period (pre-c.10,000 BC) was influenced by successive periods of cold glacial and warm inter-glacial climatic conditions, and small bands of hunter-gatherers which exploited resources within a wide variety of landscape types. Climatic changes during the Palaeolithic resulted in sea levels changing during interglacial and full glacial periods. There are no documented Palaeolithic finds within the study area, however, the Site does contain superficial geological Head deposits. These Head deposits can contain evidence of Palaeolithic remains, equally, Head deposits are formed on slopes, which are subjugated to redeposition (Historic England 2023). This suggests where any Palaeolithic finds within the Site are present these would be isolated, singular and unstratified finds that are not within their original depositional context.

Mesolithic

- 3.7. Human activity throughout the Mesolithic period (c.10,000 BC – c.4,000 BC) is characterised by small bands of hunter-gatherers exploiting resources within a predominantly wooded landscape. Evidence for Mesolithic activity is usually restricted to scatters of bone, flint and other stone artefacts present within topsoil and subsoil. Typically, Mesolithic activity is identified in locations where well-drained soils cover upper slopes above watercourses. Routes along river valleys, and across interfluvies and prominent ridge lines/escarpments, may also have been used to move between different hunting territories and resource zones. A scatter of flintwork was recorded c.800m to the north-west of the Site (Fig. 2, 3), which was discovered through fieldwalking (Leicestershire HER 2024). The flints are broadly dated to the Late Mesolithic to Early Bronze Age. This is very broad date range; however, it suggests at least, that there could have been transient Mesolithic activity in the wider study area.

Neolithic

- 3.8. The Neolithic period (c.4,000 BC – c.2,500 BC) witnessed the replacement of hunter-gatherer economies with more sedentary lifestyles, sometimes associated with the tentative beginnings of arable cultivation, new styles of pottery and the domestication of animals. The Neolithic was a period where largescale societal changes were occurring, with woodland clearance beginning in the late 4th millennium BC.

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- 3.9. There is very limited evidence of Neolithic activity within the study area with the exception of a collection of scrapers from mostly unknown locations; however, at least one has been catalogued as coming from Cliffe Quarry c.970m to the south-west of the Site (Fig. 2, **2**). In addition, the scatters of flintwork c.800m to the north-west of the Site (Fig. 2, **3**) likely also contained Neolithic material. This indicates a residual presence of Neolithic activity within the study area, confined perhaps to *ad hoc* flint working areas; however, the present limited evidence for our understanding of the Neolithic period in the wider surrounding landscape may be due in part to limited previous intrusive investigations.

Bronze Age

- 3.10. The Bronze Age (c.2,500 to c.800 BC) saw the introduction of the first metal objects and weapons, predominantly made from bronze; an alloy of copper and tin. Evidence of organised field systems and villages of roundhouses have been identified dating to this period, as well as burial monuments in the form of round barrows, often grouped in large barrow cemeteries. Bronze Age settlements are often accompanied by burnt mounds, which are considered to be a good indicator of nearby settlement activity. The Bronze Age activity within the study area is comparable with the other prehistoric periods and is represented only by a few unstratified remains. The scatter of flintwork c.800m to the north-west of the Site (Fig. 2, **3**), as noted above, may also contain evidence of flint working dating from the Early Bronze Age. The Portable Antiquities Scheme database (PAS) also includes a findspot of a Bronze Age palstave (axe). This very limited evidence may also in part, be the result of limited investigation to date within the study area, though could similarly reflect a lack of activity in these earlier prehistoric periods.

Iron Age

- 3.11. The Iron Age (c.800 BC – c.AD 43) is typically characterised by the introduction of iron-working and of substantial defended settlements. During this period, there was considerable population growth, enabled by improved cultivation methods and the introduction of new crops. The adoption of intensified farming resulted in a move away from wetlands towards inland sites more favourable to agricultural activity, and corresponded with a shift away from the predominance of ritual and funerary remains.
- 3.12. There is evidence of a potential enclosure and linear feature (Fig. 2, **1**) c.180m to the east of the Site, which was recorded in aerial photographs, although these are of poor quality according to the HER. The LiDAR data shows two straight linear features

slightly south of a possible square rectangular feature. These could as likely well be post-medieval to modern in date, representing, for example, former boundary divisions, rather than being of Iron Age origin. Likewise, a possible prehistoric double ditched feature (Fig. 2, 4), c.795m to the north-west of the Site was also identified on aerial photographs (Leicestershire HER 2024). These cropmarks were investigated in the trial trench evaluation (Fig. 2, E1) in which only post-medieval field boundaries were identified as well as evidence of heavy plough erosion.

- 3.13. The wider area was, however, utilised during the Iron Age as is evident in the recording of a Middle Iron Age settlement c.700m to the north-west of the Site (Fig. 2, 5). Three phases of settlement activity were recorded within this site (Coates and Richmond 2014). The first comprises a complex of gullies and ditches, which may have defined a stock corral. The second phase included the construction of four structures, which were followed by a third phase where further roundhouses were built (by then totalling six). Each of these showed evidence of rebuilding. The entire complex contained large quantities of pottery and also environmental evidence for barley production. The settlement was constructed on the higher topography to the north-west of the Site, the Site itself lies on the lower topography, and it is less likely that the Site was part of this settlement during the Iron Age. However, it cannot be completely ruled out, since agricultural activity associated with the settlement could have taken place on the lower-lying land, especially considering the presence of a water source c.510m to the north-east of the Site.

Roman period (AD 43 – AD 410)

- 3.14. The Roman invasion of Britain in AD 43 was followed by the rapid implementation of centralised administration, based on towns and cities, and supported by a network of well-engineered roads which enhanced trade and communication. The alignment of a possible former Roman Road lies c.945m to the west of the Site (Fig. 2, 7); this is not recorded in published sources on Roman routes. This evidence consists of a spread of stone that was observed on the ground surface (Leicestershire HER 2024). There has not been a further investigation into this scatter of stone, but the original observation suggests that due to the stones running parallel to the A50 it had the potential to represent the remains of a former Roman road. The nearest confirmed Roman road is Watling Street c.9km to the south of the Site.

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- 3.15. The Middle Iron Age settlement c.700m to the north-west of the Site was reoccupied in the Roman period (Fig. 2, **6**), as evident from a pit containing Roman pottery and two other Roman period pot sherds, which were recovered from deposits associated with the Iron Age enclosure. There was no evidence for Late Iron Age activity, which could suggest a temporary lapse in the use of the settlement, or simply an absence of evidence for Late Iron Age occupation.
- 3.16. Evidence dating to the Roman period in the study area shows some reuse of the earlier Iron Age settlement site, indicating a continuation in rural settlement if there was no lapse in the use of the settlement. Alternatively, if there was no Late Iron Age to Roman transition within the settlement, it at least suggests a conscious decision to occupy the location during the Roman period. Regardless of which hypothesis may be most likely, Roman period activity likely involved the exploitation of the surrounding landscape for agricultural purposes which may potentially have included the Site. There is no evidence, however, for such agricultural activity, in the form of infilled ditches or pits for example, within the Site on aerial photographs or LiDAR analysis. The limited information for activity in the Roman period; however, may be due to the dearth of previous investigations in the study area.

Early medieval and medieval periods (AD 410 to 1540)

- 3.17. The historic settlement core of Markfield (Fig. 3, **11**), c.715m to the south-east of the Site, likely originates in the Anglo-Saxon period and is documented in the Domesday Survey as 'Merchenefeld'. The name in Old English means 'open land of the Mercians' (Mills 2011). After the Conquest, the land was given to Hugh de Grentmesnil, a Norman general at the Battle of Hastings and afterwards a great landowner in Leicestershire. The Domesday Survey records that the land at Markfield, in the Hundred of Guthlaxton, was worth ten shillings under de Hugh de Grentmesnil (Powell-Smith 2024). The settlement cannot have been substantial and is depicted as comprising ploughland and woodland. The Grade II* Listed Church of St Michael (Fig. 3, **A**) was constructed in the 1200's and represents the only standing medieval building within the settlement/study area.
- 3.18. There is evidence of surviving ridge and furrow of medieval origin within the south-east of the Site (Fig. 3, **8**) identified within the HER (Leicestershire HER 2024). This field system is also identified in the Markfield Neighbourhood Plan as a non-designated heritage asset and is also evident on the LiDAR (Fig. 4 and photo 2). These earthwork ridge and buried furrow remains, and others in the wider study area

(see Fig. 3) likely represent a partial survival of the agricultural open field system associated with contemporary medieval Markfield. They are most likely of medieval origin on the basis that the, albeit very eroded earthworks, exhibit a typical 'reverse-S' morphology typical of the period, as opposed to the straighter aligned post-medieval examples (Hall 2001). There is some potential that much of the Site comprised part of agricultural hinterland of the settlement to the south-east, with associated ridge and furrow earthworks having since been eroded or removed through later ploughing. The surviving evidence of ridge and furrow within the south-east of the Site is heavily eroded and partially obscured by long grass, the latter 0.30m tall in places in some areas. The surviving height of the ridges, where evident, measured at most c.015m in height. This made it difficult to ascertain the distance between the ridges, although the estimates based on the LiDAR suggests widths of approximately 4m.



Photo. 3 Looking east across extant ridge and furrow within the south of the Site

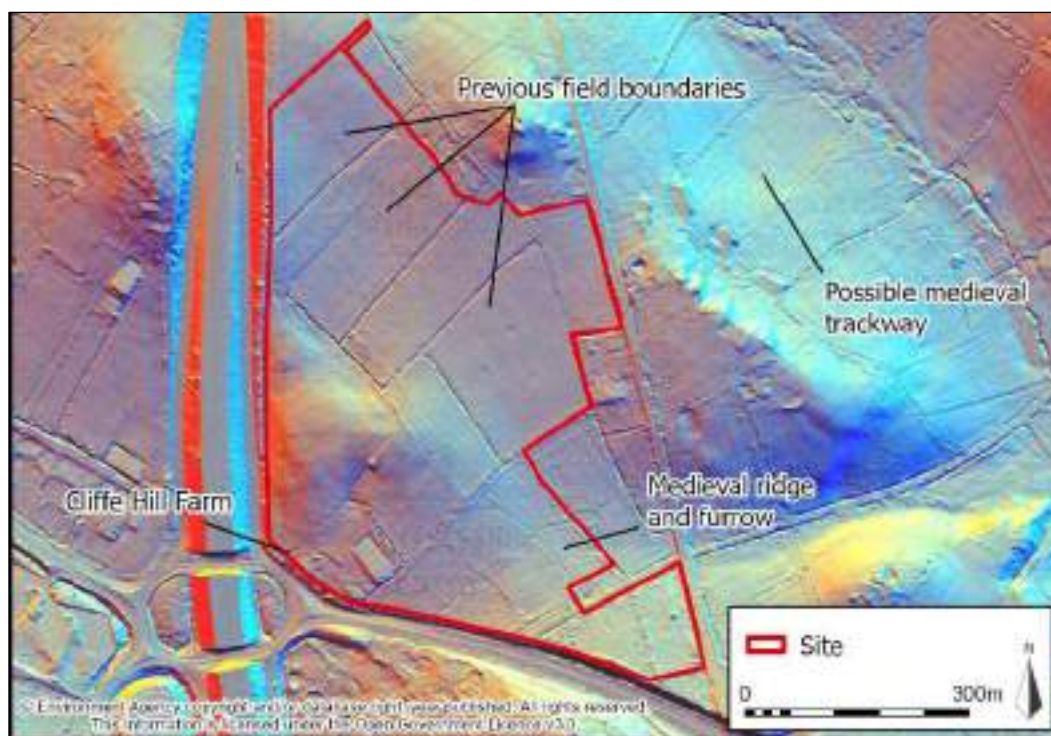


Fig. 4 LiDAR DTM 1m

- 3.19. The landscape during the medieval period was also modified in other ways. There is a double banked linear feature c.80m to the north-west of the Site (Fig. 3, **9**) which is described as a possible medieval trackway in the HER entry. The feature is not mapped on the 19th century cartographic sources so this feature could be of post-medieval date or earlier, having gone out of use by the time of the publication of these later maps. The land c.720m to the north-west of the Site (Fig. 3, **10**) was enclosed in the mid-13th century where Bardon deer park was formed. There are no other medieval parks recorded within the study area.
- 3.20. The study area also contains findspots recorded within the PAS database, these mostly comprise individual silver coins and a lead token, although a hoard of five coins was also recovered within the study area through metal detection.
- 3.21. In summary, the Site likely comprises the agricultural hinterland of the settlement of Markfield, as is evident from the surviving remains of ridge and furrow within the Site and its surroundings. There would be a little potential for the presence of settlement remains within the Site.

Post-medieval and modern periods (1540 – present)

- 3.22. The enclosure of previously open fields represented a broadly national restructuring of the agricultural landscape during the post-medieval period, which can be traced

through cartographic sources. The HLC states that the Site is made up of regular enclosed parcels and rectilinear fields (Leicestershire HER 2024) which are common post-medieval and modern land types. The study area was likely enclosed c.1769 as evidenced by the Markfield Inclosure award (no inclosure map has been identified online or within the Leicestershire Record Office online catalogue¹). The changes to field boundaries between 1769 and 1845 are unknown; however, the field pattern from 1846 has remained largely intact. This is evident from the field boundaries depicted on the 1846 Tithe Map, which today are evident as hedgerows (Fig. 5). These hedgerows likely comprise ‘important’ hedgerows under criteria 5a of the Hedgerows Regulations 1997 (see Appendix 1).

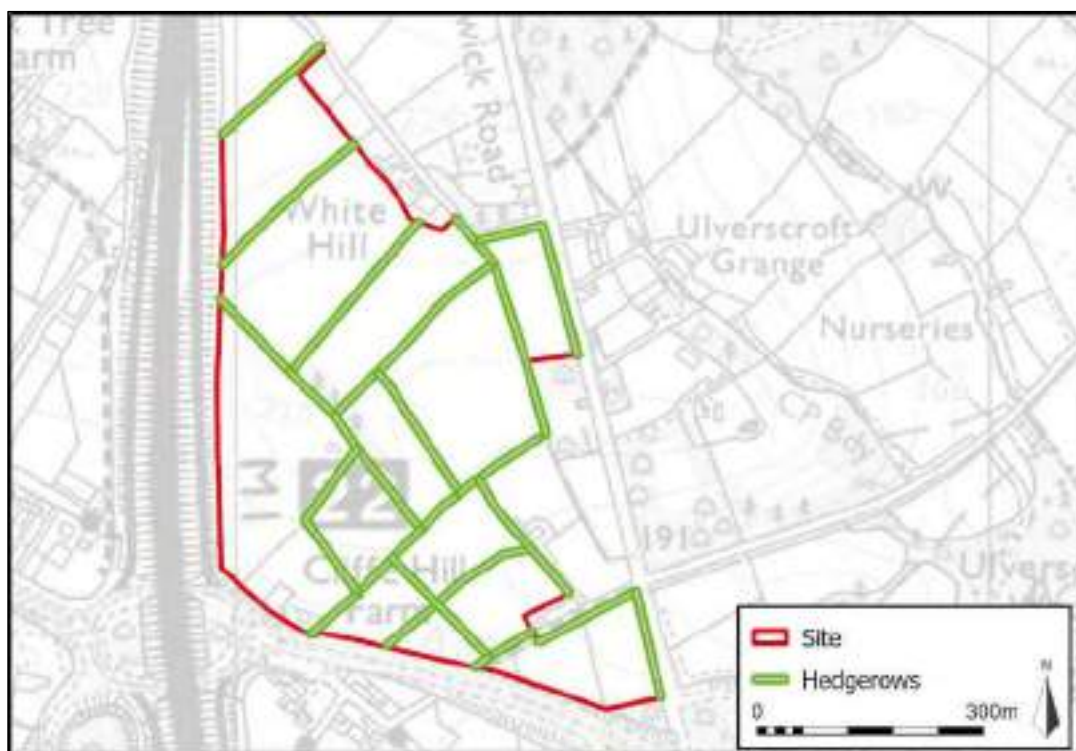


Fig. 5 Existing hedgerows as depicted on 1846 tithe map

3.23. The Site was bound to the north and south by two turnpike roads (toll roads) (Fig. 3, **12** and **13**), Markfield turnpike and Leicester to Ashby-de-la-Zouch turnpike, which would have been the major routes in and out of Markfield. There is a mill (Fig. 3, **14**) c.820m to the south of the Site documented by the late 1700's. What milling function it served is not documented. There was another mill (Fig. 3, **19**) c.180m south of the Site, which was built in the 19th century. Some tangible evidence of industrial activity was also recorded c.855m to the south of the Site (Fig. 3, **15**),

¹ <https://www.recordoffice.org.uk/resources/catalogues/>

identified in the results of a geophysical survey (Fig. 2, **E4**). There is little interpretation of this possible industrial activity, but the geophysical report suggests it is likely to be of earlier 19th century origin at the latest (Evershed 2020). The current buildings in Markfield are largely of later post-medieval date and more recent, and include buildings such as the Post Office (Fig. 3, **16**), c.515m to the south-east of the Site, noted by the mid-1700's and the Grade II Listed, The Old Rectory, c.980m to the south-west of the Site within the Markfield Conservation Area (Fig. 3, **A**).

- 3.24.** The village of Markfield developed along Main Street and around the Parish Church of St Michael (see Fig. 3). The previously agricultural land which surrounded Markfield gradually experienced the growth of industrial employment in the 19th century which includes quarrying and mining. The nearest quarries, Old Cliffe Quarry (Fig. 3, **17**), c.500m to the south-east of the Site and a second, Markfield Quarry (Fig. 3, **18**), c.600m to the south of the Site both represent evidence of this previous industrial activity. The Old Cliffe Quarry was even served by a mineral railway (Fig. 3, **20**) at the end of the 19th century, which would have served to transport quarried minerals.
- 3.25.** The wider area saw some discrete building construction during the late post-medieval period and 19th century certainly, which included the Grade II Listed Church of St Peter (Fig. 3, **B**), c.965m to the north of the Site and the Grade II Listed Copt Oak Farmhouse (Fig. 3, **C**), c.985m to the north-east of the Site. The study area contains numerous post-medieval find spots, which are recorded in the PAS database, these comprise small, singular finds of coins, a medallion, a button and a token recovered from metal detecting surveys.
- 3.26.** The modern period is not well represented within the HER although there are clearly extensive modern changes in the study area during the 20th century; the expansion of the major roads network, extensive quarrying activity for example (see map regression). The exception is the Cold War Monitoring Station (Fig. 3, **21**), which was part of the Royal Observer Corps network of monitoring posts across Britain which were designed to report on enemy aircraft and nuclear attacks. The historic maps, however, do expand on the development of the study area during the modern period.

