



# Part of Shakespeare Martineau

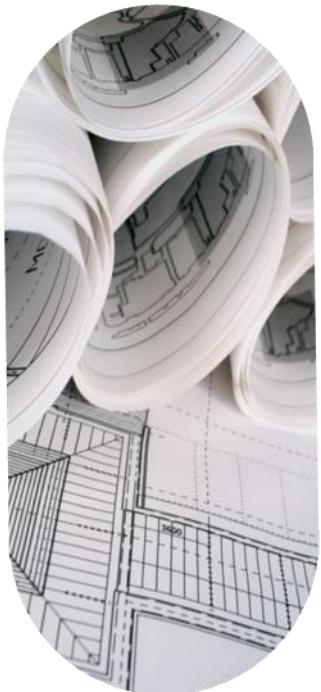
**PEVERIL HOMES LIMITED**

**LAND NORTH OF HUNTS LANE, DESFORD**

**HERITAGE IMPACT ASSESSMENT**

**1326407.9**

**November 2025**





## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY.....</b>	<b>4</b>
<b>1 INTRODUCTION.....</b>	<b>5</b>
PROJECT BACKGROUND.....	5
THE SITE .....	5
PROPOSED WORKS.....	9
SCOPE OF STUDY.....	10
PLANNING CONTEXT.....	11
RELEVANT PLANNING HISTORY.....	11
<b>2 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT .....</b>	<b>13</b>
PREVIOUS ARCHAEOLOGICAL INTERVENTIONS .....	13
PREHISTORIC .....	16
ROMAN .....	17
MEDIEVAL .....	18
POST-MEDIEVAL .....	20
19 <sup>TH</sup> CENTURY TO PRESENT.....	21
UNDATED.....	25
<b>3 OTHER STUDIES .....</b>	<b>26</b>
LiDAR.....	26
<b>4 IMPACT ASSESSMENT.....</b>	<b>27</b>
SCOPE OF ASSESSMENT .....	27
DIRECT IMPACTS .....	27
INDIRECT IMPACTS .....	30
DESFORD CONSERVATION AREA.....	33
<b>5 CONCLUSION.....</b>	<b>36</b>
<b>6 REFERENCES .....</b>	<b>37</b>
MAPPING .....	38
<b>APPENDICES.....</b>	<b>39</b>
APPENDIX 1: ASSESSMENT METHODOLOGY .....	39
APPENDIX 2: PLANNING POLICY.....	42
APPENDIX 3: HISTORIC ENVIRONMENT RESOURCE .....	52



## FIGURES

FIGURE 1: SITE LOCATION .....	6
FIGURE 2: HISTORIC LANDSCAPE CHARACTERISATION .....	9
FIGURE 3: ILLUSTRATIVE MASTERPLAN.....	10
FIGURE 4: EVENTS RECORDED WITHIN 1000M STUDY AREA.....	15
FIGURE 5: 1845 TITHE MAP. INDICATIVE SITE LOCATION CIRCLED IN RED .....	22
FIGURE 6: 1885 1 <sup>ST</sup> EDITION ORDNANCE SURVEY MAP. INDICATIVE SITE LOCATION OUTLINE IN RED.....	23
FIGURE 7: 1955 OS MAP. INDICATIVE SITE LOCATION OUTLINE IN RED.....	24
FIGURE 8: 2025 OS MAP. INDICATIVE SITE LOCATION OUTLINE IN RED.....	25
FIGURE 9: LIDAR ANALYSIS.....	26
FIGURE 10: BUILT HERITAGE ASSETS WITHIN THE SITE AND 1KM SEARCH AREA .....	32
FIGURE 11: DESFORD CONSERVATION AREA .....	33
FIGURE 12: MAP OF SITE ALLOCATION WITHIN THE HINCKLEY & BOSWORTH BOROUGH COUNCIL'S SHELAA 2024 OVERVIEW MAPS.....	51
FIGURE 13: BUILT HERITAGE ASSETS WITHIN 1KM OF THE SITE .....	60
FIGURE 14: MONUMENTS RECORDED IN LRHER .....	61
FIGURE 15: EVENTS RECORDED IN LRHER.....	62

## TABLES

TABLE 1: RELEVANT PLANNING APPLICATIONS PERTAINING TO SITE.....	12
TABLE 2: EVENTS RELEVANT TO THE PROPOSED DEVELOPMENT .....	15
TABLE 3: LIKELIHOOD AND NATURE OF HUMAN ACTIVITY WITHIN THE SITE .....	28
TABLE 4: HERITAGE ASSETS WITHIN 1KM SEARCH AREA .....	31
TABLE 5: NATIONAL LEGISLATION RELEVANT TO THE PROPOSED DEVELOPMENT .....	43
TABLE 6: NATIONAL POLICY RELEVANT TO THE PROPOSED DEVELOPMENT, NATIONAL PLANNING POLICY FRAMEWORK (NPPF), (PUBLISHED 2012, UPDATED 2025) .....	46
TABLE 7: POLICIES RELEVANT TO THE HISTORIC ENVIRONMENT AND SITE TAKEN FROM THE HINCKLEY & BOSWORTH BOROUGH COUNCIL CONSULTATION DRAFT PLAN REGULATION 18 (PUBLISHED JUNE 2021)..	49
TABLE 8: POLICIES RELEVANT TO THE HISTORIC ENVIRONMENT AND SITE TAKEN FROM THE DESFORD NEIGHBOURHOOD PLAN 2018 – 2036 (MADE MAY 2021) .....	50



## EXECUTIVE SUMMARY

This Heritage Impact Assessment (including Archaeological Desk-Based Assessment and Built Heritage Assessment) has been prepared by Marrons on behalf of Peveril Homes Limited. It provides an assessment of the heritage considerations associated with the proposed residential development of Land North of Hunts Lane, Desford, Leicestershire.

This assessment has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) and the Council's Development Plan in relation to heritage. It identifies heritage assets sensitive to the proposed development, provides an assessment of their heritage significance and considers the nature of any impact, as well as addressing the archaeological potential of the Site.

