



*Land at Ashby Road, Hinckley, Leicestershire*

## Land at Ashby Road, Hinckley, Leicestershire Archaeological Desk-based Assessment

**Land at Ashby Road, Hinckley, Leicestershire**  
**Archaeological Desk-based Assessment**



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## **SUMMARY**

York Archaeology has been commissioned by Davidsons Developments Ltd to compile an archaeological desk-based assessment for land at Ashby Road, Hinckley which has been proposed for residential development.

It is considered that the Site has low potential for remains from the Palaeolithic to the Iron Age as little evidence has been found within the Study Area. There is some indication of Iron Age activity towards Barwell although this is not in close proximity to the Site. Any isolated finds would be of local significance. There is also evidence for Romano- British occupation in the vicinity of Barwell and more finds have been recovered from the Study Area. The Site would have sat within the wider Roman landscape and there is low-moderate potential for Roman finds within the Site. Again, any isolated finds would be of local significance. There is the possibility for Roman agricultural remains which would be of local significance.

The Site is outside of the historic cores of both Hinckley and Barwell. The remains of ridge and furrow around the Site and the slight remains within its boundary (as shown by lidar) suggests that the Site was in agricultural use during the medieval period, and possibly in the early medieval period although evidence is generally lacking for this period. The consistent ploughing of the Site has already removed visible remains of ridge and furrow on the surface and therefore archaeological features have already been impacted. There is moderate potential for sub-surface remains of medieval agriculture to have survived which would be of local significance.

The Site continued as agricultural fields into the post-medieval period and onwards, with historic mapping showing no previous development. There is moderate to high potential for agricultural remains from the post-medieval period onwards and also for modern finds such as the CBM seen during the site visit. Such remains would be of negligible significance.

The closest designated asset is the Grade II listed Barwell Farmhouse and attached Stable Wing off Hinckley Road. Although the proposed development will be visible at a distance, there is some screening from vegetation along field boundaries. As the setting of the farmhouse is considered to be its immediate vicinity on Hinckley Road, its significance will not be affected by the proposed development. There will no impacts on setting of any heritage assets.

Any surviving sub-surface remains will be subject to direct adverse impact from the development. It is considered that the Site contains remains of no more than local importance, but as these could relate to Roman or medieval agricultural remains, it is recommended that their presence is investigated through a geophysical survey in the first instance.

## CONTENTS

### KEY DOCUMENT INFORMATION

#### SUMMARY

<b>1</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	Purpose of the report .....	1
1.2	Site location, topography & geography.....	1
<b>2</b>	<b>METHODOLOGY .....</b>	<b>2</b>
2.1	Aims & scope .....	2
2.2	The study area .....	2
2.3	Site inspection .....	2
2.4	Sources.....	2
2.5	Chronology.....	3
2.6	Assumptions and Limitations.....	3
<b>3</b>	<b>LEGISLATION &amp; PLANNING BACKGROUND.....</b>	<b>5</b>
3.1	National planning policy .....	5
3.2	Local planning policy.....	5
<b>4</b>	<b>RESULTS.....</b>	<b>6</b>
4.1	The Site .....	6
4.2	The Study Area.....	12
4.3	Archaeological and historical background.....	13
	18	
<b>5</b>	<b>DISCUSSION &amp; CONCLUSIONS .....</b>	<b>19</b>
5.1	Archaeological potential.....	19
5.2	Potential development impacts.....	19
5.3	Conclusions and recommendations for further works .....	19
<b>6</b>	<b>REFERENCES.....</b>	<b>20</b>
	APPENDIX 1: HERITAGE ASSETS WITHIN THE STUDY AREA.....	21
	APPENDIX 2: NATIONAL & LOCAL PLANNING POLICY .....	25

## FIGURES

- Figure 1: Site Location
- Figure 2: Designated Assets within 1km of the Site
- Figure 3: Non-designated Assets at within 1km of the Site
- Figure 4: Archaeological Events within 1km of the Site
- Figure 5: Illustrative Layout Plan

## PLATES

- Plate 1 Lidar image of the Site (outlined in red).
- Plate 2 View from the north-west corner of the north field, looking east.
- Plate 3 From the western boundary of the north field looking east across the centre.
- Plate 4 From the south-west corner of the north field looking north-east along its southern edge.
- Plate 5 The large tree at the southern end of the north field. The ground around the tree is more uneven having not been ploughed.
- Plate 6 Surface finds in the northern field, including CBM.
- Plate 7 Looking south-west towards Ashby Road from the north-east corner of the south field.
- Plate 8 View across the centre of the south field, looking south-west towards Ashby Road.
- Plate 9 Looking west towards residential housing from the eastern boundary of the south field.
- Plate 10 View from the south boundary of the south field looking north-west towards the housing on Ashby Road.
- Plate 11 The high density of stones noted in the south field, with no archaeological surface finds.
- Plate 12 Looking south-west from the street front of Hinckley Road at Barwell Farmhouse towards the Site. Housing along Ashby Road is just visible in the distance.
- Plate 13 Prior's map of 1777. Approximate location of Site outlined in red.
- Plate 14 OS Surveyor's Drawing 1814 (OSD259). Indicative location of Site outlined in red.
- Plate 15 OS map published 1887 (6 inch to 1 mile). Indicative location of Site outlined in red.
- Plate 16 OS map 1947 (6 inch to 1 mile). Indicative location of Site outlined in red.

## 1 INTRODUCTION

### 1.1 Purpose of the report

- 1.1.1 York Archaeology has been commissioned by Davidsons Developments Ltd to compile an archaeological desk-based assessment for land at Ashby Road, Hinckley which has been proposed for residential development (referred to as 'the Site'). The location of the Site is shown in Figure 1 and an illustrative layout in Figure 5. The development will comprise housing with associated access and landscaping.
- 1.1.2 This desk-based assessment has been compiled in order to establish the known and potential archaeological resource within the Site, to enable an assessment of the potential impacts of the proposed development on that resource. It will also consider any potential impacts on the setting of nearby designated heritage assets.

### 1.2 Site location, topography & geography

- 1.2.1 The Site, centred on SP 43141 96095, is located to the north of Hinckley and to the west of Barwell along Ashby Road (A447). It consists of two fields which are currently under agricultural use. The Site is surrounded by fields to the north and east. To the west, residential development has stretched along Ashby Road towards the Hinckley & Market Bosworth Community Hospital. Residential housing is also located to the south. The Site covers approximately 5.6ha. At the northern extent, it sits at approximately 120m AOD rising to the south to 125 AOD.
- 1.2.2 The underlying bedrock geology of the Site is Mercia Mudstone Group, a sedimentary bedrock formed between 252.2 and 201.3 million years ago during the Triassic period, with superficial deposits recorded as Oadby Member - Diamicton formed between 480 and 423 thousand years ago during the Quaternary period. There are no boreholes recorded within the Site or in close proximity (British Geological Survey 2025).

## 2 METHODOLOGY

### 2.1 Aims & scope

- 2.1.1 This assessment aims to establish the known and potential archaeological resource located within the Site and its environs and consider any potential impacts which may be imposed upon this resource as a result of the proposed development. It also considers the potential for impacts on the setting of nearby designated heritage assets.
- 2.1.2 The desk-based assessment has been compiled in accordance with the *Standard and Guidance for Historic Environment Desk-based Assessment*, produced by the Chartered Institute for Archaeologists (ClfA 2020). Additional guidance for the production of this document was provided by the following guidelines produced by Historic England: *The MoRPHE Project Manager's Guide* (2015), and *Conservation Principles, Policies and Guidance* (2008).

### 2.2 The study area

- 2.2.1 A Study Area has been identified to assemble data for this assessment, defined as a 1km buffer around the Site. Data from the Study Area was used to inform an assessment of the archaeological potential for the Site.

### 2.3 Site inspection

- 2.3.1 A site inspection was carried out on 11 April 2025. All areas of the Site were accessible and were assessed for visible archaeological remains.

### 2.4 Sources

- 2.4.1 The following publicly-accessible sources of primary and secondary information were consulted for this assessment:

#### Historic England Designated Heritage Assets

- 2.4.2 Historic England datasets of designated heritage assets (National Heritage List for England) were consulted in March 2025. These datasets contain information on all recorded designated heritage assets in England, i.e., World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites. A gazetteer was compiled of all designated heritage assets within the Study Area (see Appendix 1, Table 1), and the asset reference numbers in the text (1-10 etc) relate to the gazetteer. Their locations are displayed on Figure 2.

#### Hinckley and Bosworth Borough County Council

- 2.4.3 Hinckley and Bosworth Borough Council was consulted for information on local planning policy and Conservation Areas in March 2025. The Site is not within a Conservation Area.

#### Leicestershire and Rutland Historic Environment Record (HER)

- 2.4.4 The Leicestershire and Rutland HER is a database of recorded archaeological sites, findspots and archaeological events and was consulted for information relating to the Study Area in March 2025. All heritage assets and events have been compiled into gazetteers and are referred to in the text by reference numbers that relate to the gazetteers. Their locations are displayed on Figures 3 (non-designated assets) and 4 (events), with further details given in

Appendix 1, Tables 2 and 3. Portable Antiquities Scheme was also provided by the HER although the co-ordinates of findspots are restricted to a four figure co-ordinate.