Map regression

- 3.27. The Site is broadly depicted on the 1805-1845 map² but no detail is given for the field pattern and no additional features were noted. The Site is best first depicted on the 1846 Tithe map (Fig. 6), where it is depicted as agricultural land in numerous small to moderately sized enclosed parcels. The Site was split under the ownership of four different landowners (see Table 3.1), each of whom used the land for arable and pastoral purposes. The field pattern displayed in the Tithe map has largely been retained with only some amalgamation and removal of boundaries. These fields have some measurable historic association with the White Hill farm buildings stemming from their nominal association documented on the Tithe apportionment where parcels 485 and 487 to 503 are all listed under the ownership of John Biggs (see table 3.1) and named White Hill Close. The White Hill farm buildings to the north of the Site today are not the original buildings seen in the Tithe map (Fig. 6) and therefore no standing structures of contemporary date remain with any historical association with the fields within the Site.



Fig. 6 1846 Tithe map

² <https://tinyurl.com/2h7ad3sy>

Landowner	Tenant	Plot number	Name	Use
Joseph Barker	Himself	481	Holly Close	Arable
		482	Holly Close	Arable
		484	Holly Close	Arable
John Biggs	Himself	485	White Hill Close	Pasture
		487	White Hill Close	Pasture
		488	White Hill Close	Pasture
		489	White Hill Close	Arable
		490	White Hill Close	Arable
		491	White Hill Close	Arable
		500	White Hill Close	Pasture
		501	White Hill Close	Arable
		503	White Hill Close	Arable
The Reverend William Barber	Thomas Jarvis	494	Shaw Lane Close	Arable
	Thomas Jarvis	495	Shaw Lane Close	Arable
	Samuel Spell	496	Shaw Lane Close	Pasture
	Thomas Gallimore & Thomas Jarvis	498	Home Close	Pasture
	Thomas Gallimore & Thomas Jarvis	499	Shaw Lane Close Divided	Arable and pasture
Thomas Pares Esquire	Samuel Spriggs	505	Far Meadow	Arable
	Samuel Spriggs	506	Near Meadow	Arable
	Samuel Spriggs	507	Far Lane	Pasture
	Samuel Spriggs	508	Two Acres	Arable

Landowner	Tenant	Plot number	Name	Use
	William Taberner	509	Hovel Close	Pasture
	William Taberner	511	Lane Close	Pasture
	John Bott	513	Rondsccliffe Close	Pasture
	John Bott	514	Rondsccliffe Close (divided into 3 parts)	Arable and pasture

Table 3.1 1846 tithe apportionment

3.28. The Site would change very little throughout the 19th century and the only evident change within the Site is the introduction of ponds roughly within the centre of the Site and the former Markfield Kennels (now rebuilt and expanded as Cliffe Hill Farm) within the south of the Site by the mid-20th century (Fig. 7). The Kennels would transition into Cliffe Hill Farm in the late 20th century (Fig. 8), when larger agricultural buildings were constructed within the south of the Site. The ponds, with the exception of one, were infilled by 1993, and the remaining pond would infilled slightly later. The wider area would experience modern changes with the introduction of the motorway and roundabout to the immediate west of the Site by the late 1960's which indicates the modernisation of the study area.

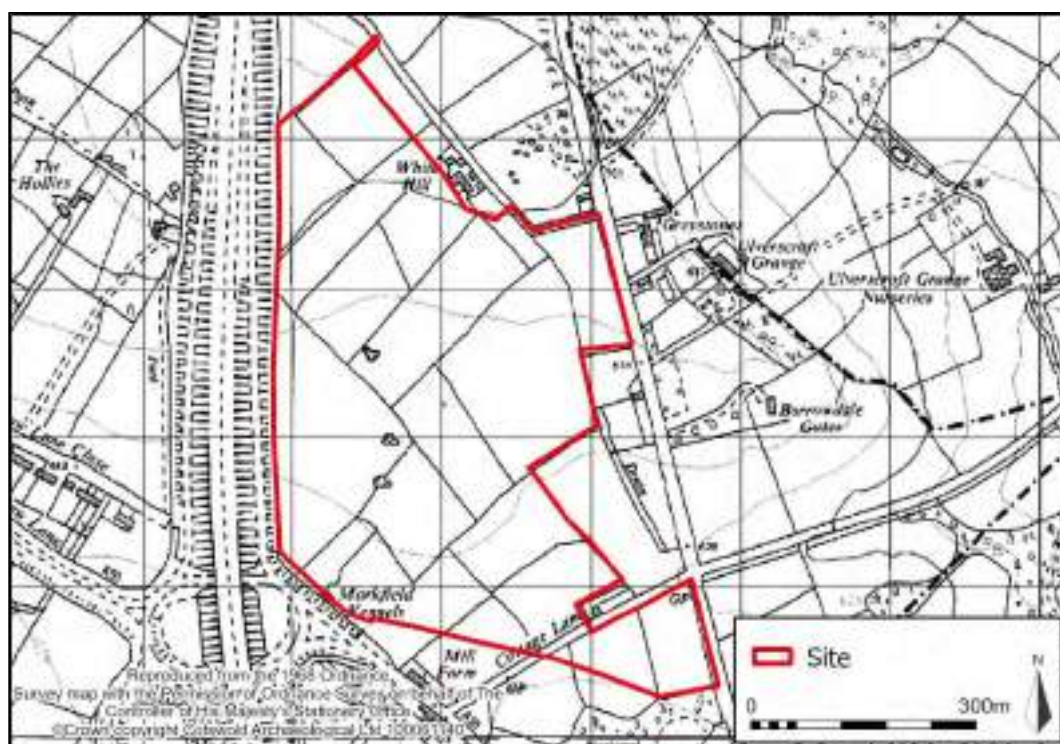


Fig. 7 1968 OS Map

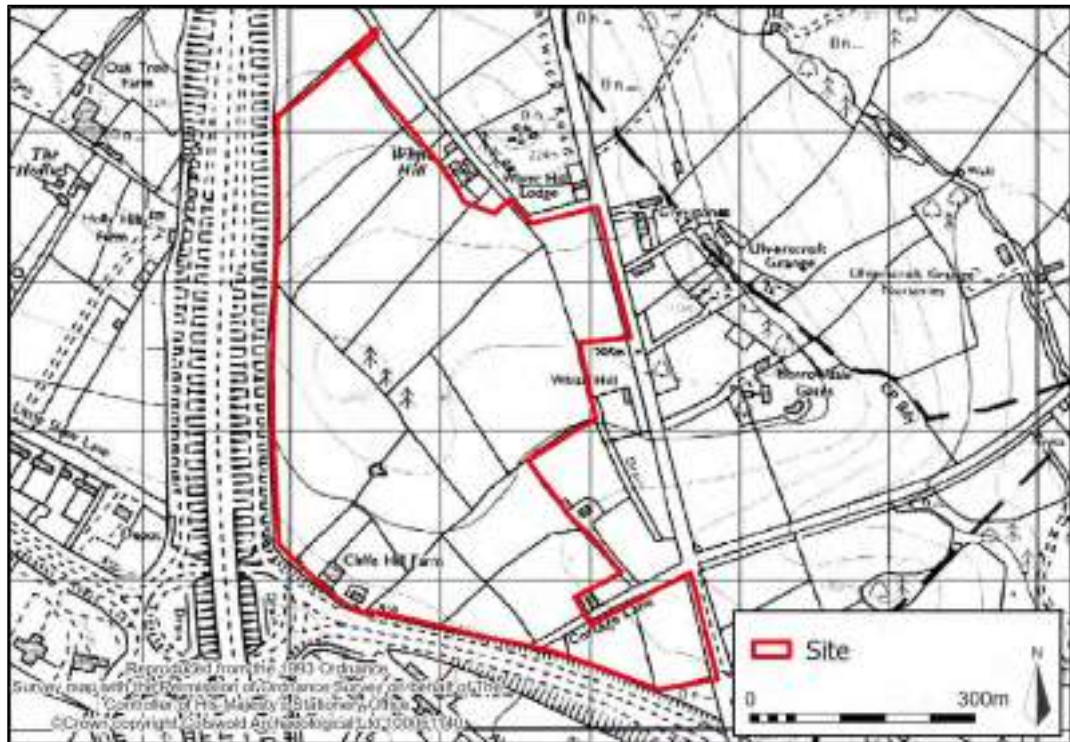


Fig. 8 1993 OS Map

4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

Previous impacts

- 4.1. A review of the available cartographic, documentary and photographic evidence indicates that the Site has remained largely undeveloped throughout its documented history. As such, the majority of pre-existing impacts to any potential buried archaeological remains would be confined to upper soil horizons, deriving from earlier agricultural practices, including plough activity (from the medieval period onwards), fencing, hedging and land drainage. Ploughing from the post-medieval and modern periods may have had a more substantial impact upon any near-surface and surface archaeological features, such as medieval ridge and furrow earthworks.
- 4.2. Any features present in deeper-lying deposits may, however, be better preserved, where any such remains are present. It was evident during the site visit that there approximately ten exploratory test pits have recently been dug, possibly to explore geological conditions or to test drainage, across the Cliffe Hill Farm land. The depth of these pits is unknown but each measured c.2-3m in length. A sherd of 17th-18th century pottery was recovered during the site visit as an unstratified surface find within the backfill of one of these test pits, which suggests that these potentially could have resulted in localised impacts on buried archaeological remains, though this sherd was likely in any case to have been an isolated artefact within the original topsoil deposit.



Photo. 4 Example of backfilled test pit within the east of the Site

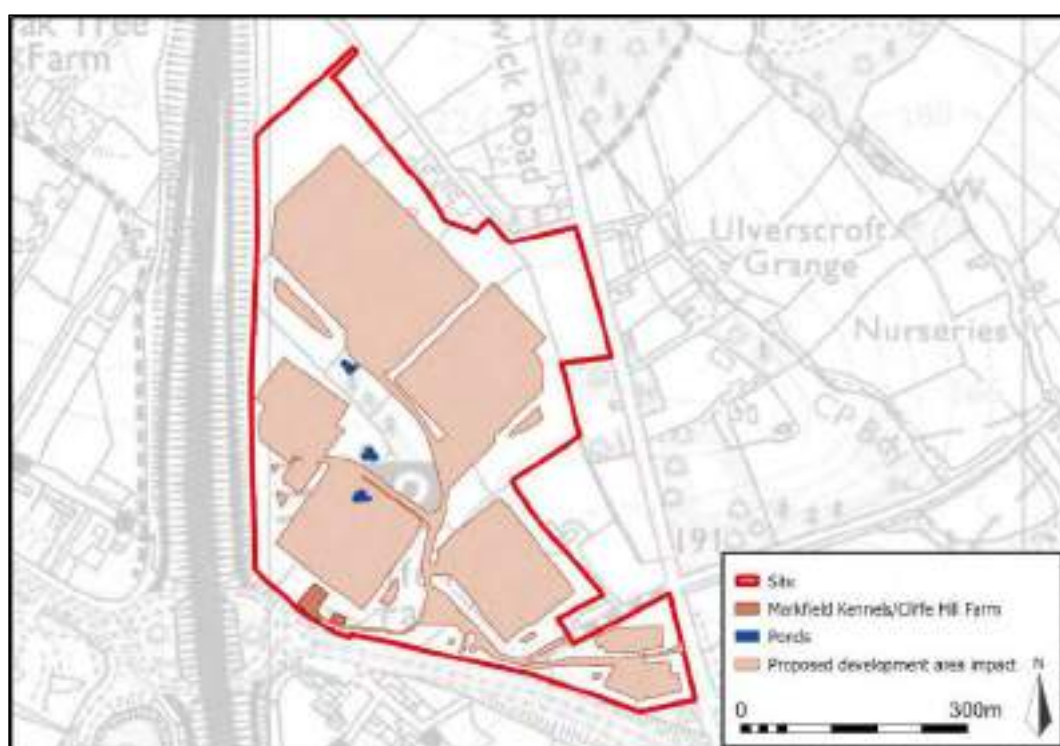


Fig. 9 Previous and future development impacts

The significance of known and potential archaeological remains within the Site

4.3. This assessment has identified that no designated archaeological remains are located within the Site; no *designated* archaeological remains will therefore be adversely physically affected by development within the Site. There have been no previous archaeological investigations within the Site. The known and potential archaeological remains identified within the Site comprise:

- Potential prehistoric and Roman period remains;
- Medieval ridge and furrow; and,
- Post-medieval agricultural remains.

4.4. The significance of these assets is discussed below.

Potential prehistoric and Roman remains

4.5. There have not been any prehistoric finds or features documented within the Site; however, this may be due to the limited evidence of previous investigations to date within the study area. There have been a number of findspots of flint working areas within the higher ground of the study area and there may be similar near-surface evidence within the Site, which could be of some significance. Such remains would have the potential to contribute to key research questions set out in the East Midlands Regional Research Framework (, such as:

- 3.5.4: What may analyses of surface lithic scatters teach us about developing settlement patterns in the region?

4.6. Additionally, within the higher ground of the study area, evidence of Iron Age and Roman period agricultural settlement was also identified. The Site lies on the lower slopes of the prehistoric and Roman settlement remains recorded in previous investigations, to the north-west of the Site. The Site may have been utilised for agricultural purposes, i.e., field systems, associated with this agricultural settlement. No potentially prehistoric or Roman period cropmarks or earthworks have been identified on LiDAR or in aerial photographs; however, potential prehistoric / Roman period features could be masked by later agricultural activity. Accordingly, should any Iron Age or Roman evidence be encountered, this would be considered of historic (illustrative) and evidential (archaeological) value, for its potential to inform our currently poor understanding of contemporary settlement and land use in this part of the county during these periods. Such evidence would also contribute to key research questions in the East Midlands Regional Research Framework, regarding:

- The Iron Age: 4.2.2 'What can we deduce about the morphology, spatial extent and functions of settlements, and in particular the processes underlying the development in some areas of enclosed occupation or activity foci?'
- The Roman period: 5.4.5 'What patterns can be discerned in the location of settlements in the landscape?'

Medieval ridge and furrow

4.7. An area of former medieval ridge and furrow is present as eroded earthworks within the south-eastern part of the Site. These earthworks and their associated buried elements, formed part of a wider medieval open field system, remains of which are evident elsewhere in the study area. The ridge and furrow remains within the Site are classified in the Markfield Neighbourhood Plan as a non-designated local heritage asset as well as a non-designated asset recorded within the HER. Such features are clearly mapped by the local heritage resource, LiDAR and aerial photographs and are unlikely to change our current understanding of the medieval use of the Site and its immediate surroundings. Moreover, the ridge and furrow earthworks within the Site have very limited evidential (archaeological) and illustrative value as they are heavily eroded standing at a maximum of 0.15m in height, where evident. However, the East Midlands Regional Research Framework does specify a strand of research interest into the medieval open field system. This concerns:

- 6.7.3: How early may crop rotation and the open-field system have developed, and how may this relate to other agricultural innovations such as mouldboard ploughs, water meadows and land-drainage?

4.8. These eroded earthwork features are of low significance and evidential (archaeological) value, particularly when taking into consideration the presence of the remains of contemporary field systems elsewhere in the study area (i.e., to the north-east of the Site). The limited extent and survival of the earthworks in the Site would therefore not present a constraint to the proposed development. However, further assessment of their extent and preservation may be required by the Local Authority.

Post-medieval agricultural remains

4.9. The hedgerows making up the field boundaries of the Site may be considered as 'important hedgerows' under criteria 5a of the 1997 Hedgerows Regulations Act. (Appendix 1), The hedgerows have limited evidential and illustrative value and have been well recorded by cartographic sources. It is normally desirable to emphasise retention of such hedgerows in new development where possible and this should be

considered; although removal of elements to facilitate suitable place-making, circulation and access is normally acceptable in heritage terms (without necessarily leading to harm to the wider intelligibility of the hedgerow pattern of the local area).

4.10. Furthermore, there are likely buried and infilled post-medieval and 19th century boundaries within the Site, some of which may not have been documented on cartographic sources. Any such remains would be of negligible evidential (archaeological) value. However, such drainage and/or boundary features may relate to research questions in the East Midlands Regional Research Framework; for example:

- 9.6.2: How did Parliamentary enclosure and other agricultural improvements (e.g. water management) impact upon the rural landscape?

Potential development effects

- 4.11. No significant known archaeological remains have been identified within the Site, and there is considered to be a low potential for any highly significant unknown buried archaeological remains to be present within the Site. It is anticipated that no highly significant archaeological remains will therefore be truncated or removed by the proposed development.
- 4.12. The development proposals comprise seven B2 and B8 units, carparking, services, attenuation ponds and landscaping would require a programme of substantial preliminary earthworks required to achieve construction levels and subsequent construction groundworks across the majority of the Site. The greatest impacts, depending on the final foundation strategy, will likely derive first from the preliminary earthworks for construction levels and the excavation of the attenuation ponds. Then from groundworks associated with the foundation strategy associated with the installation of the scheme. Any archaeological remains, which maybe present within the footprint of these works are likely to be removed or substantially truncated. The installation of underground services, car parking, access roads and the final landscaping design are likely to have less of an impact, depending on the construction strategy, and impacts for these may be confined to upper horizons of archaeological features.
- 4.13. Any disturbance, truncation or removal (physical development effects) of those less significant archaeological remains identified within the Site would primarily result from groundworks associated with construction. Such groundworks are likely to include:
- pre-construction impacts associated with ground investigation works;
 - pre-construction earthworks for levels / ground reduction;
 - construction groundworks, including excavation of building foundations, attenuation ponds, service trenches and stripping for roads/car parks;
 - excavation of new site drainage channels (including soakaways); and
 - landscaping and planting.
- 4.14. Overall, at present the potential of the Site is quite poorly understood and would likely require further non-intrusive (geophysical survey, metal detector survey, fieldwalking for ploughed fields) and intrusive (trench evaluation) archaeological works to elucidate. This was also confirmed during preliminary correspondence with the

Planning Archaeologist, Mr William Kelly, who suggested that further archaeological works would be recommended, as noted in brackets above.