There are no designated heritage assets within the Site. It has been established that the proposed development of the Site will not cause harm to the significance of any designated or non-designated built heritage asset through changes within their settings. The proposed development is therefore in accordance with the statutory legislation and consistent with national and local policy in relation to built heritage.

There is a high potential to impact upon remains of up to a local level of archaeological interest, associated with Medieval and later agricultural activity.

Due to the limited evidence of Prehistoric and Roman activity across the study area, development of the Site is unlikely to impact upon Prehistoric or Roman archaeological remains.

A geophysical survey has been being undertaken, however the results are outstanding at the time of writing this report.

The results of the geophysical survey, and the conclusions of this report, should inform the need, timing and scope of any potential further archaeological evaluation of the Site.



# 1 INTRODUCTION

## PROJECT BACKGROUND

- 1.1 Marrons were commissioned by Peveril Homes Limited to compile a Heritage Impact Assessment to accompany an application for outline planning permission for proposed development at Land North of Hunts Lane, Desford, Leicestershire, henceforth referred to as “the Site” (Figure 1).
- 1.2 The Site is centred on National Grid Reference SK 47219 03563.
- 1.3 The authors of this report are Aimee Hudson-Brown BA(Hons) MA, Assistant Heritage Planner and Tom Linington BA, MCIfA, Principal Heritage Planner. This report was reviewed and verified by Hannah Hamilton-Rutter BA(Hons) MA, PGDip, IHBC, Heritage Partner.
- 1.4 This assessment considers the known and potential built and archaeological historic environment resources within the Site and its environs and any potential impacts which may be imposed upon it by the proposed development. For a full assessment methodology, please see Appendix 1: Assessment Methodology.

## THE SITE

### LOCATION

- 1.5 The Site lies at the north-western edge of the village of Desford, in the Hinckley and Bosworth district of Leicestershire. The Site principally comprises the southern area of a large irregularly shaped field, in addition to land along the eastern boundary and the north-eastern corner.
- 1.6 The Site is bound to the south by a roundabout, with Hunts Lane forming the southwestern Site boundary, and Newbold Road forming the southeastern Site boundary. The Site is partially bound to the west by Desford Cemetery, and by residential development to the southeast, with a group of trees situated to the north of the residential development. The northern and eastern elements of the Site are bound by adjacent agricultural land; the boundaries within the field parcel are not demarcated on the ground.
- 1.7 The Site lies ca. 2.45km southeast of Newbold Verdon, ca. 1.9km southwest of Newtown Unthank, and ca. 2.35km north-northeast of Peckleton.

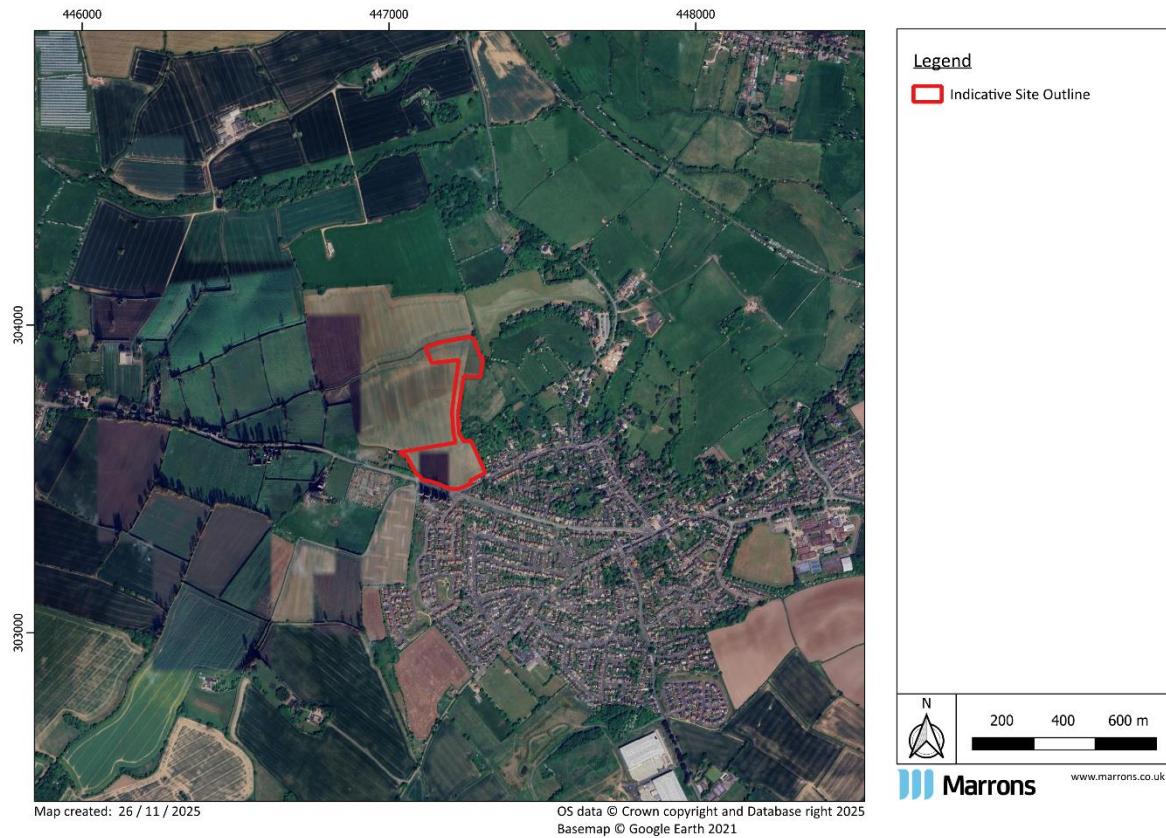


Figure 1: Site Location

## GEOLOGY

- 1.8 The geology of the Site comprises Edwalton Member – Mudstone, which is a sedimentary bedrock formed between 237 and 228.4 million years ago during the Triassic period (British Geological Survey, n.d.).
- 1.9 The western section of the Site is overlain by the superficial deposit Glaciofluvial Deposits, Mid Pleistocene – Sand and gravel, which was formed between 860 and 116 thousand years ago during the Quaternary period. There are no superficial deposits within the eastern section of the Site (British Geological Survey, n.d.)
- 1.10 The soil across the entire Site is mapped as seasonally wet, slowly permeable slightly acidic, rich, loamy and clayey, and is moderately fertile (Soilscape 18). It is most suited to grass production for dairy or beef and some cereal production for feed (LandIS, n.d.).