#### Cartographic Sources

2.4.5 Historic mapping was obtained from the York Archaeology library, the Leicestershire archives and online. Information from historic maps can assist in the assessment of archaeological potential in the following ways: highlighting previously unrecorded features, enabling an understanding of how the land has been managed in the recent past and identifying areas where development is likely to have removed or truncated below-ground archaeological deposits.

#### Documentary Sources

2.4.6 Other primary and secondary sources relating to the Site and Study Area were obtained from York Archaeology and online. The sources consulted are listed in the References section below.

#### Legislation and Planning Documents

2.4.7 The treatment of the historic environment within a development and planning context is governed by national legislation set out by the revised National Planning Policy Framework (NPPF) (2024), which itself dictates local authority planning policy. The proposed development is also subject to the local policy set out by the Hinckley and Bosworth Borough Council Core Strategy adopted December 2009.

2.4.8 All relevant national and local planning policy documents were consulted in March 2025. These are summarised in Section 3, and relevant excerpts are included in Appendix 2.

### **2.5 Chronology**

2.5.1 Where referred to in this document, the main archaeological periods are broadly defined by the following date ranges:

- Palaeolithic 650,000 – 8500 BC;
- Mesolithic 8500 – 4000 BC;
- Neolithic 4000 – 2400 BC;
- Bronze Age 2400 – 700 BC;
- Iron Age 700 BC – AD 43;
- Romano-British AD 43 – 409;
- Early Medieval AD 410 – 1065;
- Medieval AD 1066 – 1539;
- Post-Medieval AD 1540 – 1799;
- 19th Century AD 1800 – 1899;
- Modern AD 1900 – present.

### **2.6 Assumptions and Limitations**

2.6.1 Much of the information used by this study consists of secondary information compiled from a variety of sources. The assumption is made that this information is sufficiently accurate.

2.6.2 The Leicestershire and Rutland HER is a record of known archaeological and historical features. It is not an exhaustive record of all surviving historic environment features and it does not preclude the existence of further features which are unknown at present.

### **3 LEGISLATION & PLANNING BACKGROUND**

#### **3.1 National planning policy**

- 3.1.1 There is national legislation and guidance relating to the protection and treatment of the historic environment within the development process. The key pieces of legislation are the Ancient Monuments and Archaeological Areas Act (1979) and the Planning (Listed Buildings and Conservation Areas) Act (1990).
- 3.1.2 National planning policy is set out by the revised National Planning Policy Framework (NPPF) published in 2024. The legislation and national policy identify the historic environment as a non-renewable, fragile and finite resource and prioritise its conservation. This includes the setting out of appropriate assessment to ensure damage or loss to the resource is permitted only where it is justified. All NPPF historic environment policy should be read in conjunction with the *Planning Practice Guidance: Conserving and Enhancing the Historic Environment* (Ministry of Housing, Communities and Local Government 2025).
- 3.1.3 Elements of the legislation and national policy of relevance to the proposed development within the Site are summarised in Appendix 2 Table 4.

#### **3.2 Local planning policy**

- 3.2.1 Local Authorities are responsible for the protection of the historic environment within the planning system and the formulation of policies to support this obligation. The Site is within the jurisdiction of Hinckley and Bosworth Borough Council which was consulted for local planning policy in March 2025. The Hinckley and Bosworth Core Strategy was adopted in 2009. Relevant policy excerpts are detailed in Appendix 2 Table 5.

## 4 RESULTS

### 4.1 The Site

#### Heritage assets

- 4.1.1 There are no designated or non-designated assets within the boundaries of the Site. The Historic Landscape Characterisation (HLC) classifies the land as Fields and Enclosed Land.
- 4.1.2 The lidar data for the Site shows faint traces of ridge and furrow and a headland in the northern field, whilst better preserved areas are visible in the fields to the west near the hospital. A faint broad band at the southern end of the Site appears to be a natural feature reflecting the topography of the Site (plate 1). Aerial imagery, including Google Earth, shows no evidence of cropmarks within the Site.



Plate 1 Lidar image of the Site (outlined in red).

#### Site inspection

- 4.1.3 The site visit was carried out on 11 April 2025. Weather conditions were clear and bright with very good visibility. The inspection began at the north-west corner of the northern field. Both fields were under a young crop and photographs were taken from the edge of the fields.
- 4.1.4 The northern field showed no signs of earthworks or visible features at the northern end (plate 2) or the central section (plate 3). At the southern end, an area around a mature tree had been avoided and this area was more uneven than the rest of the field (plates 4 & 5). There were no visible surface signs of the ridge and furrow that is visible on the lidar. Where possible, the ground was inspected for any finds that had been brought to the surface by ploughing. Only

ceramic building material (CBM) including brick, and modern pottery fragments were seen in the northern field although the inspection was limited to the very edges of the field (plate 6).



Plate 2 View from the north-west corner of the north field, looking east.



Plate 3 From the western boundary of the north field looking east across the centre.



Plate 4 From the south-west corner of the north field looking north-east along its southern edge.



Plate 5 The large tree at the southern end of the north field. The ground around the tree is more uneven having not been ploughed.



Plate 6 Surface finds in the northern field, including CBM.

4.1.5 The southern field was under the same crop and again the inspection was carried out from the edges of the field. No earthwork or other features were visible on the surface (plates 7-9). At the southern end, the field wraps around residential housing (plate 19). No CBM was seen as in the northern field, with the soil containing a much higher proportion of stones (plate 11).



Plate 7 Looking south-west towards Ashby Road from the north-east corner of the south field.



Plate 8 View across the centre of the south field, looking south-west towards Ashby Road.



Plate 9 Looking west towards residential housing from the eastern boundary of the south field.



Plate 10 View from the south boundary of the south field looking north-west towards the housing on Ashby Road.



Plate 11 The high density of stones noted in the south field, with no archaeological surface finds.

- 4.1.6 As the site appears to have consistently ploughed, any surface traces of ridge and furrow have been removed and the fields are relatively flat. No archaeological features were noted. The finds seen in the northern field were of modern date and of no archaeological interest.
- 4.1.7 The closest listed building is the Grade II Barwell Farmhouse and attached Stable Wing (1) off Hinckley Road, approximately 350m to the north-east of the Site. The house is set back from the road with the stable wing behind and its setting is considered to be its immediate vicinity. The Site is at some distance although the proposed development will likely be visible from the street front of Hinckley Road. There is some screening from vegetation along field boundaries and the residential development along Ashby Road is partially visible (plate 12). It is not considered that additional residential housing will impact the setting of the asset, particularly as the north and north-eastern areas will largely comprise green space as shown in the illustrative layout (figure 5). Planting along the boundaries of the proposed development will also screen it from view. It is considered that there will be no effect on the significance of the Grade II listed farmhouse.
- 4.1.8 The Site is not considered to be part of the setting of any other heritage assets and therefore there will be no indirect impacts as a result of the proposed development.



Plate 12 Looking south-west from the street front of Hinckley Road at Barwell Farmhouse towards the Site. Housing along Ashby Road is just visible in the distance.

## 4.2 The Study Area

### Heritage assets within the Study Area

- 4.2.1 In total, the Study Area contains two designated heritage assets and fifty-one non-designated heritage assets recorded by the HER. The designated assets comprise one listed building and a small part of the Barwell A – High Street Conservation Area at the eastern extent of the Study

Area (1-2, Figure 2). The non-designated assets include former buildings, standing buildings, findspots, burial sites, archaeological features and ridge and furrow (3-53, Figure 3). These range in date from the Bronze Age to the 20<sup>th</sup> century.

4.2.2 The assets will be discussed further in the relevant chronological section below. All information is drawn from the Leicestershire Historic Environment Record unless otherwise stated. All designated assets, non-designated assets and events are listed in Appendix 1, Tables 1-3.

#### **Archaeological events within the study area**

4.2.3 The HER holds records of thirty archaeological events within the Study Area (54-83, Figure 4). These include historic building surveys, desk-based assessments, watching briefs, geophysical survey, trial trenching, excavation, fieldwalking and earthwork survey. In addition, the Portable Antiquities Scheme (PAS) data shows that forty-eight finds have been reported to the scheme. These range in date from the Iron Age to the post-medieval period. As the precise location of PAS finds are restricted, it is not known how close any of these are to the Site.

4.2.4 Event 72, an assessment of the Hinckley Northern Perimeter Road in 1993, took place adjacent to the eastern Site boundary. This was a fieldwalking survey and nothing of significance was found. There is no associated monument record. A geophysical survey (66) took place in 2022 on land north of the A47 and west of Ashby Road, approximately 75m to the west of the Site. This is associated with ridge and furrow (24), a kiln (53) and a field barn with a yard (33). A trial trench evaluation took place at Crabtree Farm in 2021 (59), 315m west of the Site. One enclosure was found (9) and dating evidence limited to one sherd of medieval pottery and one possible sherd of Saxon pottery. No other intrusive works have taken place in close proximity to the Site.