5. THE SETTING OF HERITAGE ASSETS

- 5.1. This section considers potential non-physical effects upon the significance of susceptible heritage assets within the Site environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development. All heritage assets included within the settings assessment are summarised in the gazetteer in Appendix 2, and shown on Figure 3. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.

Step 1: Identification of heritage assets potentially affected

- 5.2. Step 1 of the Second Edition of Historic England's 2017 *Good Practice Advice in Planning: Note 3* (GPA3) is to 'identify which heritage assets and their settings are affected' (see Appendix 1). GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9).
- 5.3. A number of heritage assets were identified as part of Step 1, as potentially susceptible to impact as a result of changes to their setting. These comprised the following:
- Markfield Conservation Area (**A**), c.625m to the south-east of the Site, and including the Grade II* Listed Church of St Michael (NLHE: 1320243), c.1.04km to the south-west of the Site) and the Grade II Listed The Old Rectory (NLHE: 1115798), c.980m to the south-west of the Site;
 - The Grade II Listed Church of St Peter (**B**) (NLHE: 1376012), c.965m to the north of the Site; and,
 - The Grade II Listed Copt Oak Farmhouse (**C**) (NLHE: 1074640), c.985m to the north-east of the Site.
 - White Hill Farm
- 5.4. These assets have been identified using a combination of GIS analysis and field examination, which has considered, amongst other factors, the surrounding topographic and environmental conditions, intervening built form, vegetation cover, and lines of sight, within the context of the assets' heritage significance.

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- 5.5. The Site visit, and study area walkover, identified that there would be no potential for any non-physical impact upon the significance of any other heritage assets in the wider landscape as a result of changes to the use and/or appearance of the Site. It was also concluded that the intervening topography, built form, vegetation, and distance between the Site and each of the specific assets cited above likewise means the implementation of the proposed development is unlikely to result in any visual impact on their individual or collection setting to any extent that would result in harm to the heritage significance. Furthermore, there is no documented historical association between any parts of the Site and any of these designated heritage assets.
- 5.6. There is a perception, as set out in the Markfield neighbourhood plan, that the ridge and furrow is a physical remnant of the agricultural hinterland of medieval Markfield. Its removal, however, is not likely to result in a measurable change to that historical perception such that it would result in harm to the character and appearance of the Conservation Area. There are other, closer and better preserved examples of medieval ridge and furrow beyond the Site, such as those c.635m to the west of Markfield Conservation Area. These closer earthworks likely make more of a contribution to the character and appearance of the Conservation Area, and hence, its significance, as they are not isolated and at greater distance, from Markfield by A50, as those in the Site are, and are more obviously associated with medieval Markfield. Furthermore, their level of legibility is much greater than those within the Site and makes a greater contribution to the contextualisation of medieval Markfield. The ridge and furrow remains within the Site do not have this level of legibility or preservation and thus removal would have a no measurable impact on the character and appearance of the Conservation Area
- 5.7. White Hill Farm (photo 5) is not a non-designated or designated heritage asset; however, due to the historic documentary association of the farm with the northern fields of the Site it has been considered within this settings assessment. The farm today consists of an early 20th century two-storey farmhouse of which the primary elevation faces north. The backdrop of the house is a modern farming complex with barns to the south-west of it. The cartographic sources have shown that the farming complex had been renovated and expanded numerous times since its documentation in the 1846 Tithe map.

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- 5.8. Considering the overarching changes to the agricultural buildings of White Hill Farm, documented from 1846 to the modern day, the current buildings would not comprise a heritage asset. The fields within the north of the Site, which are still within the ownership of the farm, are noted within the 1846 Tithe apportionment. This association provides a degree of historic interest with regard to the house. This interest, however, is derived from the historic record of the ownership, which will continue to be best appreciated in these documentary sources. Therefore, the historical relationship of White Hill Farm and fields within the site will not be affected and no harm will be caused by the proposed development. White Hill Farm is not taken further in this assessment on that basis.



Photo. 5 White Hill Farm primary north facing elevation looking south

- 5.9. In summary, the proposed development will not result in harm to the significance of any of the assets discussed in this report, and they have not been assessed in any further detail.
- 5.10. All heritage assets assessed as part of Step 1, and which were *not* progressed to Steps 2 – 3, are included in the gazetteer in Appendix 2 of this report.

6. CONCLUSIONS

- 6.1. This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets located within the Site and its environs which may be affected by the proposals. The significance of the identified known and potential heritage assets has been determined, as far as possible, on the basis of available evidence. The potential effects of the proposals on the significance of identified heritage assets, including any potential physical effects upon buried archaeological remains, and potential non-physical effects resulting from the anticipated changes to the settings of heritage assets, have been assessed. Any physical or non-physical effects of the proposals upon the significance of the heritage resource will be a material consideration in the determination of the planning application for the proposal.

Physical effects

- 6.2. The development proposals for the Site demonstrate that there would be wide scale impacts upon the known and potential buried archaeological remains within the Site. Known archaeological remains comprise the surviving (albeit heavily eroded) earthworks of former medieval ridge and furrow in the south-east of the Site, which would be removed. Elsewhere the potential for the presence of buried archaeological remains is unknown as there have been only limited previous investigations in the wider study area and none close to the Site. A suite of further non-intrusive and intrusive archaeological investigations (i.e., geophysical survey, possibly metal detector survey and trial trench evaluation) would likely be required prior to approval of any planning application. Known archaeological remains within the Site, such as the former medieval ridge and furrow earthworks in the south-east of the Site, are not considered of such significance as to be a constraint to development, though further assessment of their extent, importance and preservation may be required by the Local Authority. The lengths of hedgerows within the Site are likely to be removed, as indicated by the draft proposed development plan, whilst their retention is usually encouraged their loss would not be significant from a heritage perspective.

Non-physical effects

- 6.3. The Site visit and study area walkover identified no potential for the implementation of the proposed development to result in harm to the significance of any designated

or non-designated heritage assets through change to elements of their setting that contribute to that significance.

- 6.4. This assessment is in accordance with National and Local policy, specifically paragraphs 200, 208 and 209 of the NPPF (2023), the Planning Act sections 66 and 72 and policy DM11-DM13 of the Site Allocations and Development Management Policies DPD (2006-2026) as well as Policy M9 of the Markfield Neighbourhood Plan (2020-2039).

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Dec 1948	RAF/541/212
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Jun 1976	MAL/76052
Apr 1977	OS/77007
May 1977	MAL/77007
Jun 1985	OS/85098
May 1989	OS/89225

APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the ‘setting’ of Scheduled Monuments.

Heritage Statute: Listed Buildings

Listed buildings are buildings of ‘special architectural or historic interest’ and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the Act’). Under Section 7 of the Act ‘no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.’ Such works are authorised under Listed Building Consent. Under Section 66 of the Act ‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses’.

Note on the extent of a Listed Building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the ‘curtilage’ of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of ‘heritage significance’ both as defined within the NPPF (2023) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the ‘Listed Building’ (to include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on '[Listed Buildings and Curtilage: Historic England Advice Note 10](#)' (Historic England 2018).

Heritage Statue: Conservation Areas

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), which requires that *'Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'*. Section 72 of the Act requires that *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'*.

The requirements of the Act only apply to land within a Conservation Area; not to land outside it. This has been clarified in various Appeal Decisions (for example APP/F1610/A/14/2213318 Land south of Cirencester Road, Fairford, Paragraph 65: *'The Section 72 duty only applies to buildings or land in a Conservation Area, and so does not apply in this case as the site lies outside the Conservation Area.'*).

The NPPF (2023) also clarifies in [Paragraph 213](#) that *'Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance'*. Thus land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (the NPPF (2023), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2023), Annex 2). The NPPF (2023), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states *that 'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as*

having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.’ It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made ‘based on sound evidence’*, with this information *‘accessible to the public to provide greater clarity and certainly for developers and decision makers’*.

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such, and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

The setting of heritage assets

The ‘setting’ of a heritage asset comprises ‘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’ (NPPF (2023), Annex 2). Thus it is important to note that ‘setting’ is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in ‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’, which has been utilised for the present assessment (see below).

Levels of information to support planning applications

Paragraph 200 of the NPPF (2023) identifies that ‘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 assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

Designated heritage assets

Paragraph 195 of the NPPF (2023) explains that heritage assets ‘are an irreplaceable resource and should be conserved in a manner appropriate to their significance’. Paragraph 205 notes that ‘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’. Paragraph 206 goes on to note that ‘substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage 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’.

Paragraph 208 clarifies that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use’.

Markfield Parish Neighbourhood Plan (2020-2039)

Policy M9

Policy M9: Locally Valued Heritage Assets

Development proposals that will affect the following locally valued heritage assets or their setting will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset:

Features of Local Heritage Interest:

- A. Congregational Church, 104 Main Street
- B. Cold War monitoring post west of Raunscliffe Farm
- C. Lower Grange Farm, Chapman Close
- D. Three Gables (The Old Bake House), Queen Street
- E. 36 (The Old Bake House) Main Street
- F. The Old Police House, 196 Main Street
- G. The Post Office, 121 Main Street
- H. 24-28 The Green (The Village School)
- I. The Old Chapel (Temperance Hall), 58 The Green
- J. New Row, 26-64 Hillside
- K. Manor House, 27 Forest Road
- L. The Bull’s Head, 23 Forest Road
- M. Trinity Methodist Church, 42 Main Street
- N. Mill House, 54 Main Street
- O. The George, 78 Main Street
- P. The Earl Grey Arms, 102 Main Street
- Q. The Congregational Church, 112 Main Street
- R. The Red Lion, 123 Main Street

S. Wardle's Butchers, 180 Main Street
 T. The Dandeys, 188 Main Street
 U. Town Head Farm, Ashby Road
 V. The Queen's Head, 3 Ashby Road
 W. Council Houses, 51-73 Ashby Road
 X. Raunsccliffe Cottages, 1 and 2 Ashby Road
 Known Archaeological Remains:
 MLE2754 Early extent of Groby Park
 MLE2779 Later extent of Groby Park
 MLE2943 Fishponds north-west of Allotment Gardens
 MLE2945 Roman site north-west of Whittington Grange
 MLE2947 Possible Roman road south-east of Rise Rocks Farm
 MLE2948 Windmill at Markfield Quarry
 MLE2949 Windmill, Shaw Lane Mill
 MLE2951 Undated boundary stone, Le Auterston
 MLE2955 Possible prehistoric double bank earthwork, Rise Rocks Farm
 MLE4345 'Via Devana' Roman road
 MLE4345 Historic settlement core of Markfield
 MLE6184 Anglo-Saxon pottery from near Markfield Lodge
 MLE8338 Roman slate quarry north-east of Groby Upper Parks Farm
 MLE9513 Medieval slate quarry north-east of Upper Parks Farm, Groby
 MLE17213 Flint scatter south-west of Old Rise Rocks
 MLE17214 Flint scatter north-west of Hobby Hall
 MLE20653 Turnpike Road, Leicester to Ashby-de-la-Zouch
 MLE20912 Markfield Turnpike
 MLE21000 Bronze Age axe from near Stoney Lane Farm
 MLE21633 Markfield Quarry 'Hill Hole', Hill Lane
 MLE21761 Mineral railway, Old Cliffe Hill Quarry
 MLE21792 Iron Age site, west of Hobby Hall
 MLE21794 Bronze Age/Iron Age pit alignment west of Rise Rocks Farm
 MLE23894 Site of a cruck barn, Markfield

Ridge and Furrow areas identified on Map 11

Site Allocations and Development Management Policies DPD DM 11 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: setting; and

- a) An understanding of the significance of the heritage asset and its
- b) The impact of the proposal on the significance of the asset and its setting, including measures to minimise or avoid these impacts;
- c) How the benefits of the proposal will outweigh any harm caused; and

d) Any impact on archaeology in line with Policy DM13.

DM 12 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: materials which are characteristic of the conservation area; and out of the Conservation Area; with those of the same or similar species;

- a) Appropriate boundary treatments which reflect the local style and
- b) The preservation and enhancement of key views and/or vistas in
- c) The replacement of dead or dying important trees and hedgerows
- 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, archaeological remains or to the potential expansion of the Battlefield. they comply with other policies in the Local Plan. Particular regard will be had to maintaining topographical features, Proposals which seek to enhance the educational or tourism provision associated with the Bosworth Battlefield will be encouraged where 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.

DM 13 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.

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing ‘heritage significance’ as part of the application process. Paragraph 8 notes ‘understanding the nature of the significance is important to understanding the need for and best means of conservation.’ This includes assessing the extent and level of significance, including the contribution made by its ‘setting’ (see GPA3 below). GPA2 notes that ‘a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so’ (Page 3).

GPA3 – The Setting of Heritage Assets

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as ‘the surroundings in which a heritage asset is experienced...’. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets ‘where that experience is capable of being affected by a proposed development (in any way)...’.

Step 2 of the settings process ‘assess[es] the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated’, with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires ‘assessing the effect of the proposed development on the significance of the asset(s)’ – specifically to ‘assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it’, with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on ‘ways to maximise enhancement and avoid or minimise harm’. It notes (Paragraph 37) that ‘Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project’s inception.’ It goes on to note (Paragraph 39) that ‘good design may reduce or remove the harm, or provide enhancement’.

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses ‘architectural and historic interest’, which comprises the special interest for which they are designated.

The NPPF provides a definition of ‘significance’ for heritage policy (Annex 2). This states that heritage significance comprises ‘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’. This also clarifies that for World Heritage Sites ‘the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance’.

Regarding ‘levels’ of significance the NPPF (2023) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England’s ‘Conservation Principles’ expresses ‘heritage significance’ as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
- Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 212 of the NPPF (2023) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and

within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The NPPF (2023) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

Effects upon non-designated heritage assets

The NPPF (2023) paragraph 209 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

Hedgerows Regulations, 1997

The 1997 Hedgerows Regulations were made under section 97 of the Environment Act 1995, and introduced arrangements for Local Planning Authorities to protect ‘important’ hedgerows in the countryside, by controlling their removal through a system of notification. The DEFRA publication ‘The Hedgerows Regulations 1997: A Guide to the Law and Good Practice’ is a useful guide in this respect. The Regulations provide criteria for assessing whether a

hedgerow is 'important' for the purposes of the Regulations. To qualify as 'important' a hedgerow must have existed for 30 years or more and following this must fulfil at least one of the criteria in the Schedule 1 criteria. Those for 'archaeology and history' comprise Part II, namely:

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose "historic" means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is-
 - (a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Scheduled Areas Act 1979(g); or
 - (b) recorded at the relevant date in a Sites and Monuments Record [Historic Environment Records have largely replaced Sites and Monuments Records].
3. The hedgerow-
 - (a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
 - (b) is associated with any monument or feature on that site.
4. The hedgerow-
 - (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a sites and Monuments Record or on a document held at that date at a Record Office; or
 - (b) is visibly related to any building or feature of such an estate or manor.
5. The hedgerow-
 - (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure acts(a); or
 - (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system-
 - (i) is substantially complete; or
 - (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990

Act(b), for the purposes of development control within the authority's area, as a key landscape characteristic

The criterion of point five is the subject of debate and differing interpretation. Some heritage professionals interpret the criterion referring to the individual Inclosure Act for the parish in which a site is located, and numerous Acts were made in the 18th century (including the 1773 Inclosure Act). However, the criterion references the Short Titles Act of 1896, and it is commonly interpreted by LPAs and heritage professionals that it thus refers to the Inclosure Act of 1845, and subsequent Acts up to the Commonable Rights Compensation Act of 1882. This latter interpretation sets a date of 1845 as the benchmark test.

'Important' hedgerows are not designated heritage assets (as defined in NPPF Annex 2). The Regulations are essentially a notification mechanism. Thus an applicant needs to notify the LPA prior to the removal, either entirely or in part, of an 'important' hedgerow. There is a prescribed form of notice set out in Schedule 4 to the Regulations, although the form an LPA uses does not have to follow this. The requirement is for sufficient information to be given to the LPA for them to consider the proposed removal.

APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Ref	Description	Period	NGR	HE ref. HER ref. HEA ref.
1	Possible enclosure and linear features	Undated	448810 311060	MLE28867
2	Flint	Neolithic	447100 310800	MLE7242
3	Flint scatter	Prehistoric	447200 312100	MLE17214
4	Possible double bank earthwork	Prehistoric	447000 312100	MLE2955
5	Enclosed settlement	Iron Age	447280 312100	MLE21792
6	Pits	Roman	447270 312110	MLE25806
7	Possible Roman road	Roman	447000 311700	MLE2947
8	Ridge and furrow	Medieval	448270 311180 448720 311690 449160 310790 448720 310490 448370 310610	MLE28870 MLE28859 MLE28868 MLE28869 MLE28871
9	Possible cropmark of a trackway	Medieval	448610 311740	MLE28858
10	Deer park	Medieval	446000 312000	MLE4354
11	Historic core of Markfield village	Medieval	448700 310100	MLE4354
12	Markfield Turnpike road	Post-medieval	445070 314100	MLE20912
13	Turnpike road Leicester to Ashby-de-la-Zouch	Post-medieval	447000 311100	MLE20653
14	Windmill	Post-medieval	448500 310200	MLE2948
15	Possible industrial activity on geophysical survey	Post-medieval	447860 310320	MLE26004
16	The Post Office	Post-medieval	448910 310220	MLE26486
17	Old Cliffe Hill Quarry	19 th century	447370 310600	MLE21759
18	Markfield Quarry	19 th century	448500 310290	MLE21633
19	Windmill	19 th century	448300 310900	MLE2949
20	Mineral railway	19 th century	445830 311090	MLE21761

Ref	Description	Period	NGR	HE ref. HER ref. HEA ref.
	19 th century buildings		448900 310100 449170 310830 448760 310100 448970 310500 448580 310070 448990 310540 448930 310520 448610 310720 447530 311050	MLE15716 MLE23787 MLE25386 MLE26485 MLE26488 MLE26566 MLE26567 MLE26569 MLE28941
21	Cold war monitoring station			MLE16026
	Modern Markfield buildings		448900 310200 448910 310240 448960 310420 448970 310450 448660 310640	MLE17764 MLE26559 MLE26564 MLE26565 MLE26568

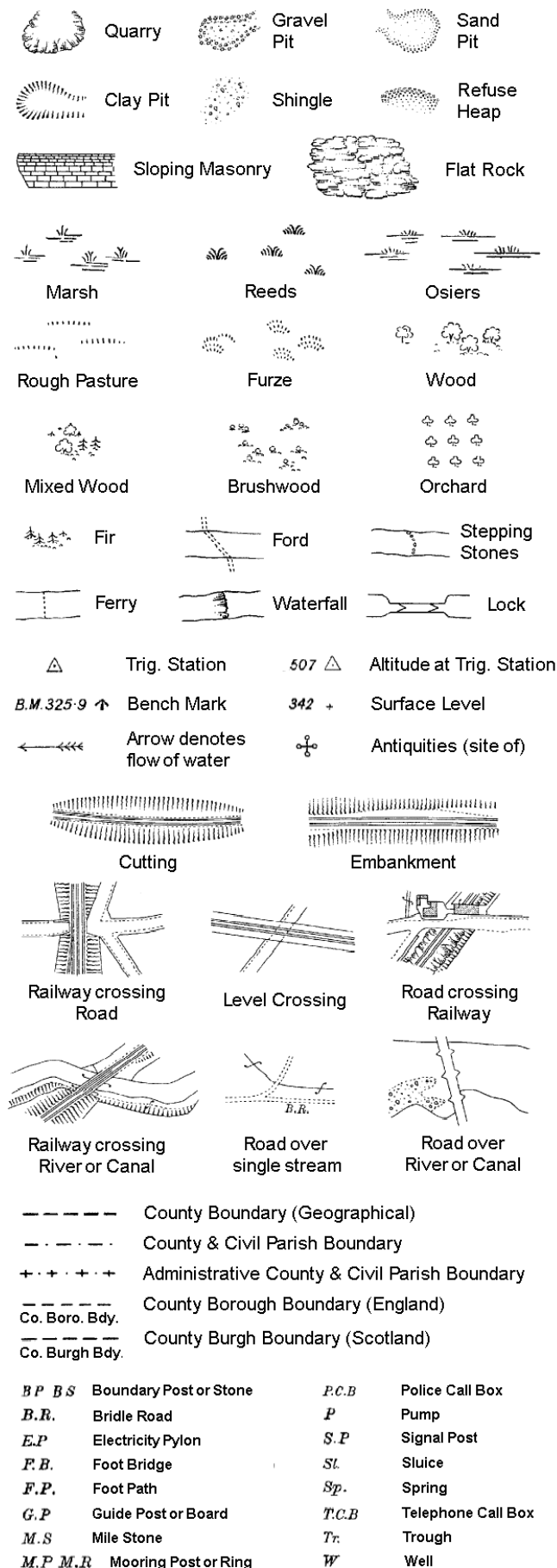
Ref	Description	NGR	HE ref. HER ref. HEA ref.
E1	Bardon Hill Quarry investigations: Geophysical survey, fieldwalking survey, excavation and trial trenching	446999 312357 446933 312272 447260 312100 447200 312500 446990 312350	ELE5648 ELE5649 ELE10563 ELE5868 ELE9312
E2	Watching brief at Corner Farm	448000 312800	ELE7966
E3	Geophysical survey at Whitcrofts Lane	449370 311980	ELE9820
E4	Geophysical survey at Eastern Extension, Cliffe Hill Quarry	447720 310430	ELE11454

Ref	Description	Grade	NGR	HE ref.
A	Markfield Conservation Area, including the Church of St Michael and The Old Rectory	Grade II* and Grade II	448705 310039 448926 310156	312695 1115798
B	Church of St Peter	Grade II	448299 312886	1376012
C	Copt Oak Farmhouse	Grade II	448742 312695	1074640

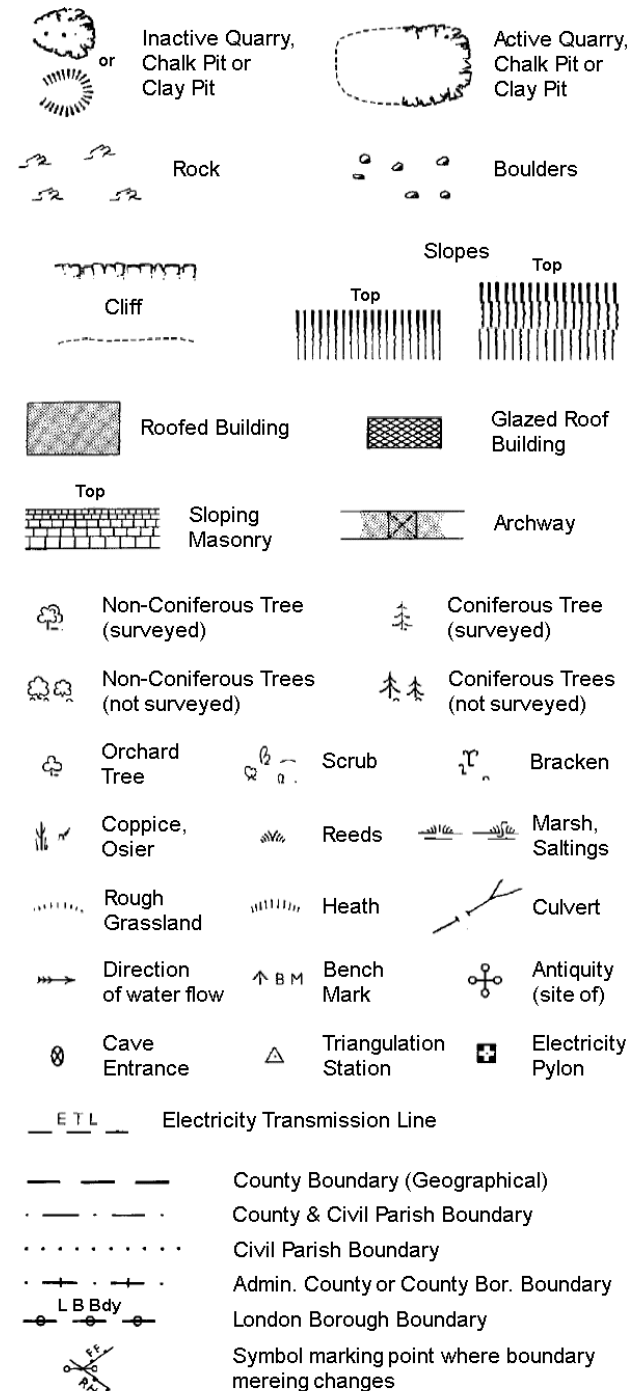
APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

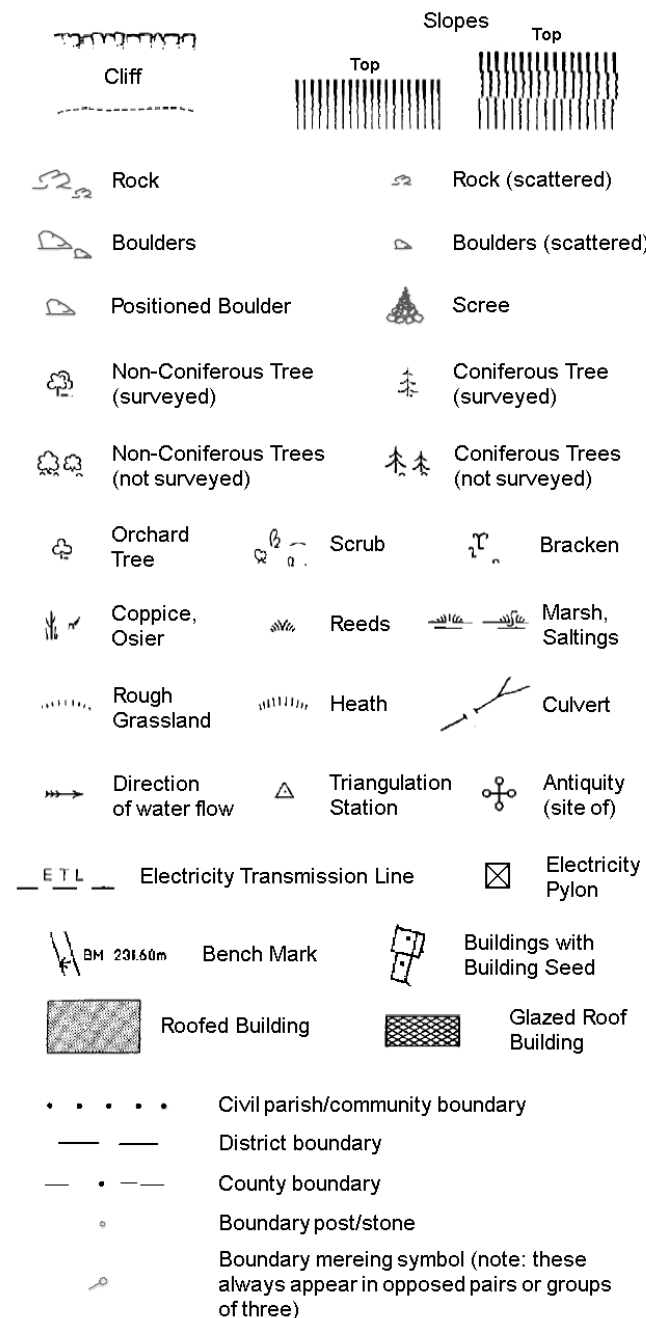


Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
EI P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wr Pt, Wr T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250

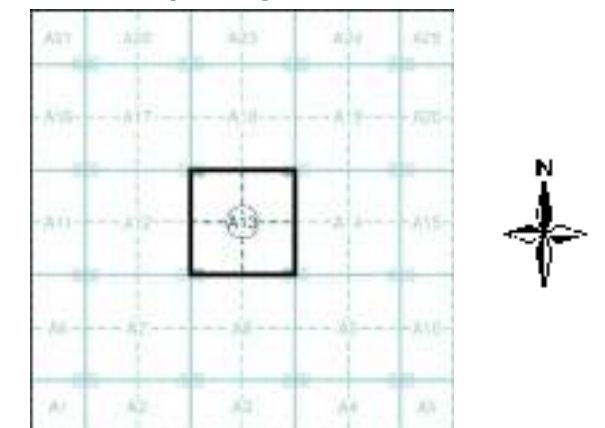


Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
EI P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governor	Wd Pp	Wind Pump
GP	Guide Post	Wr Pt, Wr T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Leicestershire	1:2,500	1884	2
Leicestershire	1:2,500	1903	3
Leicestershire	1:2,500	1929	4
Ordnance Survey Plan	1:2,500	1960	5
Ordnance Survey Plan	1:2,500	1967	6
Additional SIMs	1:2,500	1977 - 1989	7
Additional SIMs	1:2,500	1991	8
Large-Scale National Grid Data	1:2,500	1993	9

Historical Map - Segment A13

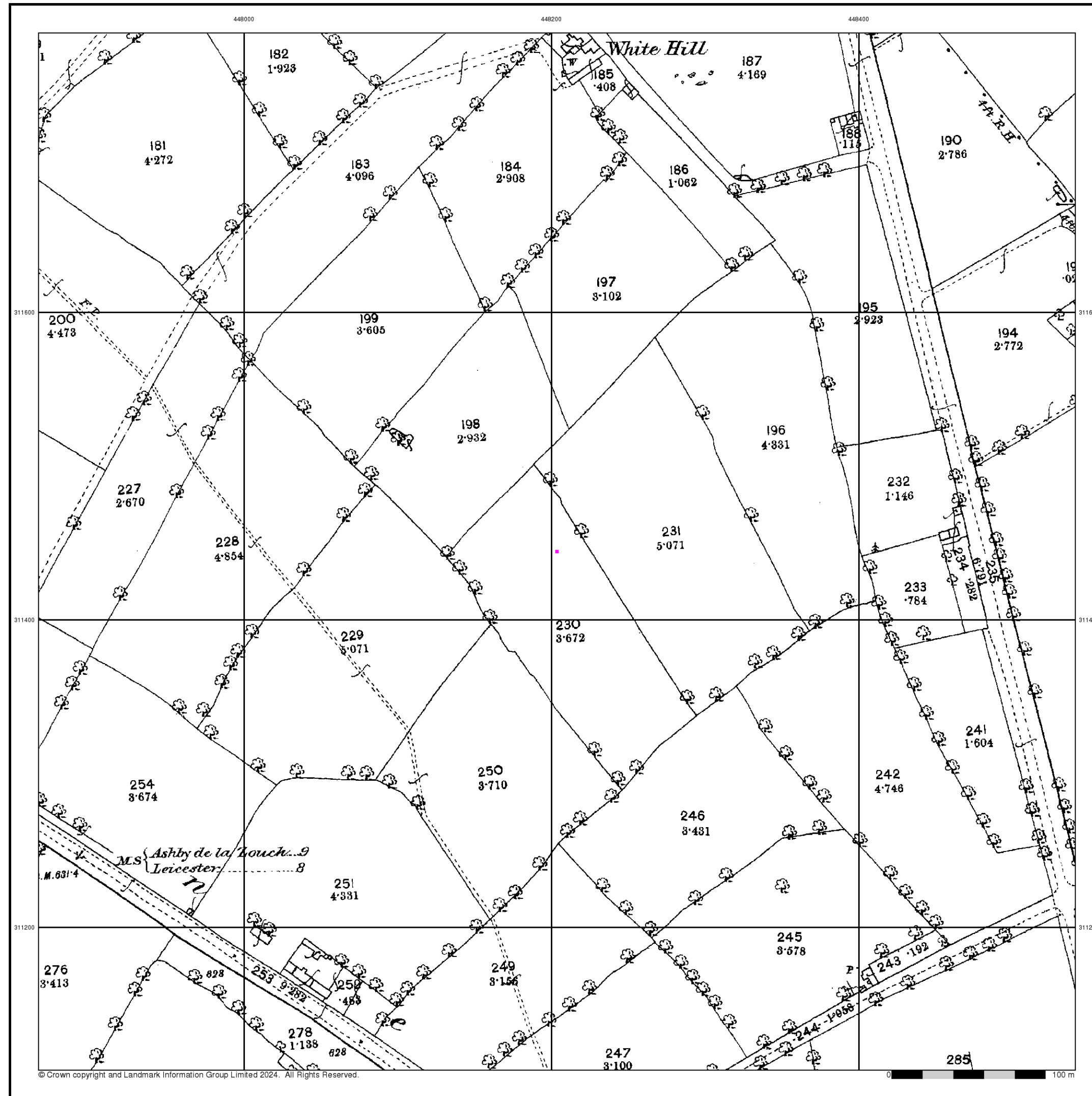


Order Details

Order Number: 348508247_1_1
Customer Ref: MK1102
National Grid Reference: 448200, 311440
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Site at 448060, 311350



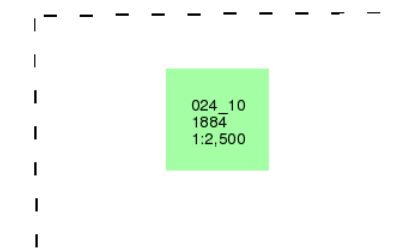
Leicestershire

Published 1884

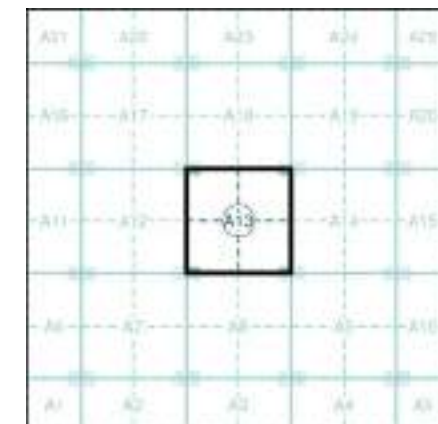
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

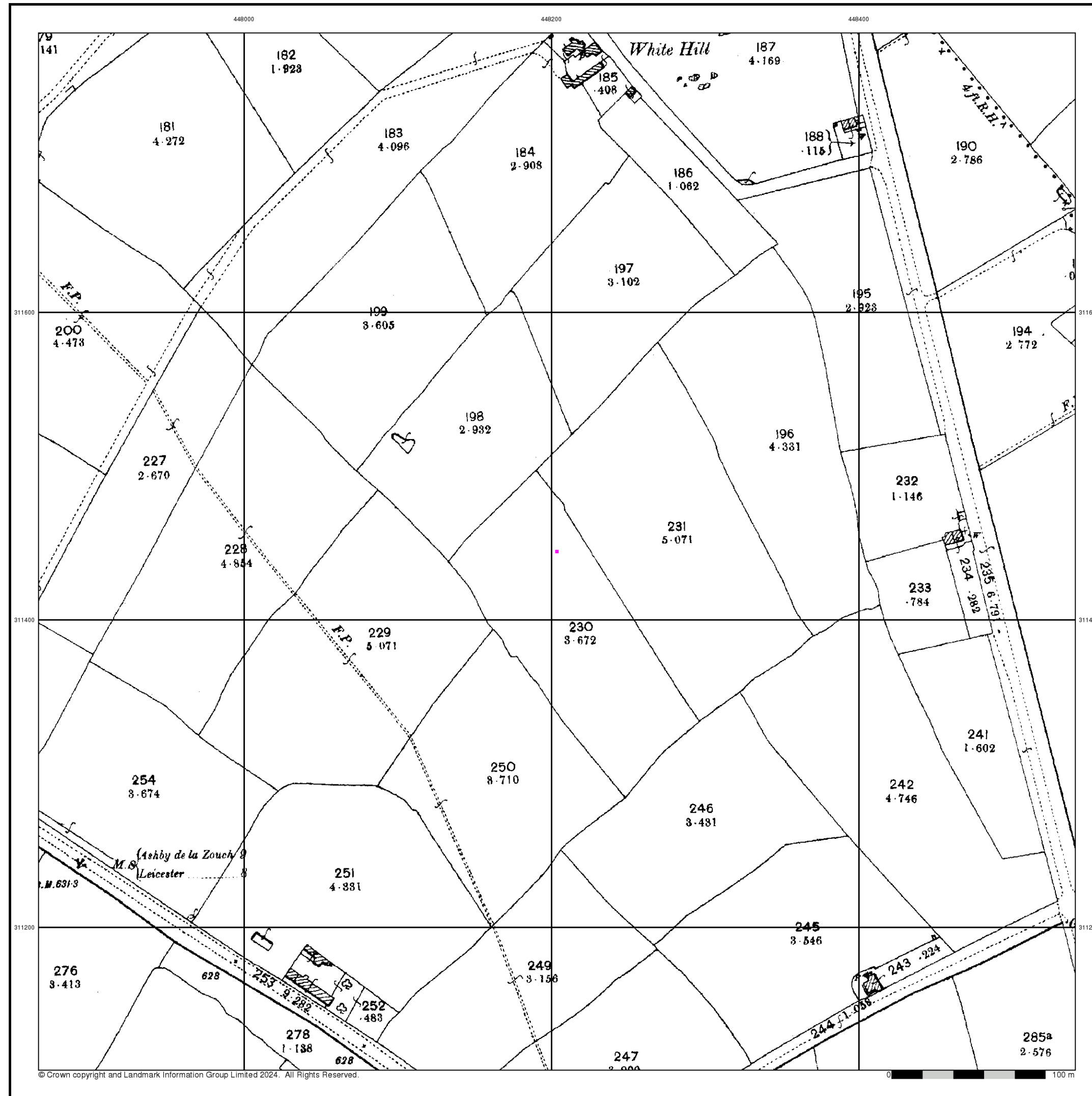


Order Details

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Customer Ref: MK1102
National Grid Reference: 448200, 311440
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Site at 448060, 311350