## CHARACTERISATION

### National Landscape Character Area

- 1.11 The Site is located wholly within National Landscape Character Area 94: Leicestershire Vales. The below summary and key characteristics are extracted from the National Landscape Character Area 94 Profile produced by Natural England (Natural England, 2014):



## Overview

*This National Character Area (NCA) extends from Hinckley in the west to Leicester in the north-east. It stretches southwards to Market Harborough and Lutterworth. It shares characteristics with the neighbouring Northamptonshire Vales NCA.*

*This is a large, relatively open, uniform landscape. Composed of low-lying clay vales, it is interrupted by varied river valleys. Settlements are visually dominant. Views to surrounding higher ground define the sense of place. The city of Leicester dominates the north-eastern corner of the NCA.*

*There are larger towns at Market Harborough, Lutterworth and Hinckley. Many attractive small towns, villages and buildings are of historic interest. The north of the area lacks tranquillity due to the amount of settlement. The south of the area has a more rural feel, with a mix of arable and pastoral farmland.*

*Country houses, parkland, waterside trees and meadows are common. The area is rich in historic character, with surviving examples of ridge and furrow. There are many features and sites of historic interest. The site of the Battle of Bosworth is near the village of Sutton Cheney. The location where the Wars of the Roses ended, it is of national importance. The site attracts many thousands of visitors each year.*

*Major road networks traverse the area, including the M1 and the M69. The A6 and the A5 roads both have ancient origins.*

*Most of the ecosystem services within this NCA have local benefits. The river valleys provide regional benefits for water flow and water quality. The River Soar and its tributaries are important for these services.*

*The growth of the city of Leicester and many smaller towns has an impact on more rural areas. On the other hand, development can raise design standards and strengthen sense of place. It can also improve links between habitats and provide green infrastructure.*

## Key Characteristics:

- *An open landscape of gentle clay ridges and valleys underlain by Mercia Mudstone and Lias groups bedrock but with an extensive cover of superficial deposits occasionally giving rise to moderately steep scarp slopes. There is an overall visual uniformity to the landscape and settlement pattern.*
- *Land use characterised by a mixture of pasture and arable agriculture that has developed on the neutral clay soils.*
- *Distinctive river valley of the Soar and Swift, with flat flood plains and gravel terraces together with tributaries including the Sence. Riverside meadows and waterside trees and shrubs are common, along with waterbodies resulting from gravel extraction.*
- *Woodland character derived largely from spinneys and copses on the ridges and the more undulating land and from waterside and hedgerow trees and hedgerows. The density, height and pattern of hedgerows varies throughout.*
- *Diverse levels of tranquillity associated with contrasts between busy urban areas and some deeply rural parts. Large settlements dominate the open character of the*



*landscape. Leicester, Lutterworth, Hinckley and Market Harborough and related infrastructure, including major roads, are often visually dominant.*

- *Frequent small towns and large villages often characterised by red brick buildings and attractive stone buildings in older village centres and eastern towns and villages. Frequent, imposing spired churches are also characteristic, together with fine examples of individual historic buildings.*
- *Rich and varied historic landscape, with the nationally important Bosworth Battlefield near Sutton Cheney, prominent historic parklands and country houses, ridge-and-furrow earthworks and important medieval settlement remains, for example at Wistow Hall, Gumley, Knaptoft and Peatling Magna.*

### **Historic Landscape Characterisation**

1.12 The Site is within an area characterised by the Leicestershire and Rutland Historic Landscape Characterisation as 'Very Large Post-War Fields' (Figure 2). A description of this HLC type is summarised below:

*"This HLC Type is characterised by very large fields, over 8.1 ha and often significantly larger which have been created since the publication of the 1<sup>st</sup> edition 6" OS map. In most cases this will be the result of Post-War agricultural improvements intended to meet the requirements of intensive arable cultivation. This character type is distributed across much of the study area with particularly high concentrations along the southern and northern borders of Rutland, and the eastern and western borders of Leicestershire.*

*"The potential for below ground archaeology is dependent upon previous land use and the agricultural regimes employed on the land since enclosure. Where fields have remained in permanent pasture for a significant period potential is likely to be higher. Any field or group of fields over 1ha will, for reasons of size, be considered to have an archaeological potential." (Leicestershire County Council, 2019).*