### **4.3 Archaeological and historical background**

#### **Prehistoric**

4.3.1 The HER data contains only one prehistoric record. A Bronze Age to Late Iron Age round house (3) approximately 11.5m in diameter was excavated in 2006 (Hurford 2006). This is at the north-eastern extent of the Study Area in Barwell.

4.3.2 An Iron Age ring and coin are reported in the PAS data although the four-figure grid references do not allow the objects to be specifically located.

4.3.3 Although the evidence is sparse, there is an indication that an Iron Age settlement could have been located at Barwell, approximately 1km from the Site.

#### **Romano-British period**

4.3.4 There is slightly more evidence of activity within the Romano-British period. Trial trenching in 2011 found evidence of a Roman settlement (8) south-east of Brook Hill Farm, Barwell. The finds included pits, post-holes, pottery, plaster, tile and one human cremation burial (5). The presence of window glass, Samian pottery and hypocaust tile suggests that a high-status building stood nearby although the material was interpreted as having been brought in and re-used in some kind of oven on a lower-status site. The finds predominately dated to the 2<sup>nd</sup> century AD. The settlement is located at the northern extent of the Study Area.

- 4.3.5 Roman finds (7) and coins (4) were found in two locations at Barwell, 495m and 95m east of the Site respectively. A possible Roman field system (6) was identified near Barwell, 730m north-east of the Site.
- 4.3.6 Fourteen Roman finds are recorded in the PAS data, eleven of which are coins. The remaining three comprise a brooch, a bell and a knife handle.
- 4.3.7 The evidence suggests that a settlement existed in the vicinity of Brook Hill Farm, and there are numerous finds around the Barwell area. The Site sits within this landscape of Roman activity although any known settlement focus is not in close proximity to the Site.

#### **Early medieval and medieval periods**

- 4.3.8 The settlement of Hinckley is recorded within the Domesday Book of 1086 as being within the lands of Earl Aubrey of Coucy, in the hundred of Guthlaxton. Sixty-nine households are recorded with a mixture of villagers, freemen, smallholders, and slaves (Palmer & Powell-Smith 2024). The origin of the name 'Hinckley' is recorded as being a woodland relating to a man named Hinca or Hynca (Cox 2005). The Site is outside of the historic village core, but medieval remains are recorded within the Study Area.
- 4.3.9 A possible Anglo-Saxon sword pommel cap was found north of the Community Hospital (10), 225m north of the Site. Two early medieval objects are recorded by the PAS; a sword and a spindle whorl. The HER record for the sword pommel was created from the PAS report, and therefore only one sword is represented in the data.
- 4.3.10 A number of assets relate to the historic settlement core of Barwell (11) and medieval remains found around the village; a 12<sup>th</sup> century enclosure and probably field boundaries at Crabtree Road (9), linear features containing 12<sup>th</sup> and 13<sup>th</sup> century pottery at Ivens Farm (15), ditches at Ivens Farm (16), ditches and pottery at St Mary's Court (17), an L-shaped ditch (18), medieval pits and ditches near High Street (19), two medieval moated sites (20 & 22) and ponds (21 & 23). The closest to the Site are 18 and 20, 150m to the east. However, the HER states that these are only a possible moated site and enclosure. Medieval pottery has also been found from the area of the Roman site at Brook Hill Farm (12).
- 4.3.11 Ridge and furrow is recorded at Sunnyside Farm (24), just to the west of the Site.
- 4.3.12 The site of a gallows and human burials are known near Hangman's Hill (13 & 14). This was at the edge of the town of Hinckley, 650m to the south of the Site.
- 4.3.13 A further twenty-two medieval finds have been reported to the PAS comprising ten coins, a coin weight, two purses, a seal matrix, two keys, a bead, a strap end, two vessels, a pin and a mount.
- 4.3.14 Hinckley itself contains the scheduled remains of a motte and bailey castle dating to the 12<sup>th</sup> century. Hinckley Priory was established in the 11<sup>th</sup> or 12<sup>th</sup> century. The medieval core of the town is to the south of the Site, outside of the Study Area. A medieval settlement core is also recorded at Barwell. The Site sits between these two cores, with ridge and furrow nearby and slight traces within the site itself as shown in the lidar (plate 1). The Site sits within an active medieval landscape although is on the periphery of the settlements. The remains of the ridge and furrow indicates that the Site was most likely in agricultural use during the medieval period.

#### **Post-medieval and 19<sup>th</sup> century**

4.3.15 Hinckley went through a large expansion within the latter half of this period. Until the 17<sup>th</sup> century, the town remained relatively small and rural in nature, with a recorded population of approximately 1000 inhabitants. The development of the stocking frame, and its introduction to Hinckley in the 1640s, led to an explosion in the town's population. By the 19<sup>th</sup> century, the population of Hinckley was recorded as 5158 inhabitants (Hinckley & Bosworth Borough Council 2013).

4.3.16 The only listed building within the Study Area is the late 18<sup>th</sup> century Barwell House Farmhouse (1), located 350m north-east of the Site.

4.3.17 Eighteen non-designated heritage assets are recorded by the HER. The closest to the Site relates to a tablet which marks the site formerly occupied by Captain Shenton's Tree (26). This is the tree in which Captain John Shenton, an officer in the army of Charles I, hid to escape capture by soldiers of the parliamentary forces during Civil War c1646. This was located on Ashby Road, close to the southern portion of the Site.

4.3.18 The route of Ashby Road is recorded as the Turnpike from Hinckley to Tonge (27). The site of a now demolished field barn is recorded (33) within the area of ridge and furrow to the west of the Site. The location of an isolation hospital (38), first built as a house c1880 but used as a hospital from 1915, sits to the west of the Site just behind the current Hinckley & Bosworth Community Hospital.

4.3.19 A brickworks was found at Barwell consisting of brick arches, six arched flues and partially baked thin bricks (25), 960m east of the Site. Two other brickworks are recorded at Hinckley, one at Netherley Road (28) and one at Ashby Road (29). These are both towards the southern extent of the Study Area. The Hinckley Mineral Baths are located close by (30), as is a 19<sup>th</sup> century cemetery (39).

4.3.20 Other sites at Barwell include a demolished building at 87 High Street (31), a post-medieval windmill near Ivens Farm (32), one sherd of post-medieval pottery (34), the Co-operative Society Buildings on High Street (35), a shoe factory (36), a former Methodist Chapel on High Street (40), a well on Mill Street (42).

4.3.21 Bosworth House Farmhouse (37), built in the mid-19<sup>th</sup> century, is located 665m north of the Site, with the location of a windmill (41) a short distance to the west.

4.3.22 In addition, seven finds have been reported to the PAS. These include three silver coins, a silver brooch, a seal, a dress hook and a copper alloy saddle pommel.

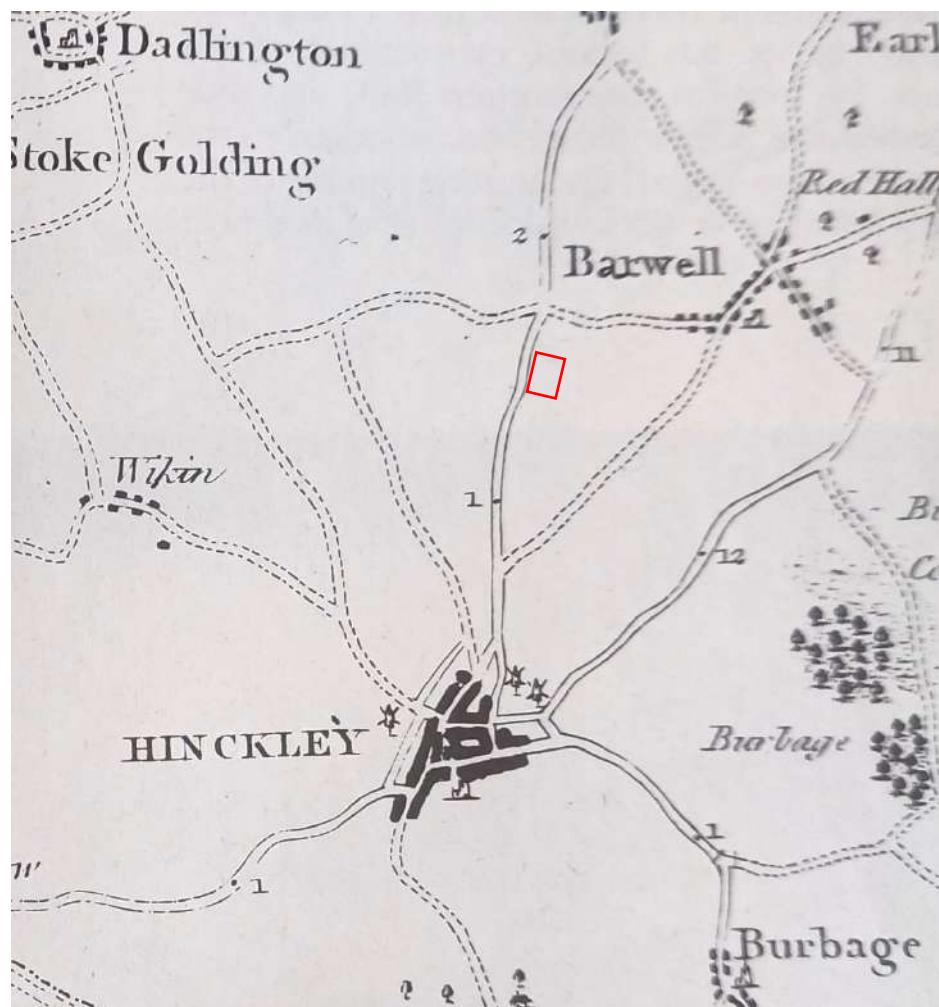


Plate 13 Prior's map of 1777. Approximate location of Site outlined in red.