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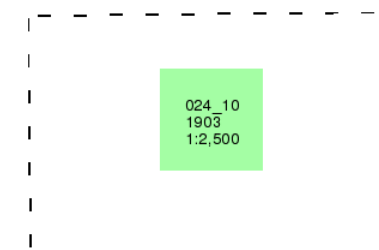
Leicestershire

Published 1903

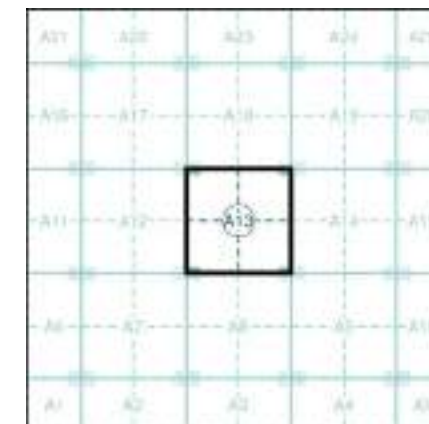
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

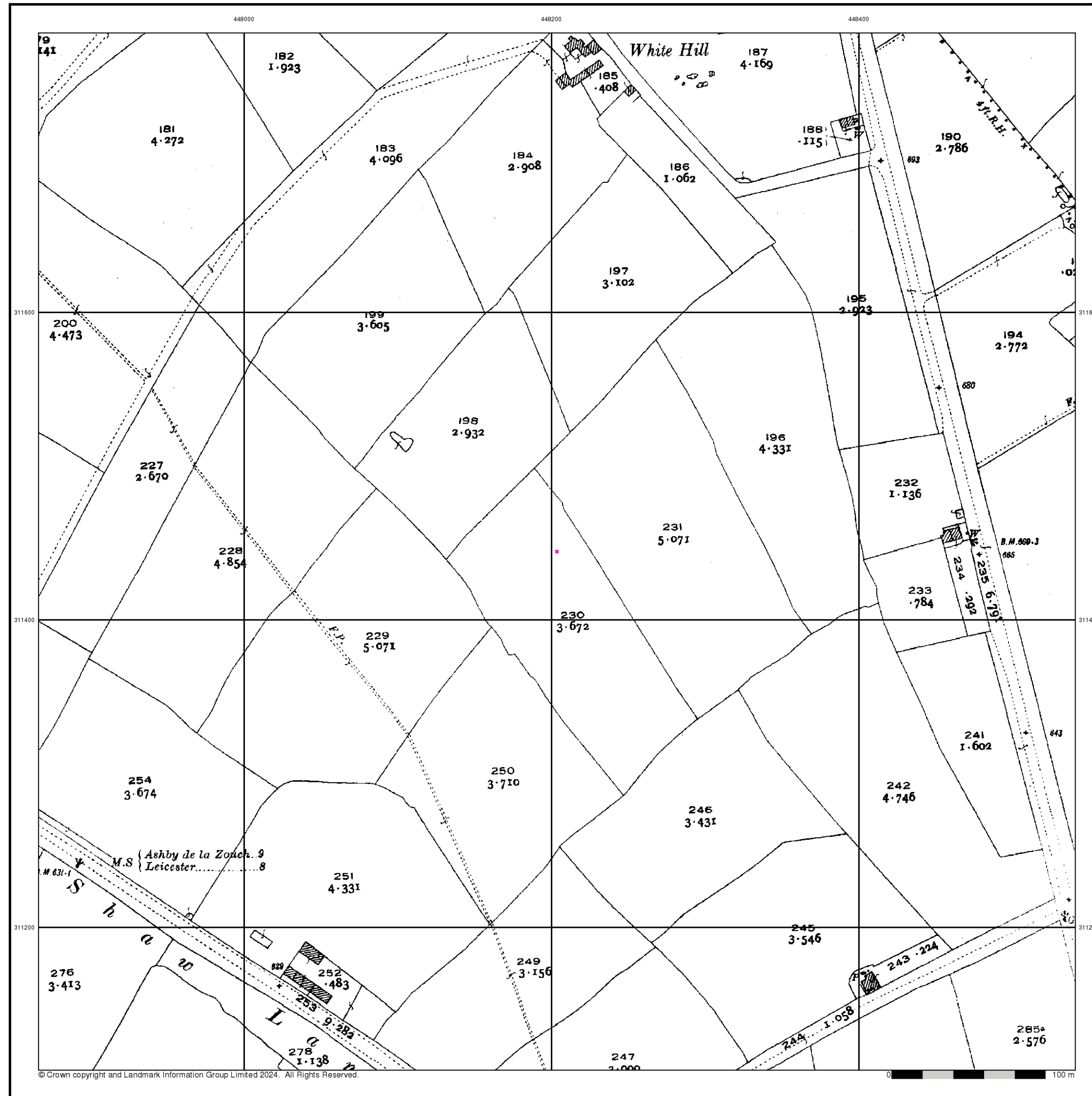


Order Details

Order Number: 348508247_1_1
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Site Area (Ha): 0.01
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Site Details

Site at 448060, 311350



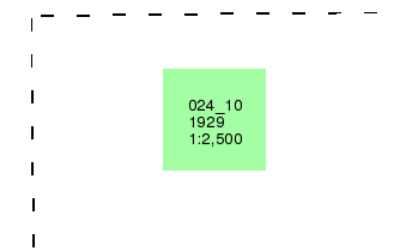
Leicestershire

Published 1929

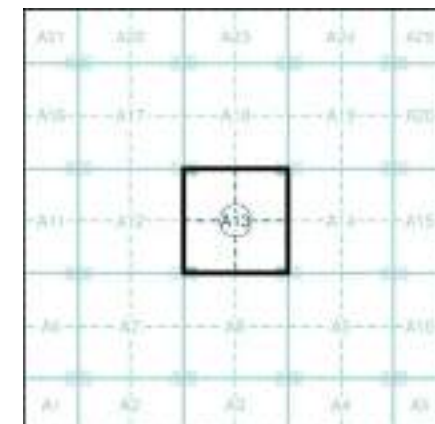
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

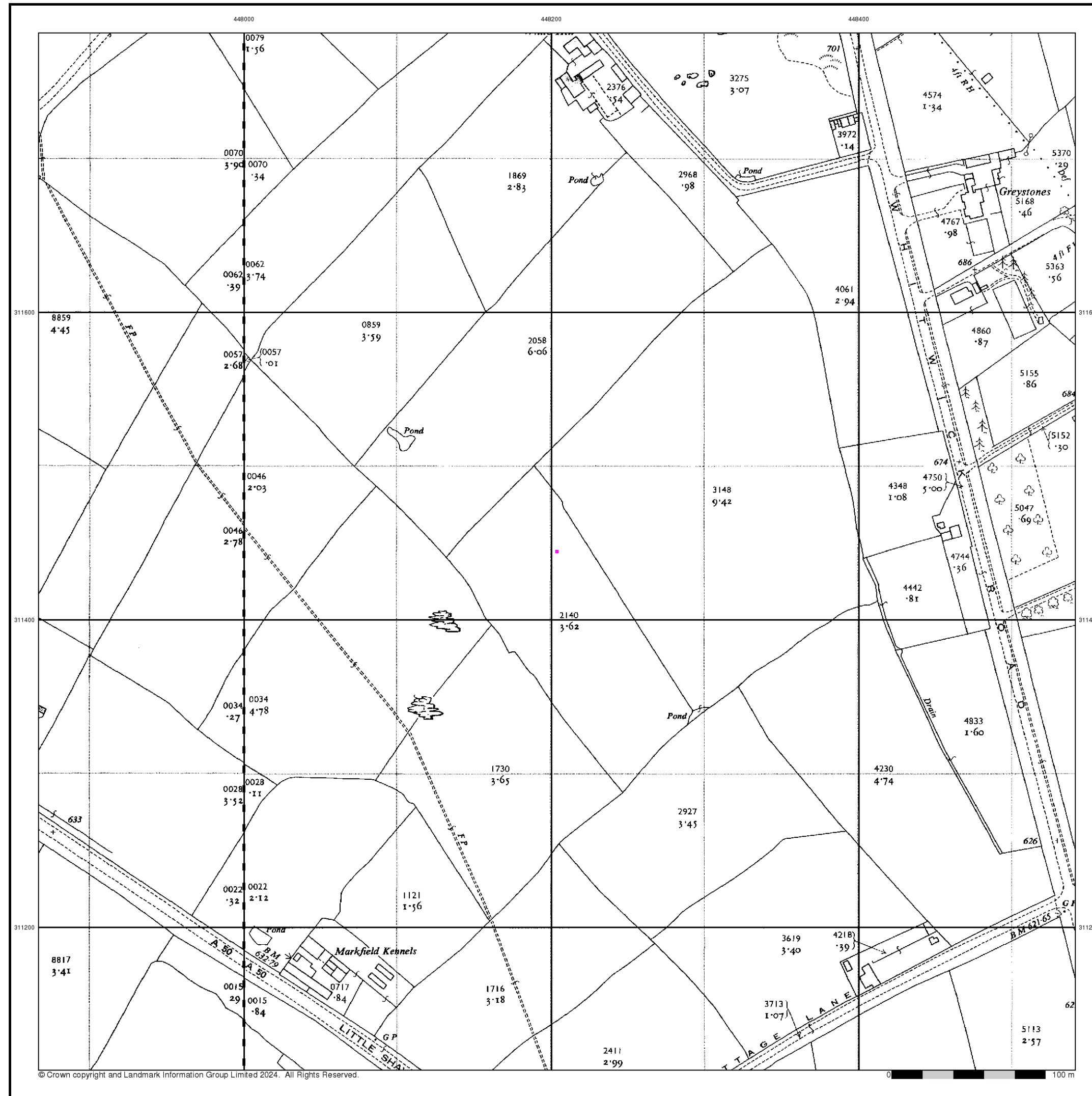


Order Details

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National Grid Reference: 448200, 311440
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Search Buffer (m): 100

Site Details

Site at 448060, 311350



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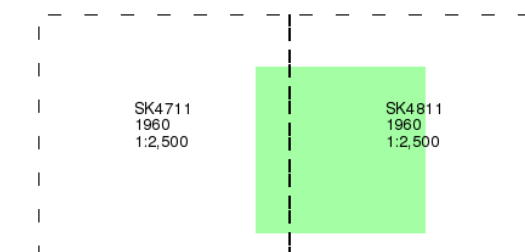
Ordnance Survey Plan

Published 1960

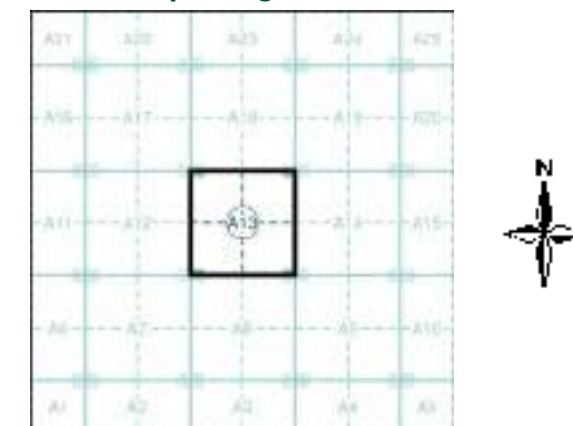
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

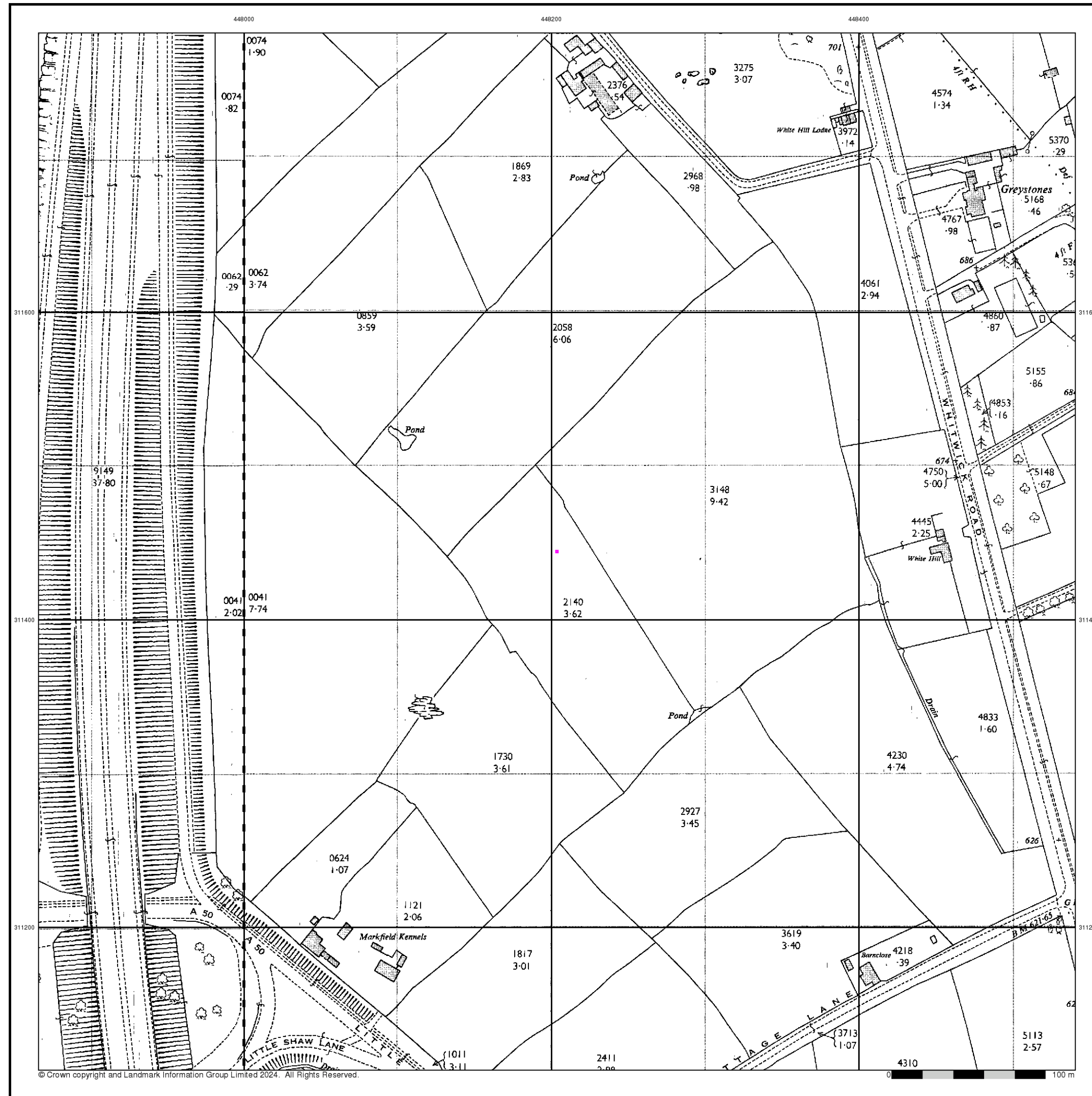


Order Details

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Customer Ref: MK1102
National Grid Reference: 448200, 311440
Slice: A
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Search Buffer (m): 100

Site Details

Site at 448060, 311350



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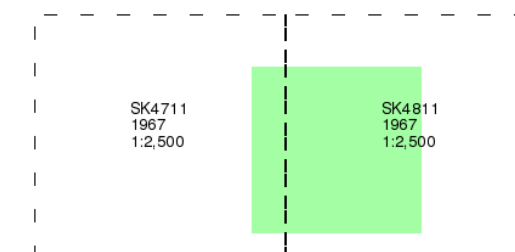
Ordnance Survey Plan

Published 1967

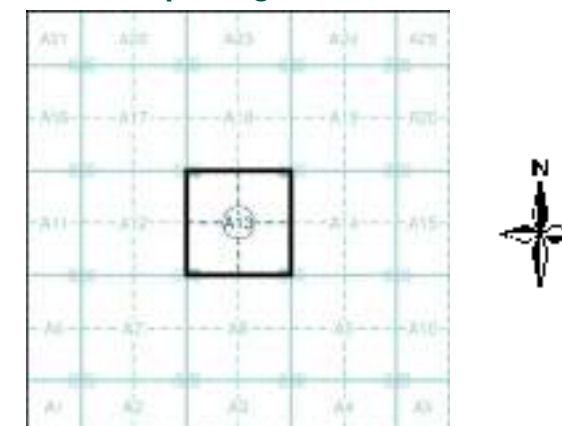
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