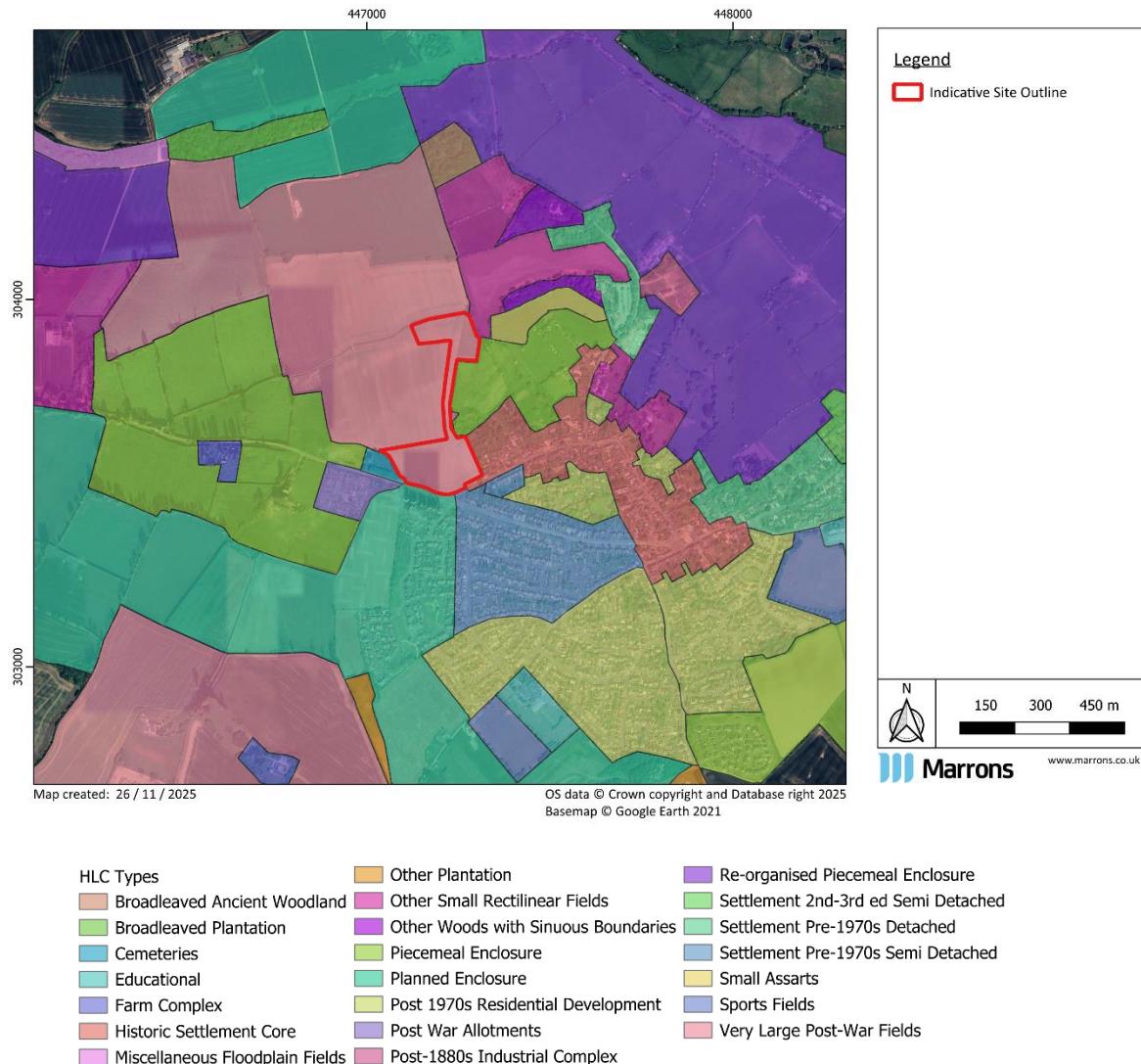


Figure 2: Historic Landscape Characterisation

## PROPOSED WORKS

- 1.13 The outline planning application is for the construction of up to 75 dwellings with associated landscaping, open space, drainage infrastructure and associated works (all matters reserved except access from Hunts Lane). The Illustrative Masterplan below (Figure 3) shows how the development of the Site could come forward.
- 1.14 For full details of the proposed development, please refer to the application submission documents.



Figure 3: Illustrative Masterplan

## SCOPE OF STUDY

1.15 The objectives of this study are to:

- Identify designated and non-designated built heritage assets that might be directly or indirectly impacted upon by the proposed development;
- Describe the heritage significance of designated and non-designated built heritage assets that might be directly or indirectly impacted upon by the proposed development;
- Assess the degree of impact of the proposed development upon the significance of built heritage assets;
- Assess the potential for the survival of archaeological remains within the proposed development Site, their likely condition and extent;
- Evaluate the significance of any potential archaeological remains and to examine whether this might be impacted upon by the proposed development;
- Consider if further evaluation of the Site's archaeological potential and significance is required, alongside any appropriate forms of mitigation;
- Review the impact of the proposed development in respect of the prevailing framework of policy and legislation.



- 1.16 Research sources consulted for this study comprise published references and maps.
- 1.17 A search of the Leicestershire and Rutland Historic Environment Record was completed on 14<sup>th</sup> October 2025 to a distance of 1000m from the centre of the Site boundary (study area). The HER reference for this search is **FS-Case-756742288**. The search identified 98 entries (including archaeological events and monuments, after identifying and removing duplications). All are detailed and mapped in Appendix 3.
- 1.18 A Site visit was undertaken on the 11<sup>th</sup> November 2025 by Hannah Hamilton-Rutter.

## PLANNING CONTEXT

### LEGISLATION AND NATIONAL POLICY

- 1.19 There is national policy and guidance relating to the protection and treatment of the historic environment within the planning process. These identify the historic environment as a non-renewable, fragile, and finite resource and place priority upon its conservation. This includes the setting out of appropriate assessments to ensure damage or loss to the resource is permitted only where it is justified.
- 1.20 The National Planning Policy Framework (NPPF), published in 2012 and last updated in 2025, sets out the UK Government's requirements for the protection and enhancement of the historic environment, and should be read in conjunction with the accompanying Planning Policy Guidance (PPG). The national policy relevant to this assessment is detailed in Appendix 2.

### LOCAL PLANNING POLICY

- 1.21 Local planning authorities are responsible for implementing the requirements articulated by legislation and the NPPF as regards the protection of the historic environment on a local level, and the formulation of policies to support this obligation. The Site and its environs are located within the jurisdiction of Hinckley & Bosworth Borough Council, which are currently subject to policies set out within Appendix 2.

## RELEVANT PLANNING HISTORY

- 1.22 A search of the online Hinckley & Bosworth Borough Council planning map was undertaken for previous applications pertaining to the Site, with a search area used from a central point within the Site. Relevant applications are detailed in the table below.

Application Ref	Description	Decision	Date
23/00061/OUT	Residential development of up to 100 dwellings with associated public open space and	Appeal Allowed	25/03/2024



(adjacent field to the southeast of the Site)	infrastructure (All matters reserved except for access)		
11/00029/OUT (adjacent field to the south of the Site)	Erection of up to 135 dwellings with associated infrastructure, public open space and provision of vehicular and pedestrian access	Approved	13/04/2012

*Table 1: Relevant planning applications pertaining to Site*

1.23 The Site is included in Hinckley & Bosworth Borough Council's Strategic Housing and Economic Land Availability Assessment 2022 (Site Allocation Reference: LPR85) for residential development.



## 2 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

An archaeological and historical background is given here to provide an immediate context to the Site.