- 4.3.23 John Prior's map of 1777 shows the Site along the Turnpike Road approximately 1.5 miles from Hinckley and to the south-west of Barwell (plate 13).
- 4.3.24 The OS drawing of 1814 shows the Site in an area of larger fields. There are no buildings shown within those fields and the Site appears to have continued in agricultural use (plate 14). The 1<sup>st</sup> edition OS map published in 1887 shows the Site as agricultural fields (plate 15). Captain Shenton's Tree is labelled on this map.

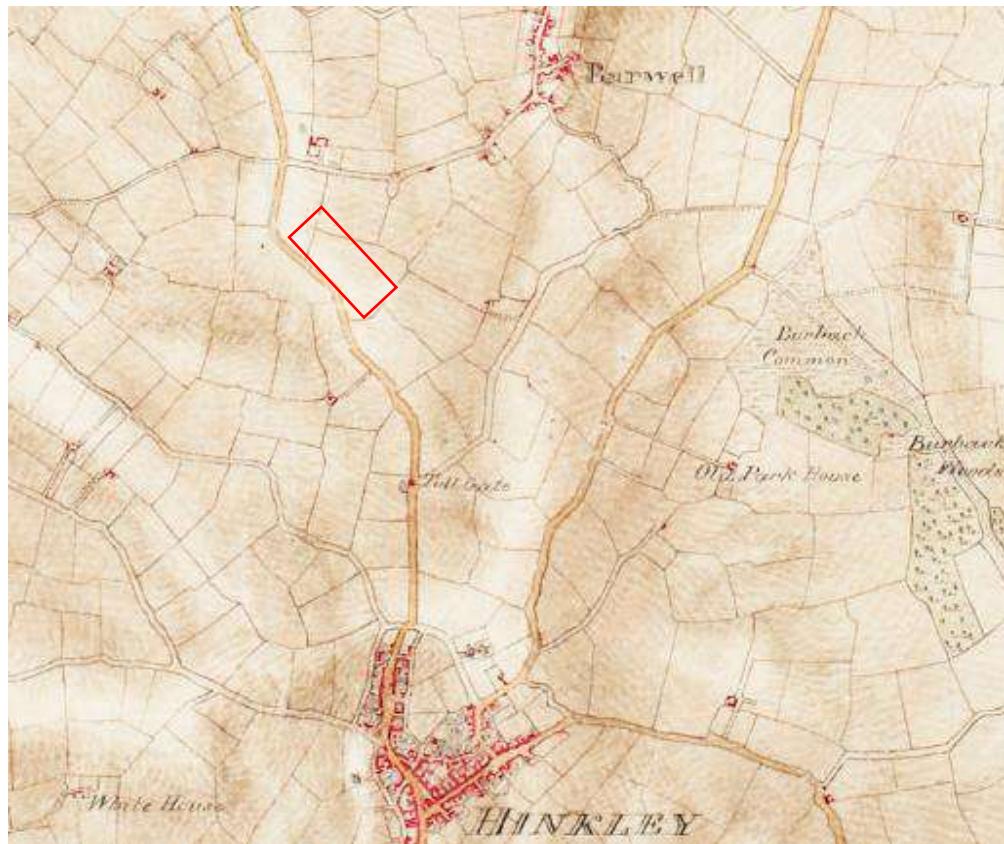


Plate 14 OS Surveyor's Drawing 1814 (OSD259). Indicative location of Site outlined in red.

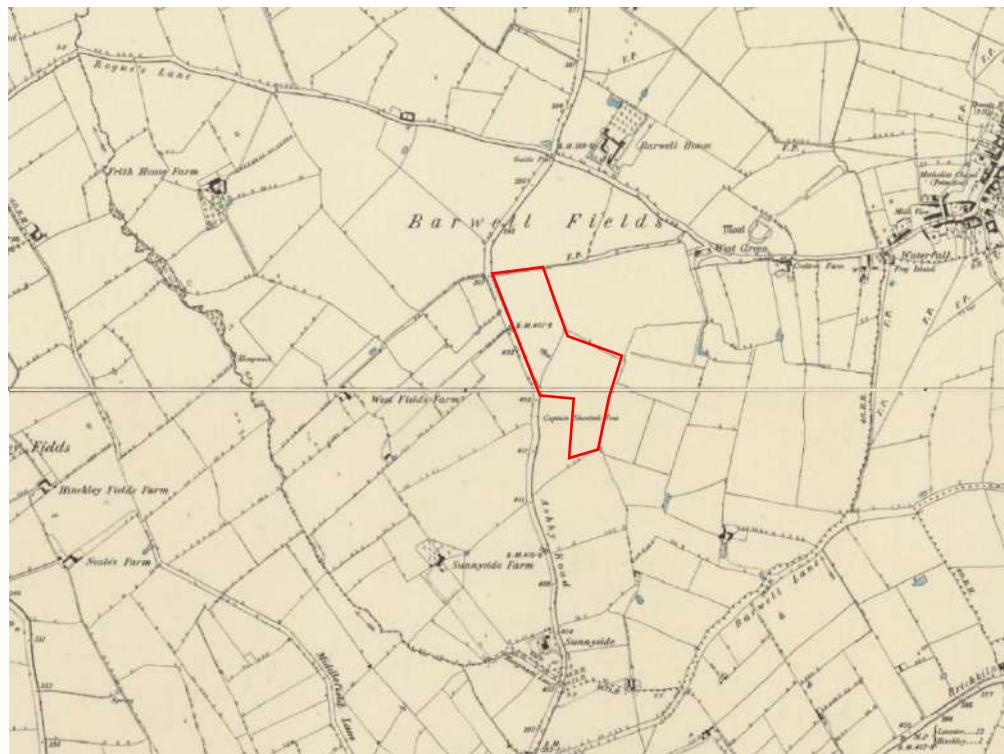


Plate 15 OS map published 1887 (6 inch to 1 mile). Indicative location of Site outlined in red.

### Modern period

4.3.25 The HER records four non-designated assets dating to the 20<sup>th</sup> century; the site of Hinckley Lido (43), Ashby Road Brickworks (44), the site of the Hinckley Dye Works (45) and Barwell Lane brickworks (46). These are all located in the southern portion of the Study Area in the built-up area of Hinckley.

4.3.26 The OS map published in 1947 shows no change to the configuration of the field boundaries and Captain Shenton's Tree is still labelled (plate 16). Development now stretches along both sides of Ashby Road and the isolation hospital sits to the west. The Site has continued as two fields in agricultural use to the present day, with the south-west corner cut out to accommodate the residential development fronting Ashby Road.

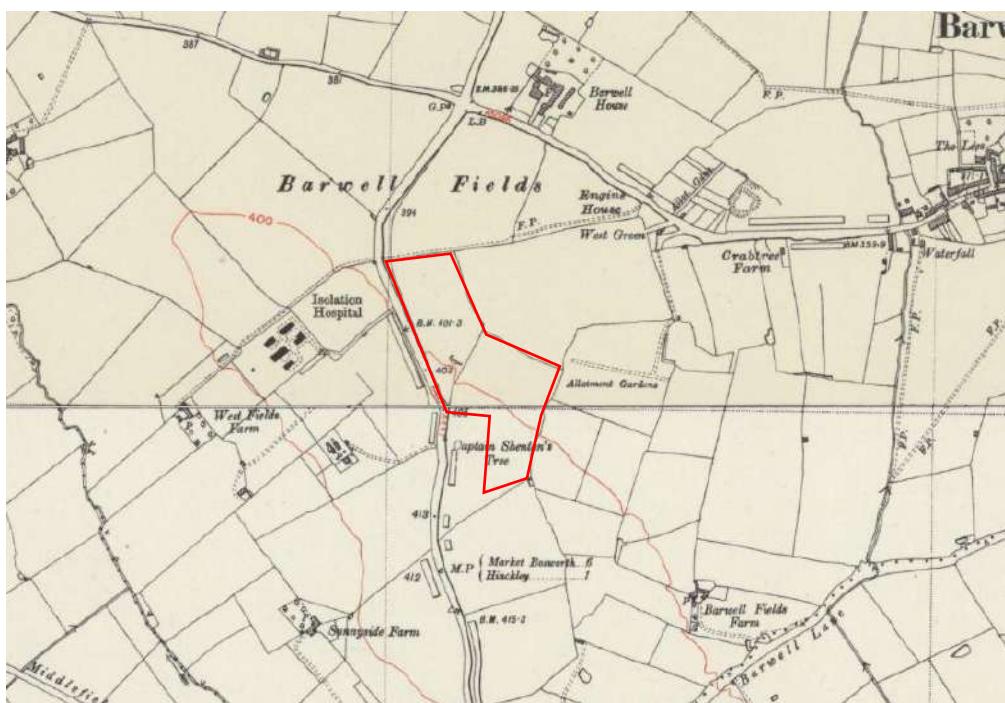


Plate 16 OS map 1947 (6 inch to 1 mile). Indicative location of Site outlined in red.