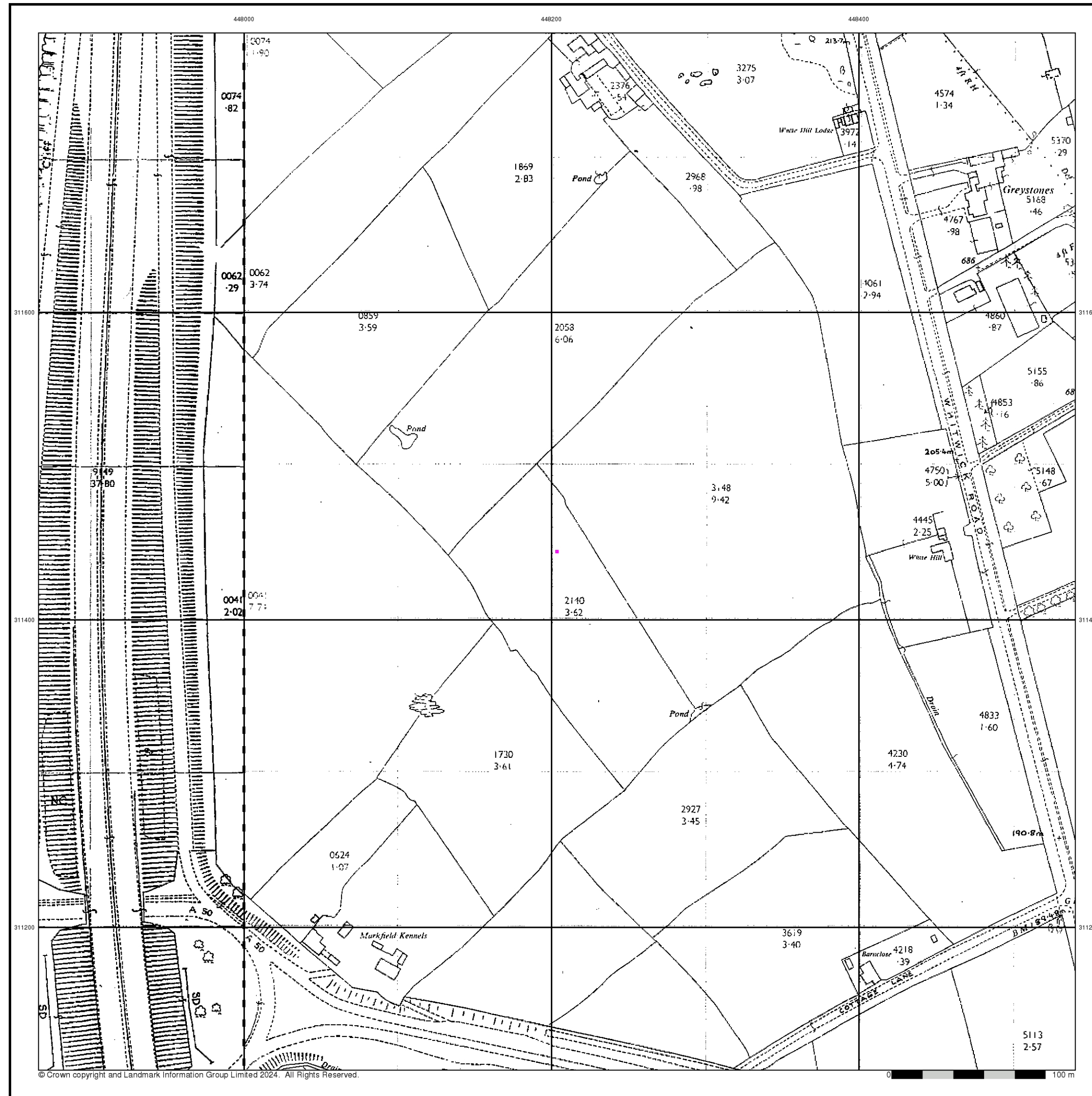


Order Details

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Customer Ref: MK1102
National Grid Reference: 448200, 311440
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Search Buffer (m): 100

Site Details

Site at 448060, 311350



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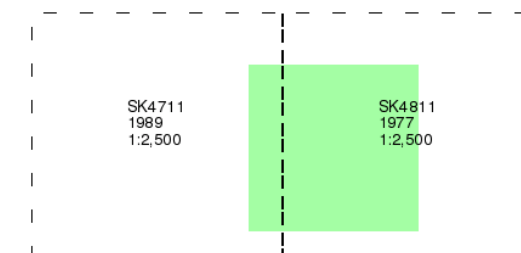
Additional SIMs

Published 1977 - 1989

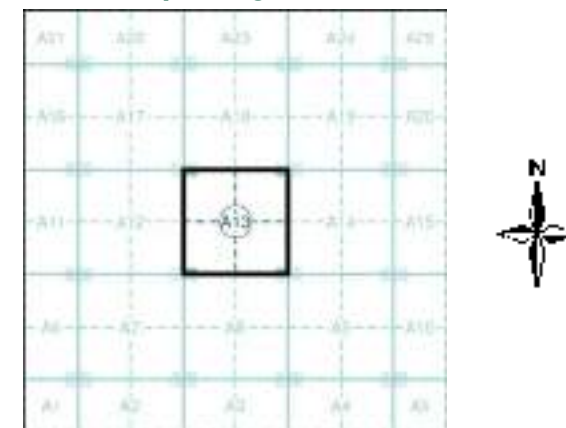
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 348508247_1_1

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National Grid Reference: 448200, 311440

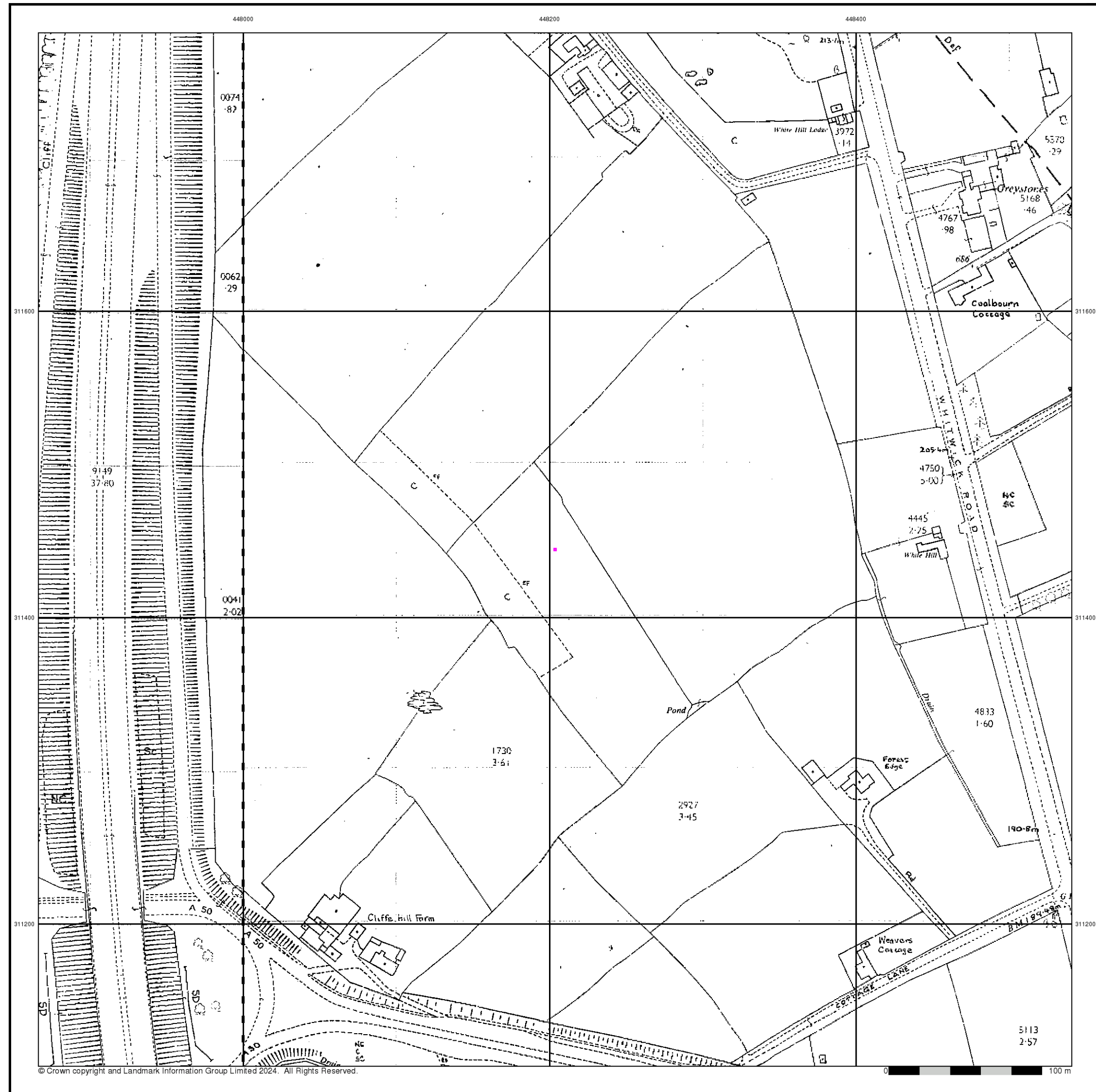
Slice: A

Site Area (Ha): 0.01

Search Buffer (m): 100

Site Details

Site at 448060, 311350



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Additional SIMs

Published 1991

Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SK4711 1991 1:2,500	SK4811 1991 1:2,500
---------------------------	---------------------------

Historical Map - Segment A13

Order Details

Order Number:	348508247_1_1
Customer Ref:	MK1102
National Grid Reference:	448200, 311440
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

Site at 448060, 311350

Landmark

INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

A Landmark Information Group Service v50.0 30-May-2024 Page 8 of 9



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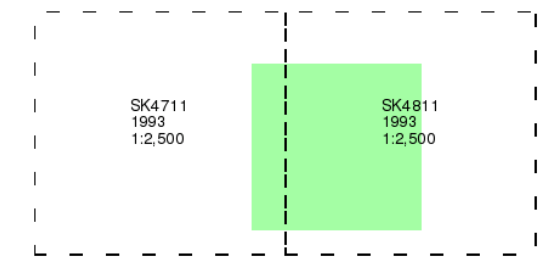
Large-Scale National Grid Data

Published 1993

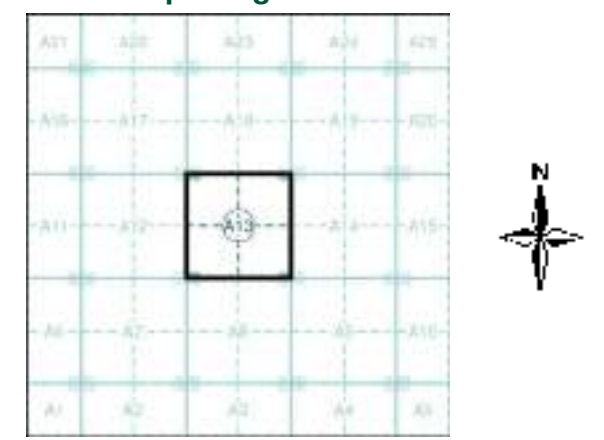
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13

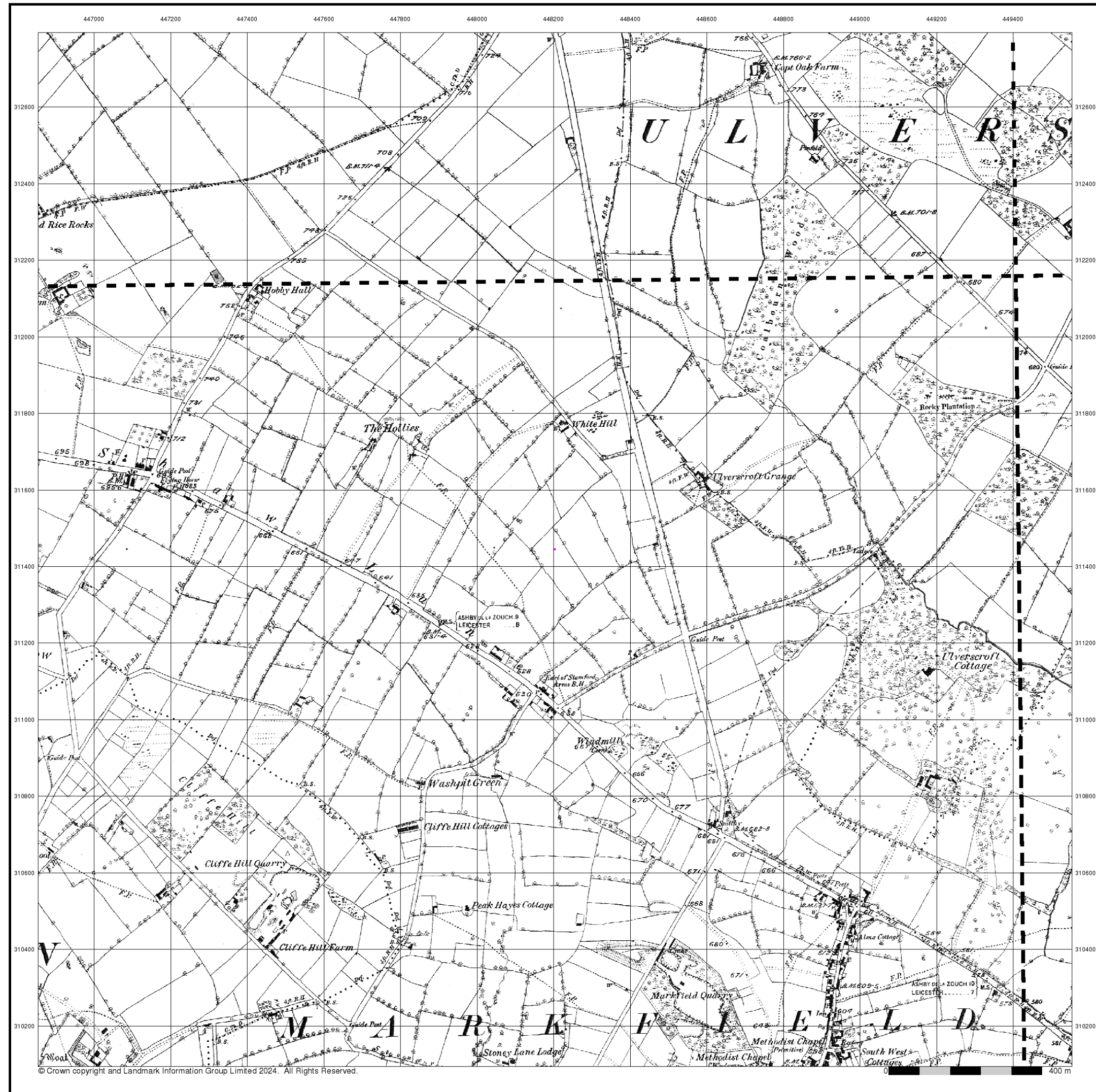


Order Details

Order Number: 348508247_1_1
Customer Ref: MK1102
National Grid Reference: 448200, 311440
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Site at 448060, 311350



Leicestershire

Published 1884

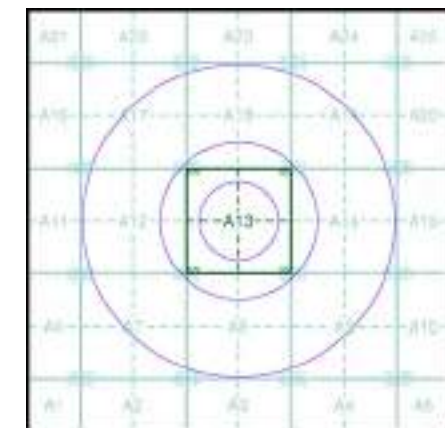
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

024NW 1884 1:10,560	024NE 1884 1:10,560
024SW 1884 1:10,560	024SE 1884 1:10,560

Historical Map - Slice A

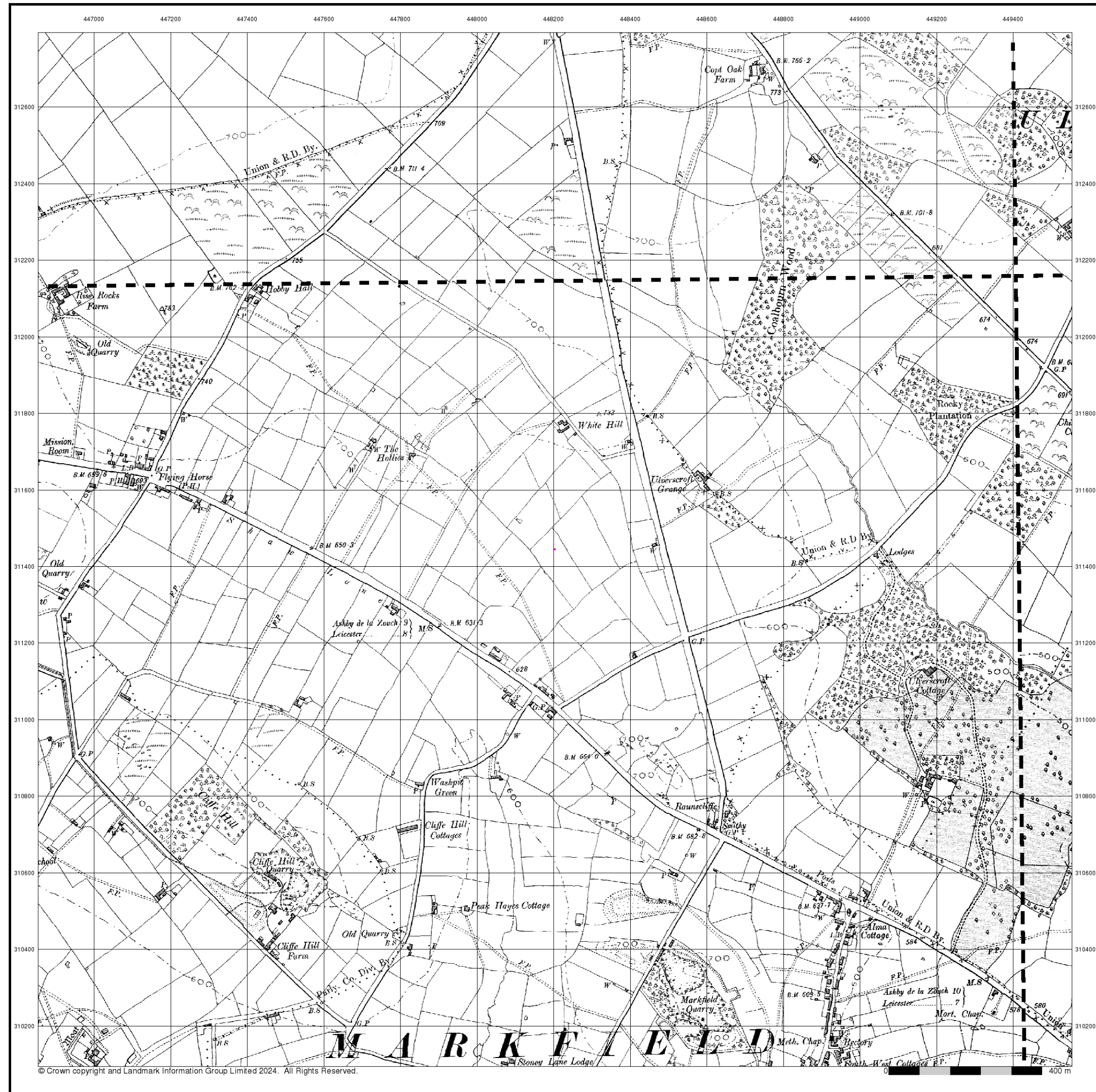


Order Details

Order Number: 348508247_1_1
Customer Ref: MK1102
National Grid Reference: 448200, 311440
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Site at 448060, 311350