### PREVIOUS ARCHAEOLOGICAL INTERVENTIONS

2.1 The search of the HER identified thirty-seven (37) previous archaeological interventions (events) within the study area. These are fully illustrated on Figure 15 and tabulated in Appendix 3, those relevant to the proposed development are discussed below:

HER Reference	Name
ELE873	1960 salvage recording, bungalow south of the Manor House Garage, Desford
<p>Work on the foundations of a new bungalow to the south of the Manor House Garage revealed a stone-lined well some 15 ft. deep and nearby some fragments of fired clay.</p> <p>The fired clay was identified as firebars from a Roman pottery kiln. The greater part of the kiln had been destroyed by the north wall of the foundation, but it seemed to be of the usual updraught type, with a clay floor and a large quantity of firebars. The entire floor had collapsed, but it was possible to calculate that it had been about 2 ft. 6 in. in diameter and that there was a stokehole to the northeast of about 2 ft. long. It was making coarse grey ware of about the 2<sup>nd</sup> century A.D.</p> <p>Later in the year another kiln was found further to the west, but it was not possible to obtain the plan.</p>	
ELE5001, ELE5650, ELE5655	Archaeological Interventions at land east of Peckleton Lane, Desford
<p>An archaeological evaluation was carried out in 2000 following a desk-based assessment of land east of Peckleton Lane, Desford. Archaeological activity, consisting of a gully and a possible ditch or pit, was identified in two of the trenches. The remainder were empty except for evidence of Medieval ridge and furrow agriculture. Finds from the features were few and were not sufficient to reliably date the activity. However, a tentative Prehistoric date is suggested for the gully.</p> <p>Excavations revealed no significant archaeological features.</p>	
ELE5632, ELE5677	1999 Archaeological Interventions on land off Leicester Road, Desford, Leicestershire
<p>Archaeological field evaluation in the form of trial trenching took place on land off Leicester Lane, Desford, Leicestershire and consisted of twelve trenches.</p> <p>An initial desk-based assessment had highlighted the archaeological potential of the site and subsequent geophysical survey revealed anomalies which were consistent with archaeological remains.</p>	



The trial trenching proved that the anomalies, on the whole, were of post-medieval or later date. The majority of the trenches also held evidence for ridge and furrow agriculture. A small group of trenches however, situated near the top of the slope at the western end of the site, produced evidence for activity from the Bronze Age, Iron Age and Romano-British periods. The evidence included a dense scatter of intercutting features, possibly reflecting pits, ditches and structural activity.

Two areas of very leached soil were recorded, one of which produced worked flint of possibly early Bronze Age date. Several sherds of late Iron Age/transitional pottery were also recovered hinting at 1<sup>st</sup> Century BC/AD occupation.

The majority of the features appeared to be of Romano-British date, predominantly 2<sup>nd</sup>-4<sup>th</sup> century AD. Of those excavated the most interesting were the remains of a possible corn drying oven with good preservation of organic remains. A substantial ditch with at least two phases of use was revealed which may enclose the majority of the archaeological activity.

Limited evidence was also recovered for archaeological activity beyond the possible confines of the ditch.

ELE7387,	Archaeological Interventions at Hunts Lane, Desford
ELE8553	

An archaeological evaluation was carried out at land to the south of the B582 (Hunts Lane) prior to residential development. The evaluation primarily targeted anomalies identified during the proceeding geophysical survey carried out in 2010. The geophysical survey detected up to four ditches and a pit that could form part of a wide sub-rectangular enclosure.

No evidence of a cropmark enclosure identified on aerial photography or a possible enclosure identified by the geophysical survey, was identified during the evaluation. However, two features identified as furrows which roughly correlated with the location of two of the linear geophysical anomalies postulated as forming part of an enclosure. Evidence of ridge and furrow cultivation, not evident at ground level, was observed across the site. Desford is known to have Medieval origins and the ridge and furrow most likely relates to the open field system which would have surrounded the village during this time.

A very small number of finds were recorded during the evaluation. These comprised three sherds of 19<sup>th</sup> – 20<sup>th</sup> pottery from topsoil, and a single abraded sherd of Romano-British pottery and an abraded fragment of ceramic building material (daub) from furrows. The abraded finds from the furrows are most likely residual in later contexts.

ELE8554	2013 trial trenching, 23, Main Street, Desford
---------	--

An evaluation was carried out in 2013 along Main Street recorded a sequence of layers, deposits and features that were not originally anticipated. It comprised Mid Pleistocene Sand and Gravel in all trenches at an elevation between 135.39 and 137.62m OD.

At the surface of one of these trenches, a gully was recorded which is interpreted as Medieval in date. The gully was sealed by an extensive deposit of quartz pebble rich silty material of Post-Medieval date. A single posthole and pit of Medieval date were encountered within another trench. Both these features were sealed beneath a compact quartz pebble rich silty soil of Medieval date. Two late 18<sup>th</sup>-19<sup>th</sup> century pits in a third trench were sealed beneath the foundations and floor of a late 19<sup>th</sup> century



stable that relates to an ancillary structure within the 'Yard' which is shown in this location on maps of the later 19<sup>th</sup> century. Finally the sequences within the three trenches were associated with the hard standing for the haulage yard, constructed in the 1960s. The area to the north of the third trench had previously been subjected to truncation from the removal of a fuel tank and surrounding contamination.

Not on the HER	Archaeological Evaluation at Land South of Hunts Lane, Desford, Leicestershire
----------------	--

An archaeological evaluation was undertaken by Oxford Archaeology on land south of Hunts Lane, Desford in 2025 prior to residential development.

Nineteen trenches were excavated, with five of the trenches containing archaeological features of probable Post-Medieval to Modern date. The most notable was a ditch in the north-west of the site, which appeared in three of the trenches. The ditch is interpreted as a former field boundary. A pit recorded close to the eastern edge of the site contained Modern concrete and three possible postholes of uncertain date were identified in one of the trenches. No datable finds of archaeological significance were retrieved during the evaluation.

The results of this investigation suggest that there was minimal activity on the site prior to its agricultural utilisation across the Post-Medieval to Modern periods.