### Uncertain date

4.3.27 Seven undated non-designated assets are included within the HER data. These comprise an enclosure and possible enclosure near Barwell (47 & 48), curvilinear features at Odd House Farm (50), enclosures south-east of Brook Hill Farm (52), possible ring ditch cropmarks (51), the findspot of an iron blade (49) and undated kilns near Sunnyside Farm (53). Of these, the kilns are the closest to the Site, located within the area of ridge and furrow on the west side of Ashby Road. An undated copper alloy bead is also recorded in the PAS data.

## 5 DISCUSSION & CONCLUSIONS

### 5.1 Archaeological potential

- 5.1.1 Due to the lack of evidence in the vicinity of the Site, there is low potential for remains of Palaeolithic to Iron Age date. There is some indication of Iron Age activity towards Barwell although this is not in close proximity to the Site. Any isolated finds would be of local significance. There is also evidence for Romano-British occupation in the vicinity of Barwell and more finds have been recovered from the Study Area. The Site would have sat within the wider Roman landscape and there is low-moderate potential for Roman finds within the Site. Again, any isolated finds would be of local significance. There is the possibility for Roman agricultural remains which would be of local significance.
- 5.1.2 The Site is outside of the historic cores of both Hinckley and Barwell. The remains of ridge and furrow around the Site and the slight remains within its boundary (as shown by lidar) suggest that the Site was in agricultural use during the medieval period, and possibly in the early medieval period although evidence is generally lacking for this period. The consistent ploughing of the Site has already removed visible remains of ridge and furrow on the surface and therefore archaeological features have already been impacted. There is moderate potential for sub-surface remains of medieval agriculture to have survived which would be of local significance.
- 5.1.3 The Site continued as agricultural fields into the post-medieval period and onwards, with historic mapping showing no previous development. There is moderate to high potential for agricultural remains from the post-medieval period onwards and also for modern finds such as the CBM seen during the site visit. Such remains would be of negligible significance.

### 5.2 Potential development impacts

- 5.2.1 The proposed development consists of the construction of residential housing with associated access and landscaping which will require intrusive groundworks. This has potential for direct adverse impact on archaeological deposits within the Site. Such remains would most likely be agricultural in nature. Any surviving medieval or Roman finds would be of local significance. The later agricultural activity would be of negligible significance.
- 5.2.2 There will be no indirect impacts (ie impact on setting) on the nearby Grade II listed Barwell Farmhouse.

### 5.3 Conclusions and recommendations for further works

- 5.3.1 The Site generally has low potential for prehistoric archaeological remains and low-moderate potential for Romano-British remains. The Site sat within an active Romano-British landscape with a number of Roman period artefacts recovered from the Study Area. It appears to have been in agricultural use since at least the medieval period and possibly before, although consistent ploughing will have impacted earlier deposits. The northern field shows modern finds such as CBM on the surface, although this is not so evident in the southern field. It is considered that the Site contains remains of no more than local importance, but as these could relate to Roman or medieval agricultural remains, it is recommended that their presence is investigated through a geophysical survey in the first instance.

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## APPENDIX 1: HERITAGE ASSETS WITHIN THE STUDY AREA

Table 1: Designated heritage assets (locations shown on Figure 2)

Map no.	NHLE No.	Name	Designation
1	1361299	BARWELL HOUSE FARMHOUSE AND ATTACHED STABLE WING	Grade II Listed Building
2		Barwell A - High Street	Conservation Area

Table 2: Non-designated heritage assets (locations shown on Figure 3)

Map no.	HER ID	Name	Period
3	MLE15945	Late prehistoric round house, 19 St Mary's Court, Barwell	Bronze Age to Late Iron Age
4	MLE7933	Roman coins from Barwell Lane, Barwell	Roman
5	MLE9618	Roman burial south-east of Brook Hill Farm, Barwell	Roman
6	MLE20615	Possible evidence for Roman field system west of the Industrial Estate, Barwell	Roman
7	MLE28484	Roman finds, Crabtree Road, Barwell	Roman
8	MLE2822	Roman site, south-east of Brook Hill Farm, Barwell	Roman
9	MLE26653	C12th enclosure, linear and pit, Crabtree Road, Barwell	Early Anglo Saxon to Late Medieval
10	MLE24947	Possible Anglo-Saxon sword pommel cap from north of Community Hospital, Hinckley	Early Anglo Saxon to Middle Anglo Saxon
11	MLE2821	Historic settlement core of Barwell	Early Medieval to Late Post-medieval
12	MLE17676	Medieval pottery from east of Brook Hill Farm, Barwell	Medieval
13	MLE2872	Human burials near Hangmans Lane, Hinckley	Medieval
14	MLE2873	Site of gallows, near Hangmans Lane, Hinckley	Medieval
15	MLE10020	Medieval remains, Ivens Farm, Barwell	Medieval
16	MLE10661	Medieval ditches at Ivens Farm, Barwell	Medieval
17	MLE15947	Medieval remains, 19 St Mary's Court, Barwell	Medieval
18	MLE27123	Possible medieval enclosure, west of moated site, Hinckley Road, Barwell	Medieval
19	MLE27286	Medieval pits and ditches south of 83, High Street, Barwell	Medieval
20	MLE2804	Possible medieval moated site, Hinckley Road, Barwell	Medieval
21	MLE2805	Pond, north-west of Barwell Fields Farm, Hinckley	Medieval
22	MLE2818	Medieval moated site rear of 74, Hinckley Road, Barwell	Medieval
23	MLE2819	Fishpond adjacent to moated site, Barwell	Medieval
24	MLE28896	Medieval ridge and furrow earthworks, Sunnyside Farm, Hinckley	Medieval

25	MLE2803	Post-medieval brickworks, Barwell Lane, Barwell	Early Post-medieval
26	MLE20658	Memorial to Captain Shenton's Tree, Hinckley	Early Post-medieval to World War II
27	MLE20915	Turnpike Road, Hinckley to Tonge, Ibstock to Measham	Late Post-medieval
28	MLE21431	Brickworks, Netherley Road, Hinckley	Late Post-medieval
29	MLE21432	Brickworks, Ashby Road, Hinckley	Late Post-medieval
30	MLE21434	Hinckley Mineral Baths, Ashby Road, Hinckley	Late Post-medieval
31	MLE27709	Site of 87, High Street, Barwell	Late Post-medieval to 21st Century
32	MLE2806	Post-medieval windmill west of Ivens Farm, Barwell	Late Post-medieval to Early 20th Century
33	MLE28898	Site of field barn, south-west of Sunnyside Farm, Hinckley	Late Post-medieval to Early 20th Century
34	MLE20183	Post-medieval pottery at Hinckley Road, Barwell	Late Post-medieval to Mid 20th Century
35	MLE16266	Co-operative Society Buildings, High Street, Barwell	Late Post-medieval to Modern
36	MLE17903	Shoe factory, Goose Lane/Mill Street, Barwell	Late Post-medieval to Modern
37	MLE20565	Bosworth House Farmhouse, barn and associated buildings, Barwell	Late Post-medieval to Modern
38	MLE20659	Isolation Hospital, Sunnyside Hospital, Hinckley	Late Post-medieval to Modern
39	MLE21436	C19th cemetery, Ashby Road, Hinckley	Late Post-medieval to Modern
40	MLE22264	Former Primitive Methodist Chapel, 134, High Street, Barwell	Late Post-medieval to Modern
41	MLE2814	Post-medieval windmill, Mill Close & Mill Meadow, Barwell	Post-medieval
42	MLE10090	Post-medieval remains, 22 Mill Street, Barwell	Post-medieval
43	MLE29511	Site of Hinckley Lido, Netherley Road, Hinckley	Mid 20th Century to World War II
44	MLE21435	Ashby Road brickworks, Hinckley	Modern to Early 20th Century
45	MLE29379	Site of the Hinckley Dye Works, Ashby Road, Hinckley	Early 20th Century to Late 20th Century
46	MLE21433	Barwell Lane brickworks, Hinckley	Modern to Mid 20th Century
47	MLE19850	Enclosure north-west of Bosworth House Farm, Barwell	Undated
48	MLE2801	Possible enclosure cropmark north of The White House, Barwell	Undated