Leicestershire

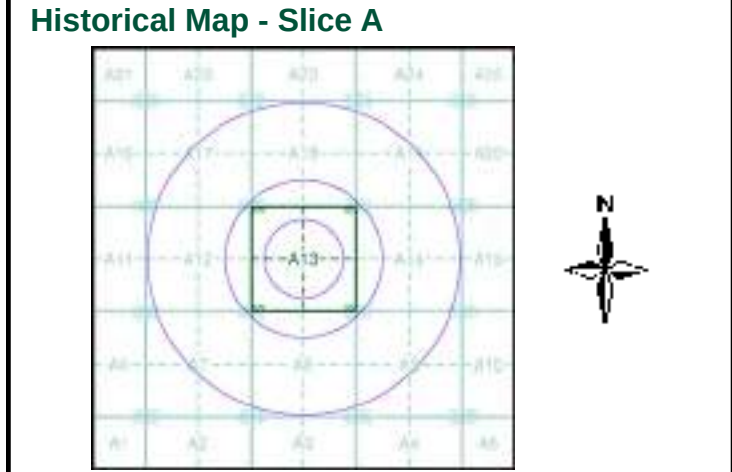
Published 1903 - 1904

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

024NW 1903 1:10,560	024NE 1904 1:10,560
024SW 1903 1:10,560	024SE 1904 1:10,560



Order Details

Order Number: 348508247_1_1

Customer Ref: MK1102

National Grid Reference: 448200, 311440

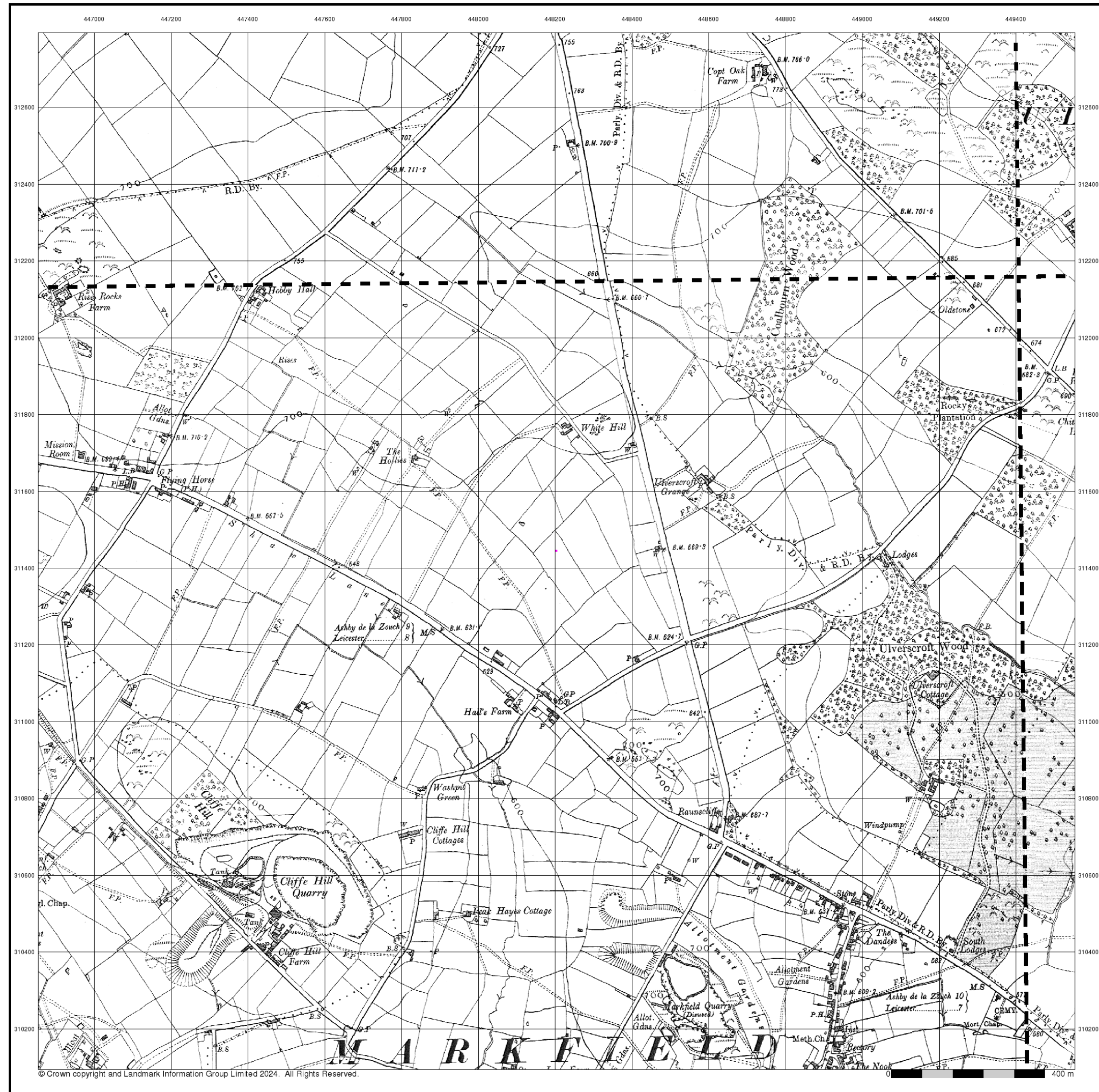
Slice: A

Site Area (Ha): 0.01

Search Buffer (m): 1000

Site Details

Site at 448060, 311350



Leicestershire

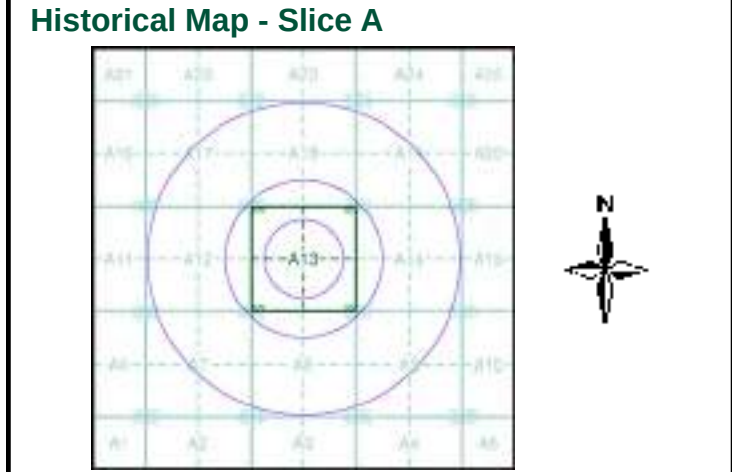
Published 1930 - 1931

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

024NW 1931 1:10,560	024NE 1931 1:10,560
024SW 1930 1:10,560	024SE 1930 1:10,560



Order Details

Order Number: 348508247_1_1

Customer Ref: MK1102

National Grid Reference: 448200, 311440

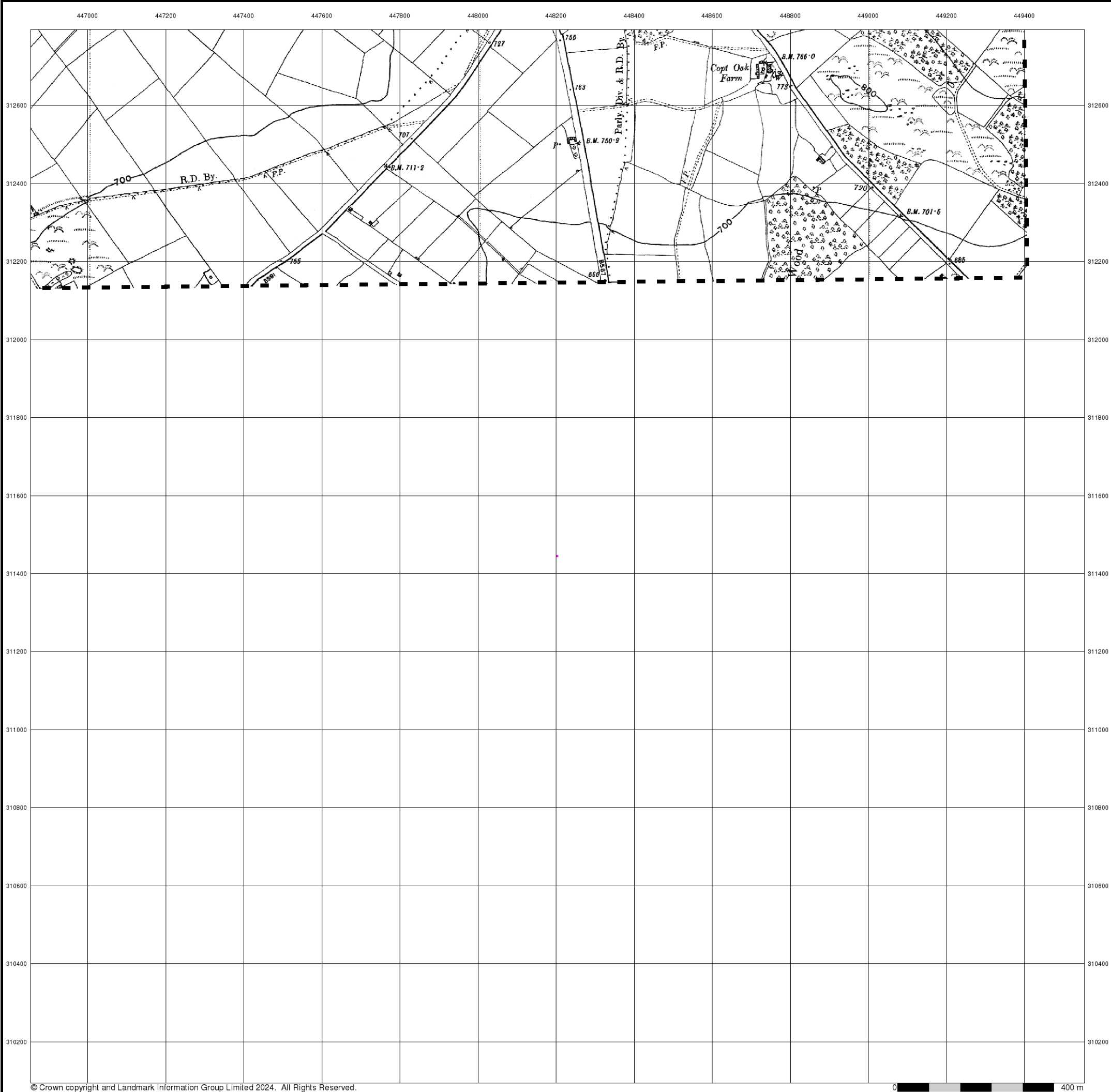
Slice: A

Site Area (Ha): 0.01

Search Buffer (m): 1000

Site Details

Site at 448060, 311350



Leicestershire

Published 1938

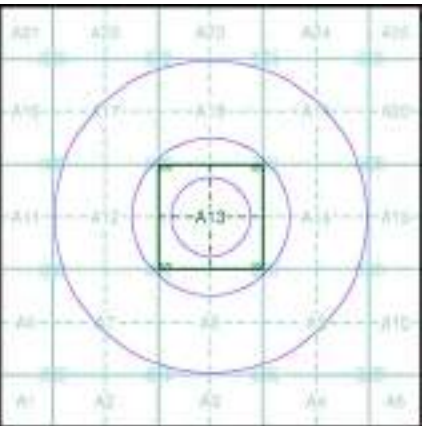
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

024NW
1938
1:10,560

Historical Map - Slice A

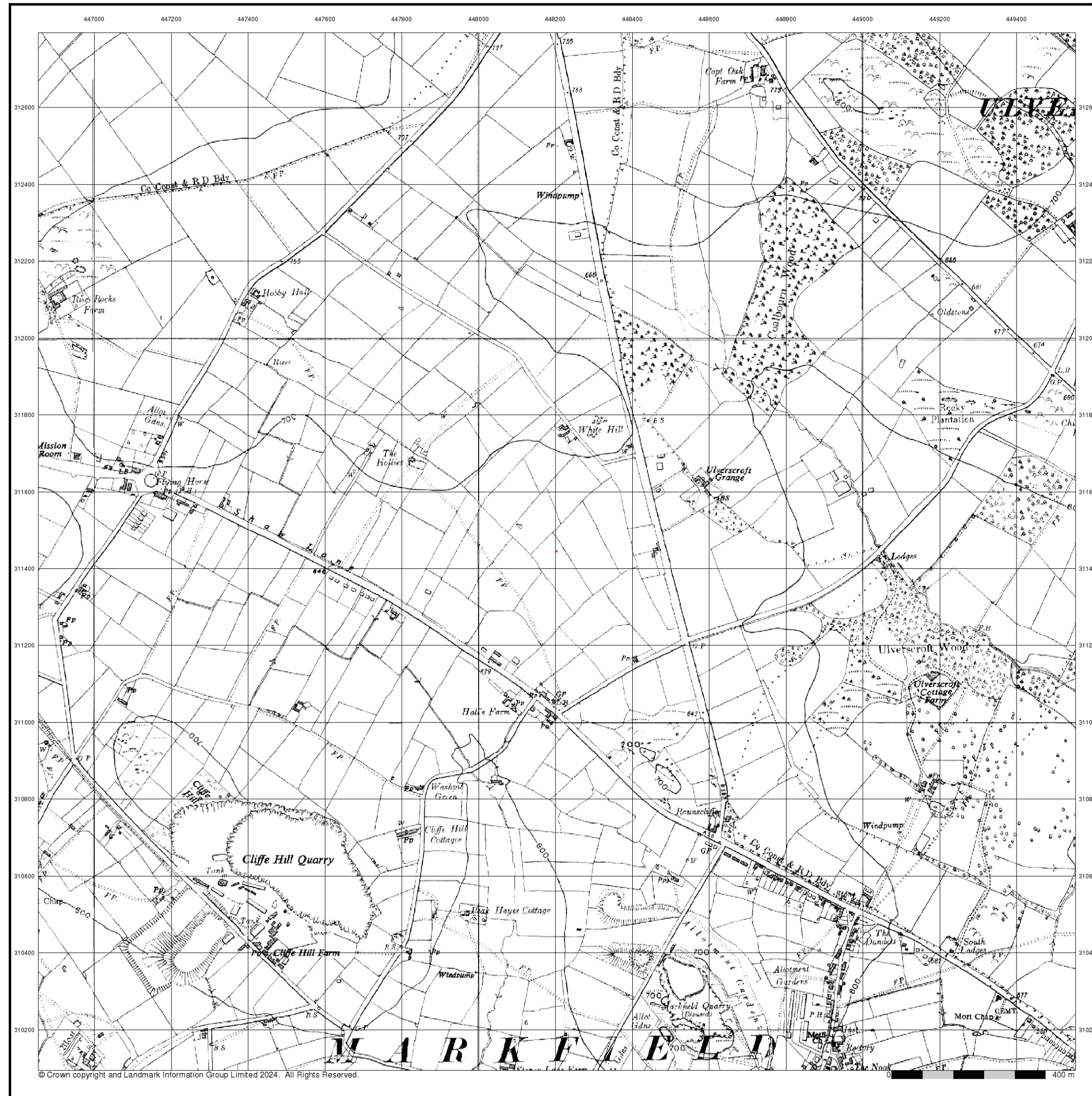


Order Details

Order Number: 348508247_1_1
Customer Ref: MK1102
National Grid Reference: 448200, 311440
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Site at 448060, 311350



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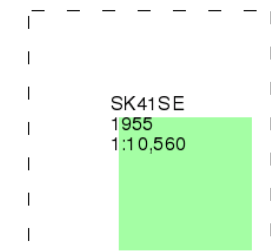
Ordnance Survey Plan

Published 1955

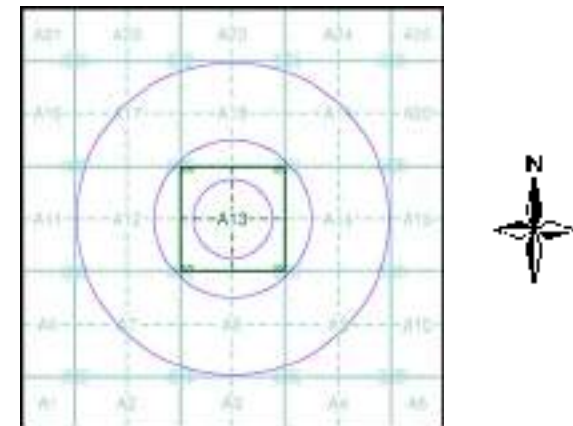
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:

Customer Ref:

National Grid Reference:

Slice:

Site Area (Ha):

Search Buffer (m):