Table 2: Events relevant to the proposed development

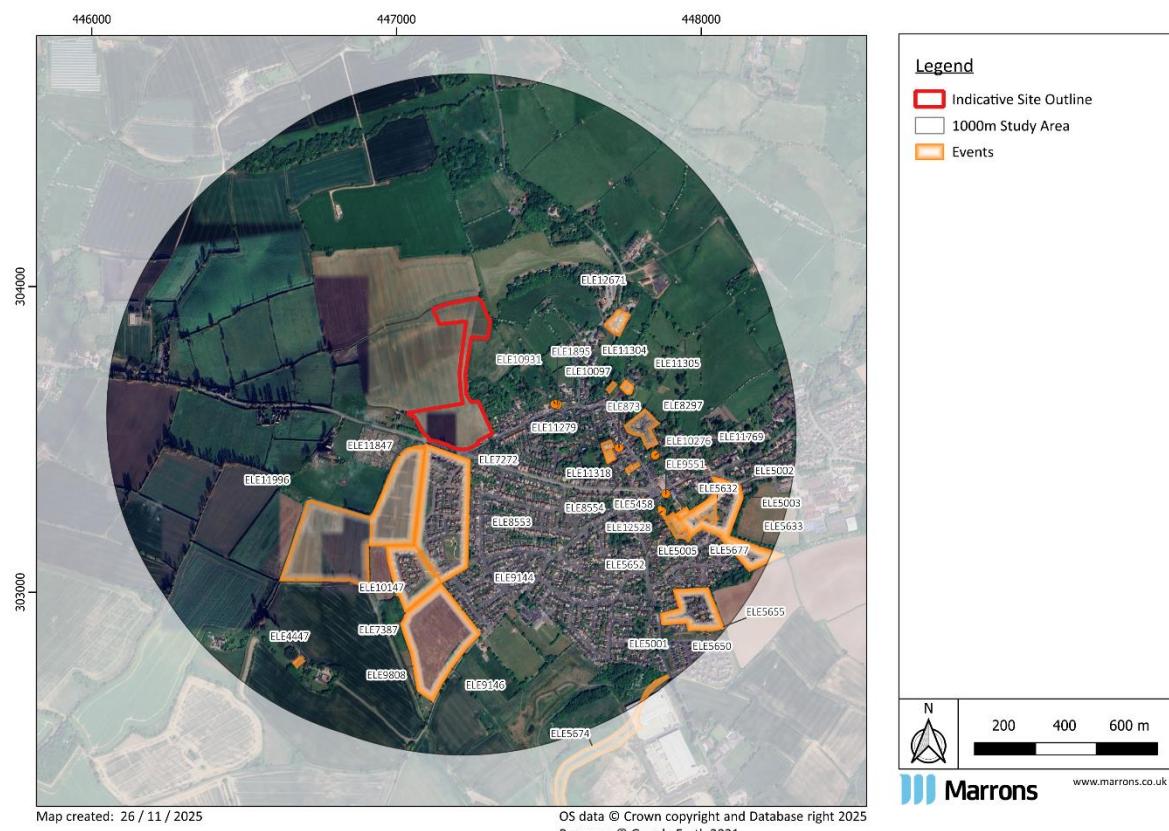


Figure 4: Events recorded within 1000m study area



## PREHISTORIC

- 2.2 The Prehistoric period encompasses the Palaeolithic, Mesolithic, Neolithic, Bronze Age, and Iron Age.
- 2.3 The Palaeolithic period comprised a variation in cold and warm periods over a broad expanse of time. Evidence of Palaeolithic activity is present during some of the warmer periods, but surviving evidence of early human occupation is very limited. The earliest archaeology in Leicestershire is of Palaeolithic date but is only represented by isolated flint and stone tools (Knox, 2000a).
- 2.4 The Mesolithic marks the end of the last Ice Age with a period of climatic amelioration, leading to human groups colonising new areas along river valleys and coastal areas. The majority of Mesolithic finds from Leicestershire are, much like those of Palaeolithic, flint scatters and findspots (Know, 2000b).
- 2.5 The Neolithic is associated with the introduction of agriculture to the British Isles. Agriculture led to the development of sedentary sites, being evidenced by domestic crops and animals and the clearing of tracts of woodland for farming activities. The associated growth also saw the development of large communal monuments, such as henges and barrows for ritual activities and the burial of the dead. Settlement sites are typically poorly understood, but concentrations of artefacts, including flint and stone tools and pottery sherds, are generally assumed to indicate areas where Neolithic groups settled.
- 2.6 Bronze Age activity within the region is primarily represented by Beaker pottery, and, for the Middle Bronze Age onwards, by metalwork, pottery and lithics. Cropmarks of barrows and ring-ditches across the wider landscape may equally date from this period.
- 2.7 During the Iron Age farming settlements became more widely established and large-scale deforestation took place to enable an increased in agricultural land. Evidence for Iron Age activity in Leicestershire and Rutland primarily takes the form of suggested occupation sites recorded from cropmarks and earthworks, supplemented by pottery assemblages and metalwork. Ceremonial and burial sites are rare (Clay, 2000). Farmsteads across the region typically contain Iron Age - Roman transitional styles of pottery, some showing evidence of continued occupation through into the 2<sup>nd</sup> century AD and beyond (Liddle, 2000).
- 2.8 Prehistoric activity is present within the study area. Trial trenching along Leicester Road in 1999 revealed evidence of Bronze Age and Iron Age activity within one area of the excavation area, with finds including an early Bronze Age flint thumbnail scraper and a piercer was found ca. 765m southeast of the Site (Map Ref 31). Several sherds of Late Iron Age/transitional pottery were also recovered, suggesting continuous activity spanning between 1<sup>st</sup> century BC and 1<sup>st</sup> century AD (ELE5677).
- 2.9 Evidence of several linear features in the form of cropmarks are recorded ca. 995m west of the Site in Newbold Verdon (Map Ref 29). A pit alignment was also recorded in the vicinity and was captured via aerial photography during the 1980s. Though the



linear features are of an unknown date, the pit alignment is believed to be of Bronze Age origin.