49	MLE8287	Iron blade, Saville Road, Hinckley	Unknown
50	MLE17610	Curvilinear features south of Odd House Farm, Barwell	Unknown
51	MLE17946	Possible ring ditch cropmarks, Hinckley Northern Perimeter Road, Barwell	Unknown
52	MLE19849	Enclosure south-east of Brook Hill Farm, Barwell	Unknown
53	MLE28897	Possible undated kilns, north of Sunnyside Farm, Hinckley	Unknown

Table 3: Archaeological events (locations shown on Figure 4)

Map no.	HER ID	Name	Date
54	ELE12119	2019 historic building survey, 87, High Street, Barwell, Leicestershire	Jun-19
55	ELE6274	1995 watching brief undertaken during the construction of the Hinckley Northern Perimeter Road stages 11 and 12	July/August 1995
56	ELE8673	2011 desk-based assessment, Earl Shilton to Hinckley Pipeline	Dec-11
57	ELE8716	2013 desk-based assessment: sewerage pipeline from Barwell Pumping Station to Hinckley Waste Water Treatment Works	May-13
58	ELE10473	2017 trial trenching, land south-east of Barwell Lane and Harwood Drive, Hinckley	May-17
59	ELE11598	2021 trial trenching, Crabtree Farm, Barwell, Leicestershire	Feb-21
60	ELE11887	2021 strip, map and sample excavation, paddock south of Hinckley Road, Barwell, Leicestershire	Jun-21
61	ELE11927	2022 geophysical survey, land north of Normandy Way, Hinckley, Leicestershire	Jan/Feb 2022
62	ELE11958	2022 trial trenching, 87, High Street, Barwell, Leicestershire	Nov-21
63	ELE11990	2022 trial trenching, Normandy Way, Hinckley, Leicestershire	September/October 2022
64	ELE12168	2022 watching brief, 87, High Street, Barwell, Leicestershire	Sep-22
65	ELE12269	2023 strip, map and sample excavation, Crabtree Farm, Hinckley Road, Barwell, Leicestershire	Jun-23
66	ELE12334	2022 geophysical survey, land north of A47 Normandy Way and west of A447 Ashby Road, Hinckley, Leicestershire	January/February 2021
67	ELE4208	2004 watching brief during groundworks at Ivens Farm, Barwell	Nov-04
68	ELE4297	2006 desk-based assessment for land on 19, St Mary's Court, Barwell	Jan-06
69	ELE4445	2006 trial trenching and excavation at 19, St Mary's Court, Barwell	Mar-06

<b>70</b>	ELE4627	2005 buildings and archaeology assessment for 104-112, High Street, Barwell	Nov-05
<b>71</b>	ELE5788	2008 strip, map and record project at 116, High Street, Barwell	Sep-08
<b>72</b>	ELE5820	1993 assessment of the Hinckley Northern Perimeter Road Stages 11 & 12, Barwell	Mar-93
<b>73</b>	ELE5832	2003 trial trenching at Ivens Farm, Barwell, Leicestershire	September/October 2003
<b>74</b>	ELE5835	2003 watching brief at Barwell Tyre Centre, 22, Mill Street, Barwell, Leicestershire	Dec-03
<b>75</b>	ELE6012	2009 geophysical survey, Barwell (defective combined sewer), Rogues Lane, Ashby Road to Barwell	Nov-09
<b>76</b>	ELE6784	2009 trial trenching on land adjacent to Hinckley Road, Barwell	Dec 2009 - Feb 2010
<b>77</b>	ELE6785	2009 watching brief on land adjacent to Hinckley Road, Barwell	Dec 2009 - Feb 2010
<b>78</b>	ELE6786	2009 earthwork survey on land adjacent to Hinckley Road, Barwell	Dec 2009 - Feb 2010
<b>79</b>	ELE7725	2012 desk-based assessment, Barwell West	Mar-12
<b>80</b>	ELE8024	2011 assessment of land designated for a proposed new cemetery site: Barwell	Jun-11
<b>81</b>	ELE8446	2011 trial trenching, Barwell West	Nov-Dec 2011
<b>82</b>	ELE8447	2002 fieldwalking, north of Green Lane, Barwell	Aug-02
<b>83</b>	ELE894	1995 fieldwalking, Green Lane Field, Barwell	1995

## APPENDIX 2: NATIONAL & LOCAL PLANNING POLICY

Table 5: National planning policy

Title	Content
<b>Ancient Monuments and Archaeological Areas Act 1979 (as amended)</b>	Scheduled Monuments and Archaeological Areas of Importance (AAIs or their equivalent) are afforded statutory protection and the consent of the Secretary of State (DCMS), as advised by English Heritage [Historic England], is required for any works.
<b>Planning (Listed Buildings and Conservation Areas) Act (1990)</b>	<p>The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (that is those buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance).</p> <p>A Listed Building may not be demolished or altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted.</p> <p>There are three grades of listed building (in descending order):</p> <ul style="list-style-type: none"> <li>• Grade I: buildings of exceptional interest;</li> <li>• Grade II*: particularly important buildings of more than special interest; and</li> <li>• Grade II: buildings of special interest, warranting every effort to preserve them.</li> </ul>
<b>NPPF Chapter 16, Paragraph 202</b>	Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
<b>NPPF Chapter 16, Paragraph 203</b>	<p>Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:</p> <ol style="list-style-type: none"> <li>a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;</li> <li>b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;</li> <li>c) the desirability of new development making a positive contribution to local character and distinctiveness; and</li> <li>d) opportunities to draw on the contribution made by the historic environment to the character of a place.</li> </ol>
<b>NPPF Chapter 16, Paragraph 204</b>	When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
<b>NPPF Chapter 16, Paragraph 205</b>	<p>Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:</p> <ol style="list-style-type: none"> <li>a) assess the significance of heritage assets and the contribution they make to their environment; and</li> <li>b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.</li> </ol>

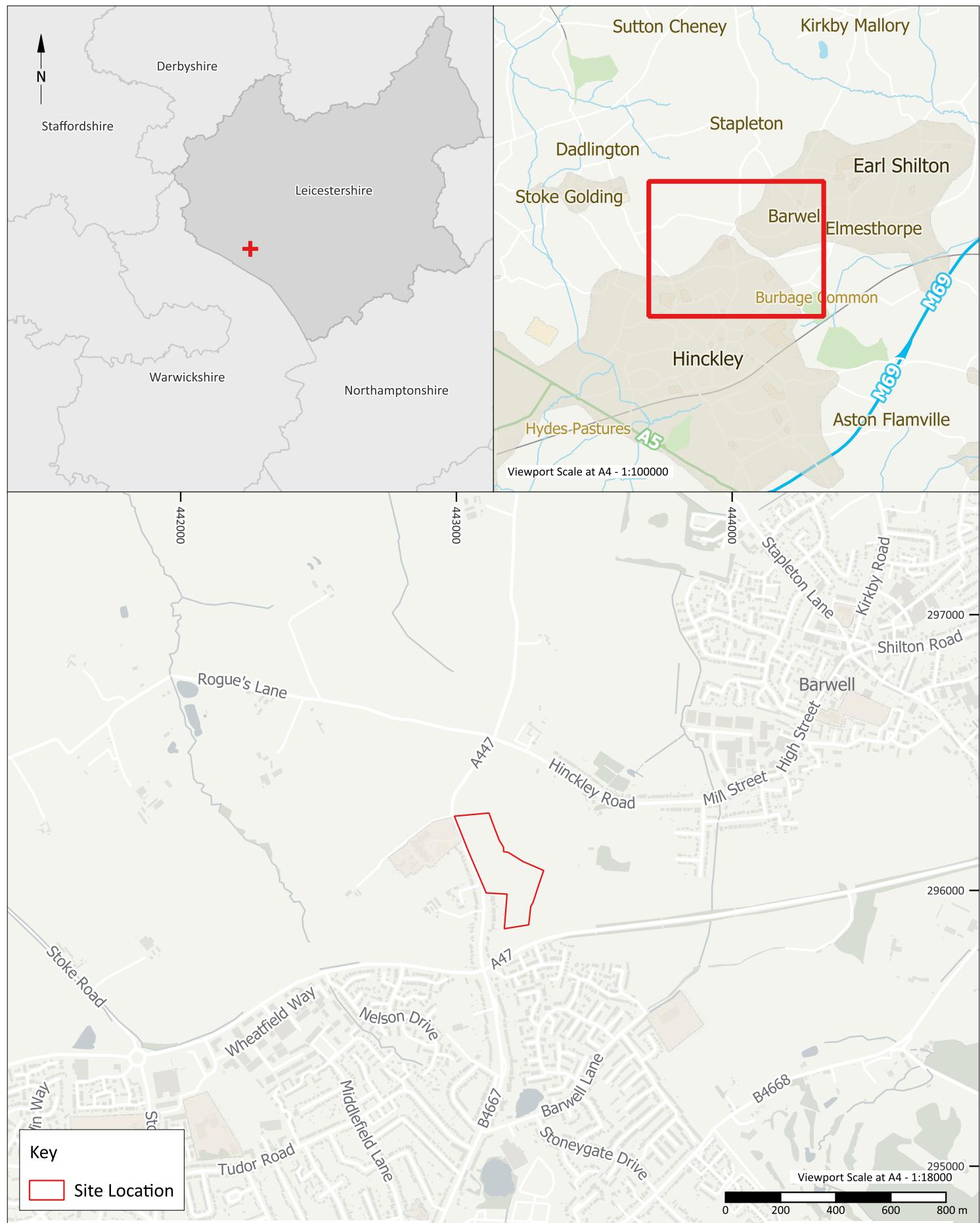
<b>NPPF Chapter 16, Paragraph 206</b>	Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.
<b>NPPF Chapter 16, Paragraph 207</b>	In determining applications, local planning authorities should 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
<b>NPPF Chapter 16, Paragraph 208</b>	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
<b>NPPF Chapter 16, Paragraph 209</b>	Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
<b>NPPF Chapter 16, Paragraph 210</b>	In determining applications, local planning authorities should take account of: <ul style="list-style-type: none"> <li>a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</li> <li>c) the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul>
<b>NPPF Chapter 16, Paragraph 211</b>	In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.
<b>NPPF Chapter 16, Paragraph 212</b>	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.
<b>NPPF Chapter 16, Paragraph 213</b>	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: <ul style="list-style-type: none"> <li>a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;</li> <li>b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.</li> </ul>
<b>NPPF Chapter 16, Paragraph 214</b>	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial

	<p>harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:</p> <ul style="list-style-type: none"> <li>a) the nature of the heritage asset prevents all reasonable uses of the site; and</li> <li>b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</li> <li>c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and</li> <li>d) the harm or loss is outweighed by the benefit of bringing the site back into use.</li> </ul>
<b>NPPF Chapter 16, Paragraph 215</b>	<p>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.</p>
<b>NPPF Chapter 16, Paragraph 216</b>	<p>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.</p>
<b>NPPF Chapter 16, Paragraph 217</b>	<p>Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.</p>
<b>NPPF Chapter 16, Paragraph 218</b>	<p>Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible<sup>64</sup>. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.</p>
<b>NPPF Chapter 16, Paragraph 219</b>	<p>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.</p>
<b>NPPF Chapter 16, Paragraph 220</b>	<p>Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.</p>
<b>NPPF Chapter 16, Paragraph 221</b>	<p>Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.</p>

Table 6: Local planning policy

Title	Content
<b>Hinckley &amp; Bosworth Local Plan: Core Strategy (adopted 2009)</b>	<p>Spatial Objective 10: Natural Environment and Cultural Assets:</p> <p>To deliver a linked network of green infrastructure, enhancing and protecting the borough's distinctive landscapes, woodlands, geology, archaeological heritage and biodiversity and encourage its understanding, appreciation, maintenance and development.</p>
<b>Hinckley &amp; Bosworth Local Plan: Core Strategy: Environment (adopted 2009)</b>	<p>Spatial Objective 11: Built Environment and Townscape Character</p> <p>To safeguard, enhance and where necessary regenerate the borough's distinctive built environment including its wider setting particularly that associated with Conservation Areas, Listed Buildings and historic industries.</p>
<b>Hinckley &amp; Bosworth Local Plan: Heritage Strategy (2018-2023)</b>	<p>The Heritage Strategy provides a vision and key aims and objectives for the borough's heritage. It is supported by a detailed Background and Action Plan document which reviews the national and local heritage context, summarises key issues and challenges for the heritage sector and service delivery before setting out detailed actions and initiatives to achieve the aims and objectives of the strategy.</p>
<b>Hinckley &amp; Bosworth Local Plan: Heritage Strategy (2018-2023) key aims &amp; objectives</b>	<p>1: Increase understanding and awareness of heritage with improved accessibility:</p> <ul style="list-style-type: none"> <li>• To ensure information on heritage assets is up-to-date, accurate and accessible</li> <li>• To increase accessibility to the historic environment</li> </ul> <p>2: Implement positive action to manage and enhance heritage:</p> <ul style="list-style-type: none"> <li>• To ensure conservation areas are adequately protected and thoroughly understood</li> <li>• To develop and adopt a list of local heritage assets</li> <li>• To support and promote the development of characterisation studies</li> <li>• To maximise opportunities to deliver heritage-led regeneration projects</li> <li>• To implement high quality public realm improvements</li> <li>• To regularly review planning policy relating to heritage matters to ensure the tools are available to guide decision taking</li> <li>• To provide pro-active enforcement to secure improvements to the historic environment</li> <li>• To address heritage at risk through appropriate management techniques</li> <li>• To maximise funding opportunities for heritage projects and delivery of enhancements to the historic environment</li> </ul> <p>3: Ensure a partnership approach to care for our heritage</p> <p>4: The promotion and enjoyment of heritage:</p> <ul style="list-style-type: none"> <li>• To support the discovery and exploration of heritage</li> <li>• To advertise best practice in dealing with heritage</li> <li>• To celebrate and promote achievement in the historic environment</li> </ul>
<b>Hinckley &amp; Bosworth Local Plan (2001): saved policies</b>	<p>BE13: Initial assessment of sites of archaeological interest and potential</p> <p>BE14: Archaeological field evaluation of sites</p> <p>BE15: Preservation of archaeological remains in situ</p> <p>BE16: Archaeological investigation and recording</p> <p>[No details of the content of these policies could be found in the documents available on the HB Borough Council website]</p>

## FIGURES



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Illustrator: Lorraine Horsley



Figure 01 - Location Map  
Land at Ashby Road, Hinckley

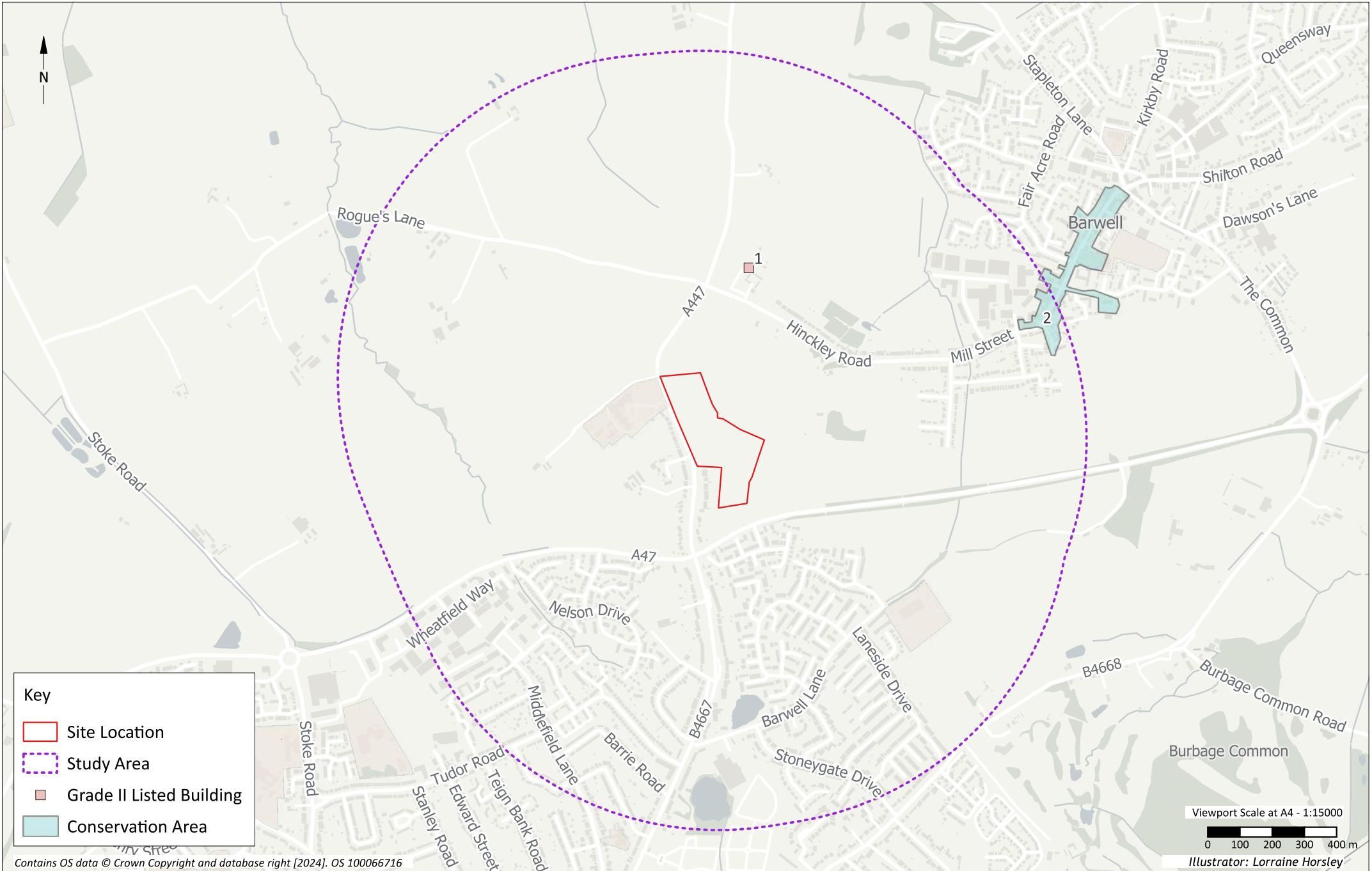


Figure 02 - Designated Heritage Assets within the Study Area  
Land at Ashby Road, Hinckley