348508247_1_1

MK1102

448200, 311440

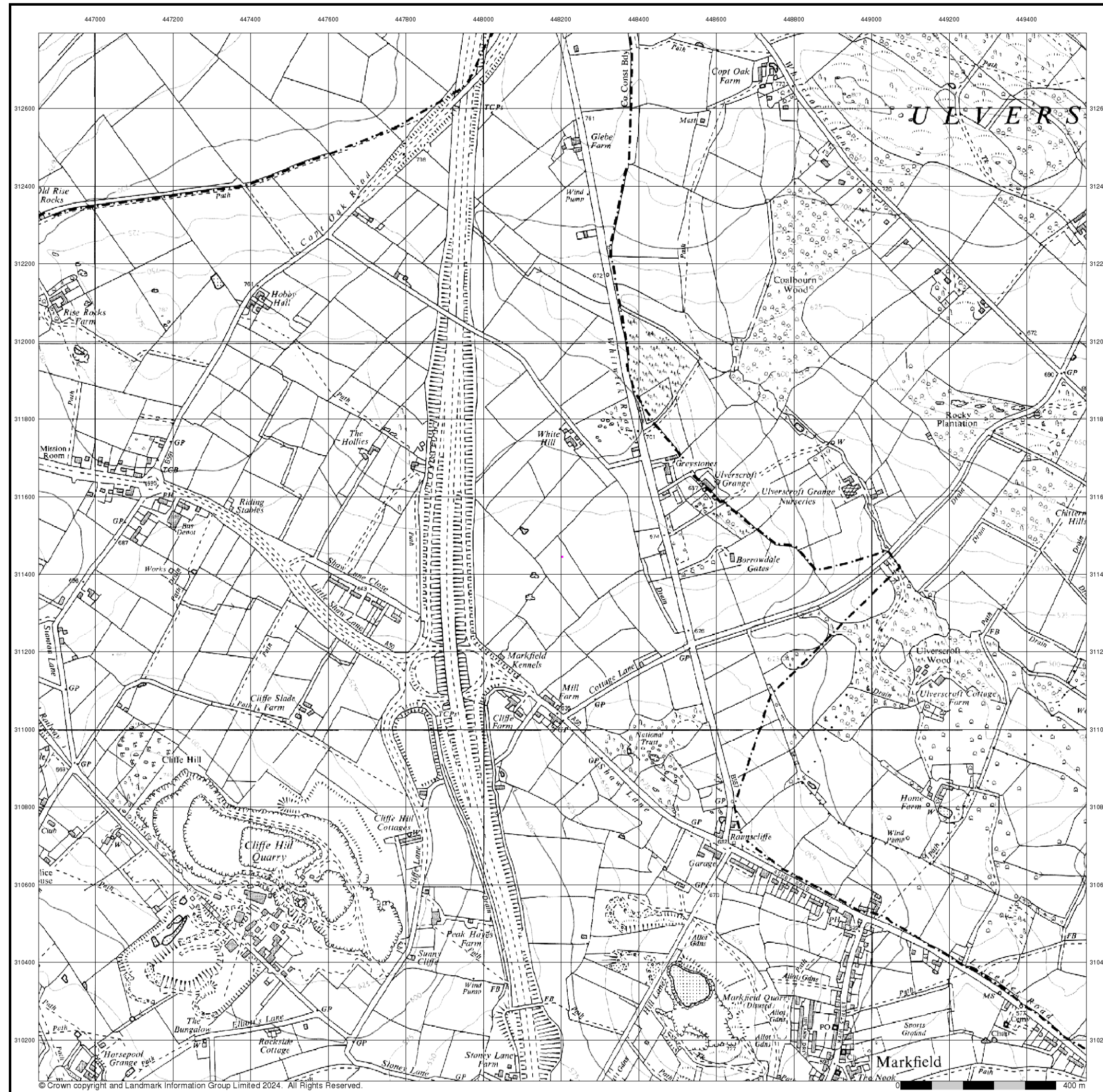
A

0.01

1000

Site Details

Site at 448060, 311350



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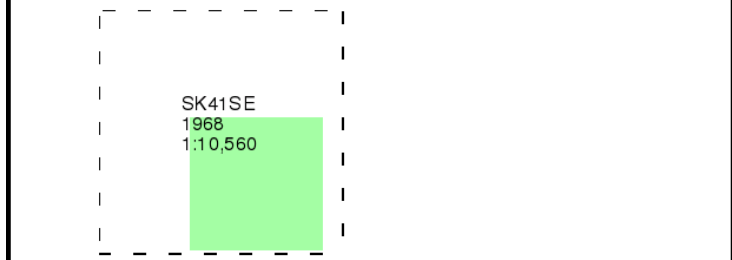
Ordnance Survey Plan

Published 1968

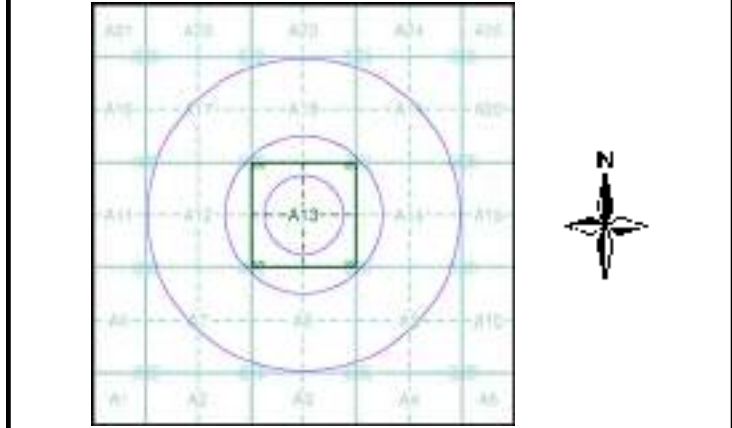
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Map Name(s) and Date(s)



Historical Map - Slice A

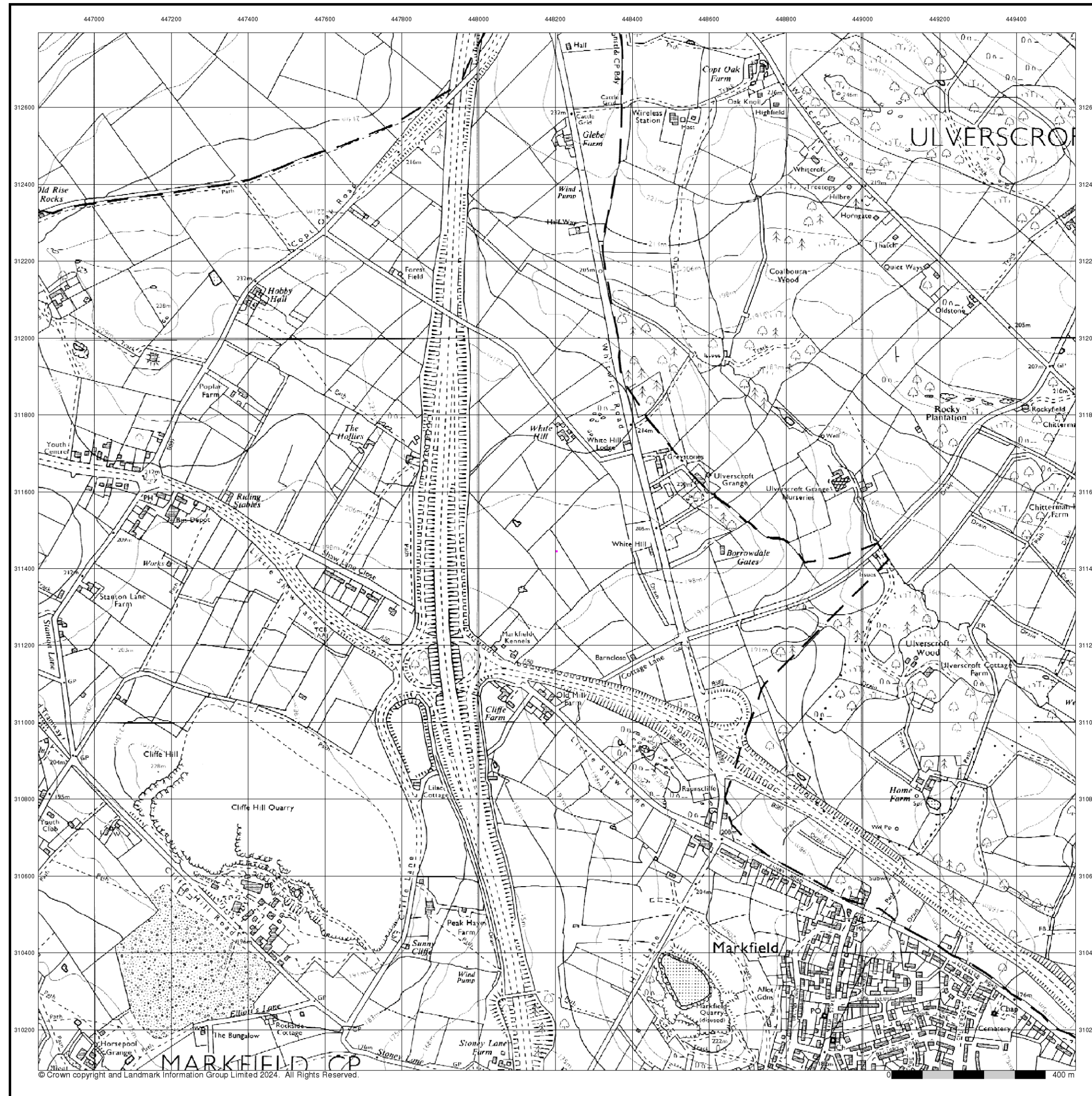


Order Details

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Customer Ref:	MK1102
National Grid Reference:	448200, 311440
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Site at	448060, 311350
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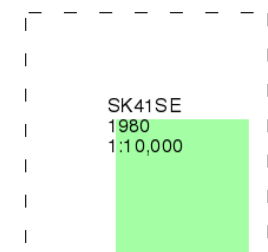
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Published 1980

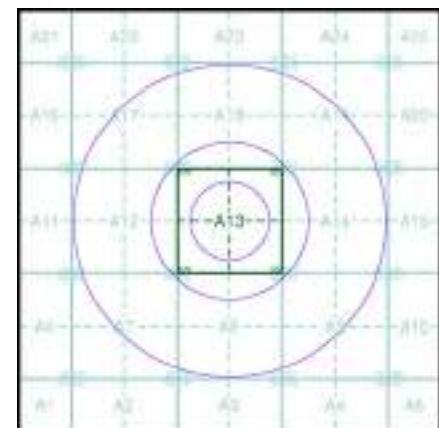
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:

Customer Ref:

National Grid Reference:

Slice:

Site Area (Ha):

Search Buffer (m):

348508247_1_1

MK1102

448200, 311440

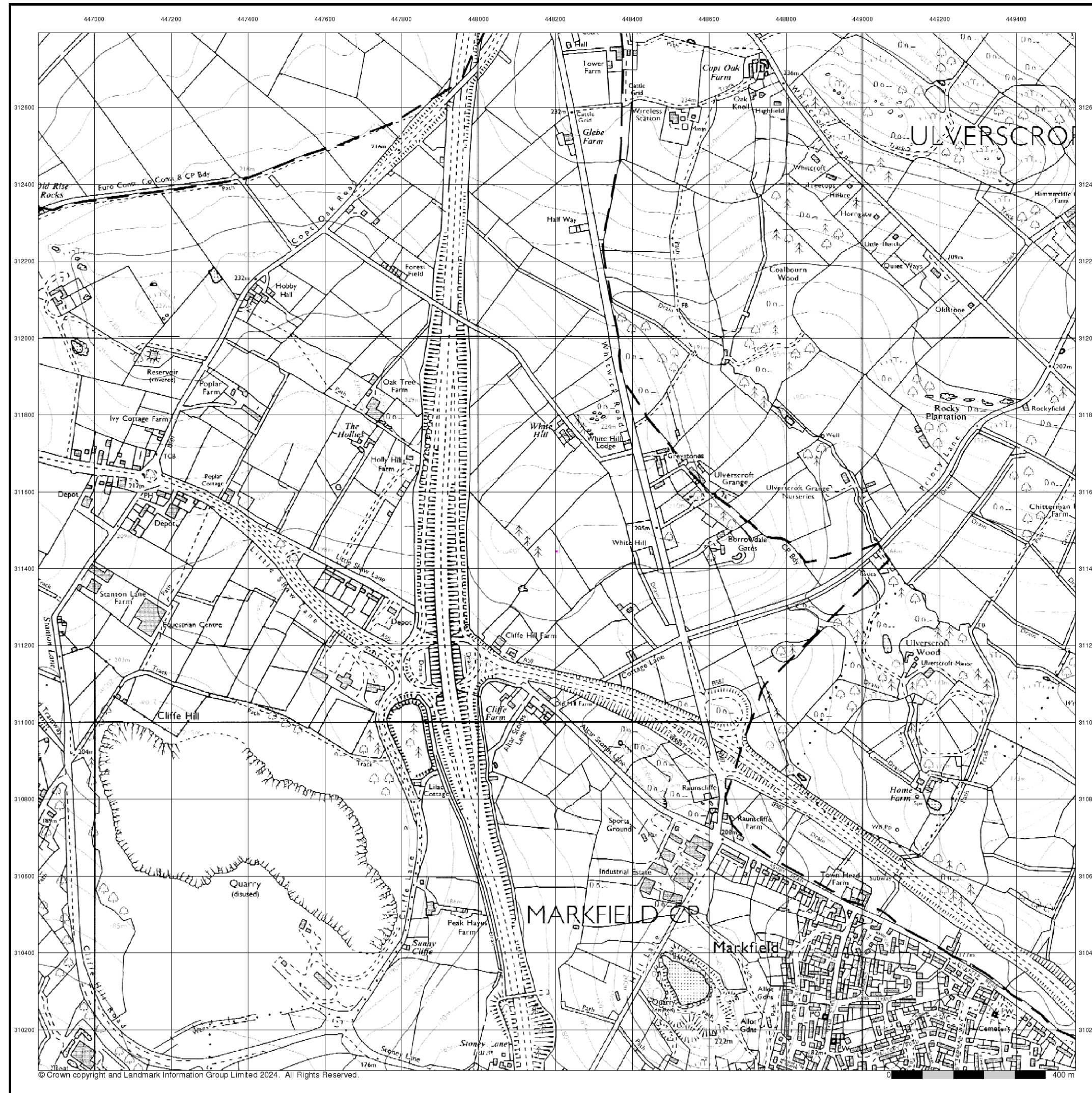
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Site Details

Site at 448060, 311350



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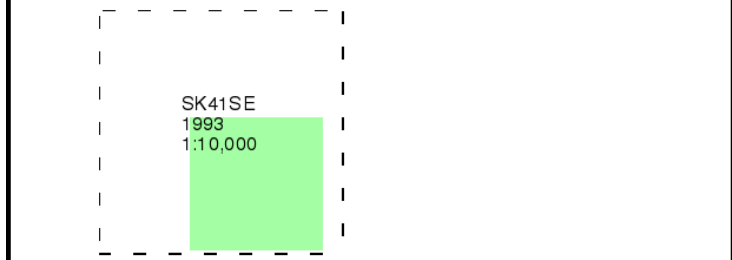
Ordnance Survey Plan

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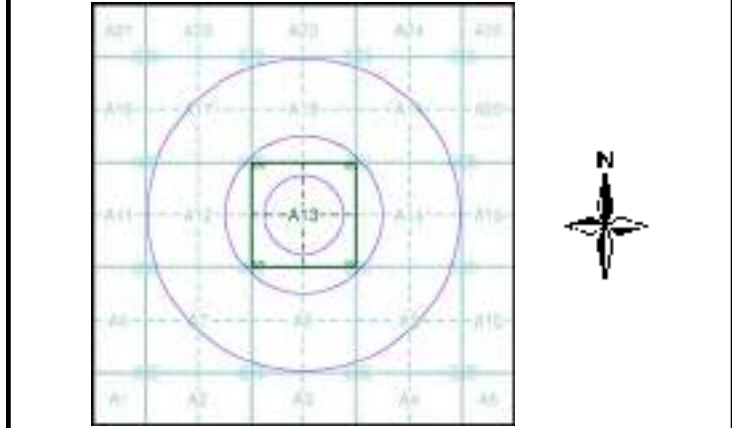
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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details	
Order Number:	348508247_1_1
Customer Ref:	MK1102
National Grid Reference:	448200, 311440
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Site at 448060, 311350

APPENDIX 4: DRAFT DEVELOPMENT PLAN

Notes:
The drawing is the sole copyright of KPP Architects Ltd and reproduction in any form is forbidden unless permission is obtained in writing.
Do not scale from this drawing. Any discrepancies on the site should be brought to the attention of KPP Architects Ltd.
Units and materials must comply with the current building regulations and local of practice and be fitted in accordance with building specifications and other applicable information. All materials are to be installed in accordance with the recommendations of the manufacturers.

PLATEAU 1 - NETT AREA - 5.97 ACRES
UNIT 1 - 105,000 sq.ft.
PLATEAU 2 - NETT AREA - 12.07 ACRES
UNIT 2 - 129,000 sq.ft.
UNIT 3 - 74,000 sq.ft.
SITE AREA - 18.04 ACRES
TOTAL BUILDING AREA - 308,000 sq.ft.
UNIT 4 - 175,000 sq.ft.
UNIT 5 - 272,500 sq.ft.
SITE AREA - 25.05 ACRES
TOTAL BUILDING AREA - 447,500 sq.ft.
UNIT 6 PLATEAU - 0.88 ACRES
UNIT 6 AREA - 10,000 sq.ft.
UNIT 7 PLATEAU - 1.43 ACRES
UNIT 7 AREA 20,000 sq.ft.
TOTAL NETT AREA - 45.4 ACRES
TOTAL BUILDING AREA - 785,500 sq.ft.

#	DESCRIPTION	NOTES	DATE	BY	CHKD
1	UNIT 1	105,000 sq.ft. footprint	10/10/20	JW	
2	UNIT 2	129,000 sq.ft. footprint	10/10/20	JW	
3	UNIT 3	74,000 sq.ft. footprint	10/10/20	JW	
4	UNIT 4	175,000 sq.ft. footprint	10/10/20	JW	
5	UNIT 5	272,500 sq.ft. footprint	10/10/20	JW	
6	UNIT 6	10,000 sq.ft. footprint	10/10/20	JW	
7	UNIT 7	20,000 sq.ft. footprint	10/10/20	JW	

CADDICK LAND

MARKFIELD

LARGE SITE WITH
ALTERNATIVE ACCESS

KPP
ARCHITECTS

2215

1025

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