- 2.10 Further evidence of Prehistoric activity is recorded ca. 810m southwest of the Site (Map Ref 30). A three-sided rectangular enclosure was recorded as an earthwork until c.1950 and was visible on later aerial photography.
- 2.11 Trial trenching on land east of Peckleton Lane identified potential Prehistoric activity towards the south of the excavation area, ca. 795m southeast of the Site (ELE5655). Two of the trenches revealed archaeological features consisting of a possible ditch or pit and a gully, which was given a tentative Prehistoric date (Map Ref 87).
- 2.12 No Prehistoric activity is recorded within the Site, and recent archaeological evaluation to the immediate south of the Site did not identify any remains of likely Prehistoric date.

## ROMAN

- 2.13 The Roman occupation of Britain began in earnest under the Emperor Claudius in AD 43, and advanced with great rapidity over most of Britain. By the time of the Roman conquest, the landscape had been transformed into one of farms with arable and grasslands with comparatively little woodland. During this period, the Iron Age Coritani tribe resided in Leicestershire as well as other areas within the East Midlands.
- 2.14 Following the Roman invasion of Britain in AD 43, Leicester, situated ca. 11.05km east of the Site, was conquered in AD 47. Subsequently, a fort was constructed to the east of an existing Iron Age settlement. Leicester (*Ratae*) formed an important strategic location within the Roman province, located on one of the principal north-south routes, the Fosse Way, which linked Exeter to Lincoln, and controlling an important crossing point over the River Soar (Leicester City Council, 2019). Leicester acted as a nexus for many Roman roads, with the course of a smaller Roman road running ca. 2.3km south of the Site.
- 2.15 To cope with the increased population size and demands for produce, existing settlements within the wider Leicestershire region expanded in size and number, and new areas of land were exploited. Rural Romano-British farmsteads in Leicestershire though fairly common, are very unevenly distributed and poorly understood (Taylor, 2006).
- 2.16 Roman activity is present within the study area. A sherd of Roman pottery was identified along Manor Road, ca. 355m southeast of the Site (Map Ref 33).
- 2.17 In 1960, the remains of a Roman pottery kiln were identified during the construction of a new bungalow on Main Street ca. 400m southeast of the Site (Map Ref 32). The kiln was recorded as an updraught type, with clay floors and a large quantity of firebars found within the kiln. It was noted that the kiln was used for making coarse grey ware, possibly during the kiln to the 2<sup>nd</sup> century. The remains of another Roman kiln were recorded ca. 45m west of the first Roman kiln remains later in the year, though a plan was not obtained (Department of Antiquities, Leicester Museums, 1961). Excavations in 2013 uncovered three Roman pottery sherds southeast of the kilns, but no other kiln features were identified within this area (ELE8554).



- 2.18 A scatter of Roman pottery was identified in the early 1980s ca. north-northeast of the Site, on the eastern side of Lindridge Lane (Map Ref 34). The pottery was identified as Roman greyware, and is speculated to be an occupation site, though there is no further evidence to suggest settlement activity was present in the area.
- 2.19 During a subsequent excavation following from the evaluation on land off Leicester Lane in 1999, further evidence of occupational activity was recorded ca. 765m southeast of the Site (ELE5632). A V-shaped enclosure ditch and a single undated posthole were recorded within the western section of the excavation area, where evidence of at least two phases of activity was identified (Map Ref 85). The ditched enclosure is believed to represent transitional activity between the Iron Age period and into the early Roman, with the dating of earlier activity recorded within the area ranging between 1<sup>st</sup> century BC and 1<sup>st</sup> century AD (Thomas, 2000). Features surrounding the enclosure included a series of undated and uninterpretable structures, pits, gullies and postholes, suggesting localised domestic activity. An intercutting ditch was identified as late Romano-British, dating between the 3<sup>rd</sup> – 4<sup>th</sup> centuries, suggesting continuous domestic activity in the area. Other features including a well within a back filled ditch and a corn drying oven with organic plant remains were found, further indicating to rural settlement activity (Thomas, 2000).
- 2.20 No Roman activity is recorded within the Site, and recent archaeological evaluation to the immediate south of the Site did not identify any remains of likely Roman date.

## MEDIEVAL

- 2.21 The origins of Desford likely originate to the Anglo-Saxon period. Place name evidence is indicative of an Early Medieval settlement, deriving from the Old English words ‘dēor’ meaning an animal or a beast, and ‘ford’ meaning a ford. It may also contain a personal name, perhaps meaning ‘Deor’s ford’ or ‘wild-animal ford’ (University of Nottingham, 2012).
- 2.22 It is possible that Desford was originally a farmstead established in the 7<sup>th</sup> century, before developing into a larger settlement which included the neighbouring settlements of Botcheston, Newtown Unthank and Lindridge. Originally part of Middle Anglia, the kingdom was absorbed into the larger Merica kingdom in c. 643 (Desford Parish Council, 2021).
- 2.23 When recorded in the Domesday Survey of 1086, Desford was one of the settlements in the hundred of Guthlaxton. Only one household was recorded, putting the village in the smallest 20% of settlements in the survey (Powell-Smith, n.d.). This may suggest that Desford had shrunken in population during this period, and the old estate was subsequently subdivided into several manors (Desford Parish Council, 2021).
- 2.24 After the Conquest, the manor of Desford belonged to Hugh of Grandmesnil, before falling under the ownership of the Earls of Leicester during the Medieval period (Desford Parish Council, 2021). Towards the end of the 13<sup>th</sup> century, ownership changed again, with the manor now under the ownership of the Earls of Lancaster. In 1419, ownership of the manor changed once again, this time into the hands of the crown (Thomas, 2000).



2.25 Medieval activity is present within the study area, mainly centred within the historic settlement core of Desford.

2.26 It is speculated that a possible Saxon moot site is situated to the southwest of Desford, ca. 860m southwest of the Site (Map Ref 44).

2.27 The possible location of the manor of Lindridge was likely situated to the north of the settlement, ca. 1km north of the Site (Map Ref 16, 41). Earthworks associated with a double-ditched moat have survived, measuring between ca. 105m northwest-southeast and ca. 116m northeast-southwest. The outer moat measured ca. 12m wide. The earthworks may represent the location of the manor or could be the remains of a Medieval or later moated garden associated with the manor. The moated site is listed as a Scheduled Monument (NHLE: 1017053).