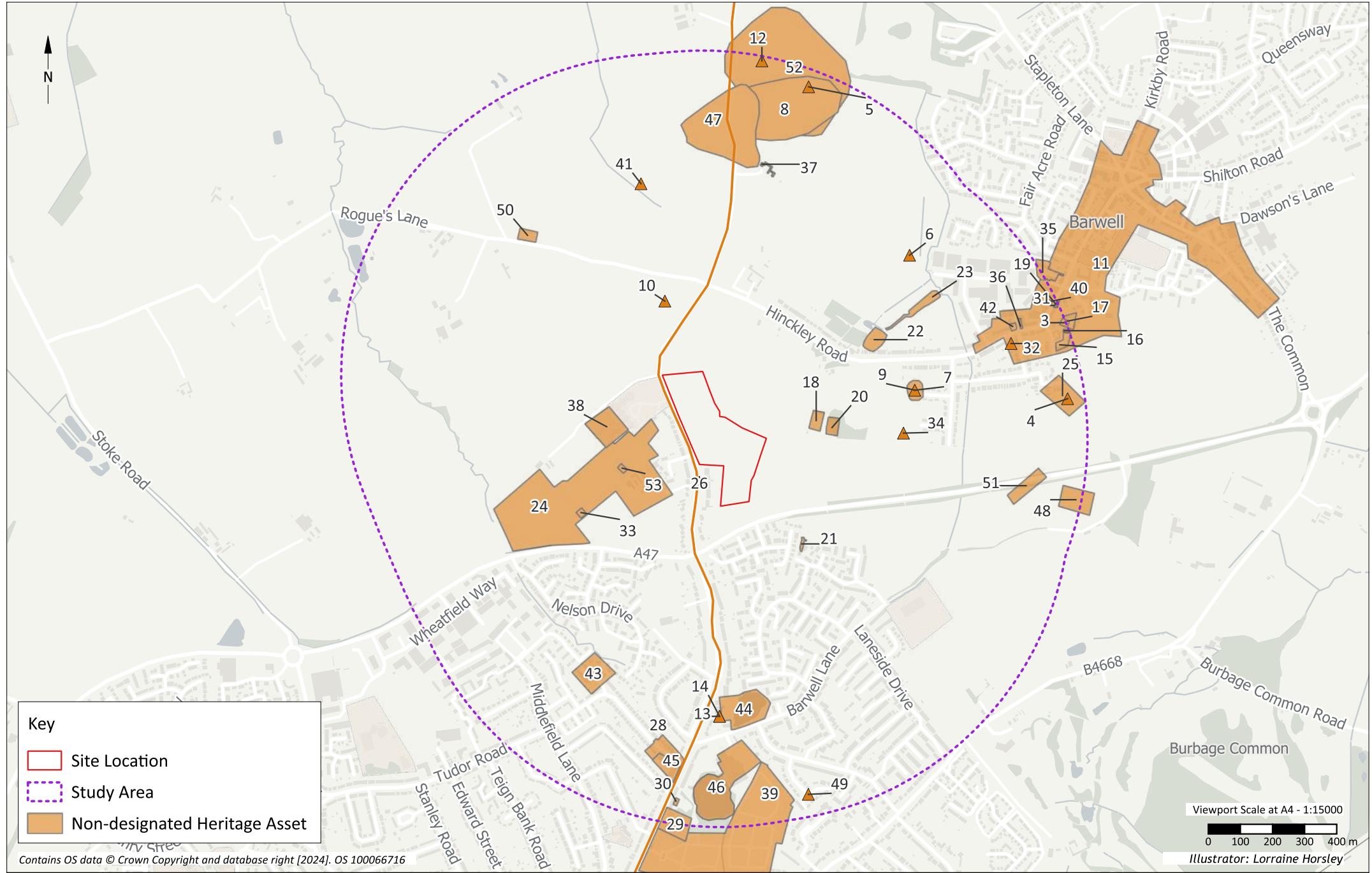


Figure 03 - Non-designated Heritage Assets within the Study Area  
Land at Ashby Road, Hinckley

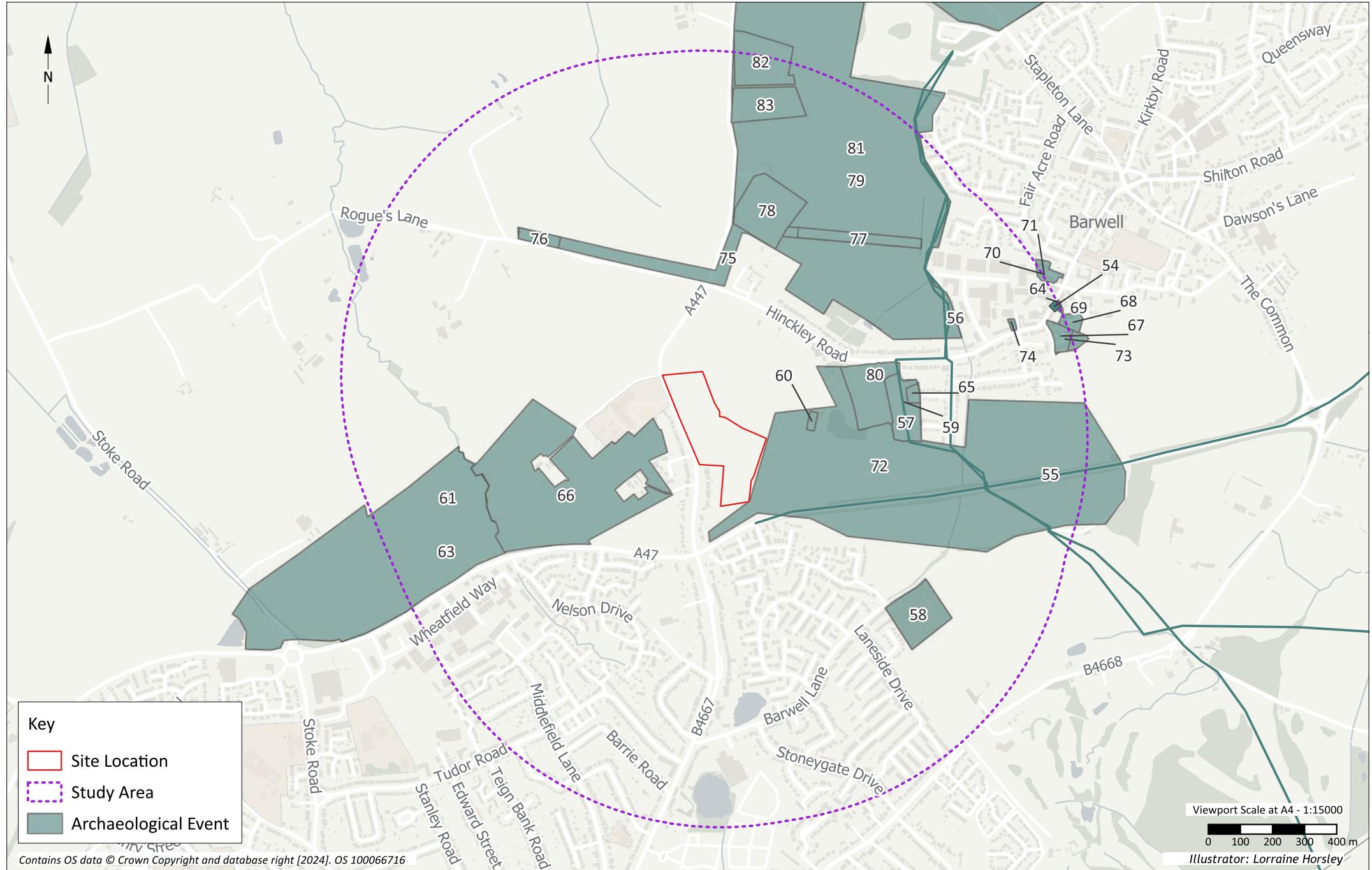


Figure 04 - Archaeological Events within the Study Area  
Land at Ashby Road, Hinckley



Figure 05 Illustrative Layout  
Land at Ashby Road, Hinckley

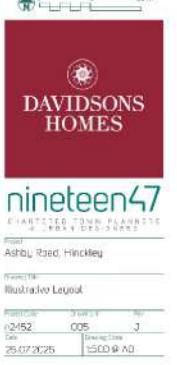


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