2.28 In the fields surrounding to the moated site, additional enclosures and a pond were visible around the moat in old aerial photographs, although the fields have since been levelled by recent ploughing activity. This could suggest a continuation of the Medieval manor or further remains of a moated garden, situated ca. 980m north of the Site (Map Ref 42).

2.29 During the 13<sup>th</sup> century, the Grade II\* listed Church of St Martin was built towards the southeastern section of the historic village core, situated ca. 535m east of the Site (Map Ref 10, 35). Although the church is largely of 13<sup>th</sup> century origins, it has a Norman font, suggesting perhaps an earlier church existed prior to the present-day church's construction.

2.30 It is likely that Desford operated as a small rural settlement that relied on an agrarian economy throughout the Medieval period. As with the majority of such settlements across lowland England, it would have operated under the Open Field System, whereby villages and hamlets were typically centred around one or more manorial estates where the local landowner(s) resided, whilst the rest of the population worked the large, open and unenclosed arable fields around the village. This land was worked in a communal system of strips, often housed within a larger subdivision known as a furlong and created a distinct pattern of ridge and furrow in the land.

2.31 During the archaeological interventions on land off Leicester Lane in 1999, Medieval ridge and furrow following a northwest-southeast alignment was recorded in two of the trenches, and limited Post-Medieval activity was also identified during trial trenching ca. 640m southeast of the Site (ELE5633).

2.32 Trial trenching to the south of the Site identified evidence of Medieval ridge and furrow cultivation across the excavated area (ELE8553). Two furrows were identified, and their positions correlated with two of the linear geophysical anomalies detected, speculated to form part of a possible enclosure. The ridge and furrow cultivation was not evident on ground level, but was observed across the excavation area during the evaluation.

2.33 Trial trenching at 23 Main Street recorded a Medieval gully, pit and posthole sealed by a later Medieval layer (ELE8554). A mixture of early to late Medieval pottery was discovered, with only five of the fifty-two sherds found dating to the later Medieval period.



2.34 Despite its close proximity to the western edge of the historic settlement core, no evidence of Medieval activity is recorded within the Site.

## POST-MEDIEVAL

2.35 During the Medieval and Post-Medieval periods, the village was situated to the immediate east of Leicester Forest, which was a Royal Hunting Forest. At the time, villagers of Desford were granted the rights of common until the forest was disafforested in 1628 (Desford Parish Council, 2021). The land surrounding the village was known as Forest Field and was likely used for agricultural cultivation by the villages of Desford and surrounding parishes (Thomas, 2000).

2.36 During the early 18<sup>th</sup> century, framework knitting had developed into an industry within the village, first mentioned in documentary evidence in 1704. The framework knitting industry continued throughout the 19<sup>th</sup> century (Desford Parish Council, 2021).

2.37 Enclosure of the Open Fields around Desford occurred as a result of an Act of Parliament in 1760, bringing an end to the farming of common land. Fields were divided and private landowners could buy field parcels around the parish (Desford Parish Council, 2021).

2.38 To the immediate south of the Site, the route running between Leicester to Osbaston via Desford was turnpiked following a Parliament Act of 1<sup>st</sup> Authorisation in 1787-8 (Map Ref 84).

2.39 Several extant Post-Medieval buildings are situated within the historic settlement core of Desford, centred along Main Street, Newbold Road, and High Street (Map Ref 46 – 55). A small amount of agricultural structures were also recorded, including a Post-Medieval windmill which is recorded ca. 600m southeast of the Site (Map Ref 83). The mill was documented as a wind powered flour mill, and was not recorded in earlier cartographic evidence, though is marked on the 1<sup>st</sup> edition OS mapping, suggesting continuous agricultural activity remained present within the parish.

2.40 Trial trenching at 23 Main Street recorded two Post-Medieval to Modern pits ca. 450m southeast of the Site (Map Ref 52; ELE8554). The pits contained a small assemblage of pottery dating between the Early Post-Medieval to the Early Modern periods, as well as a clay tobacco pipe dating to the early 19<sup>th</sup> century.

2.41 During a recent evaluation at land south of Hunts Lane, ranging between ca. 30m southwest and ca. 400m southwest of the Site, archaeological features of a Post-Medieval to Modern date were identified, including a probable former field boundary recorded to the northwest of the excavation area, suggesting Post-Medieval agricultural utilisation was present within the wider landscape close to Desford's historic settlement core. No evidence of earlier agricultural activity was identified during the evaluation, suggesting the area was perhaps used for agricultural purposes only from the Post-Medieval period onwards (Oxford Archaeology, 2025).

2.42 No Post-Medieval activity is recorded within the Site.



## 19<sup>TH</sup> CENTURY TO PRESENT

2.43 During the 19<sup>th</sup> century, significant changes began to occur within and around Desford. Just beyond the study area to the northeast, the Leicester and Swannington Railway was opened in 1832, and was one of the first railways to be established in England. Mining activity became a prominent industry across Leicestershire, Derbyshire, and Nottinghamshire, with a vast number of collieries established across these counties, and this railway line was used to bring coal from the collieries in West Leicestershire to Leicester. Desford was given its own station, which was likely to transport coal from the Desford Colliery, established to the northwest of the parish between Desford and Bagworth.

2.44 Another colliery, known as Lindridge Colliery was recorded ca. 825m north of the Site (Map Ref 64). The colliery was established on the Lindridge Hall estate, and an attempt to sink one of the mines occurred 1875, though this was ultimately unsuccessful. The geology of the area meant the coal was insufficient and the colliery became unworkable due to constant flooding, eventually ceasing production in 1887 (Desford Heritage, n.d.).

2.45 Situated to the immediate south-eastern corner of the Site, the Roebuck Inn was the former village public house of 1825 date, with mostly a late 19<sup>th</sup> century appearance (Map Ref 25, 76). The Roebuck Inn was identified as a non-designated local heritage asset within the Desford Neighbourhood Plan (May 2021), along with other structures along Newbold Road (Map Ref 22 – 26, 73 - 77).

2.46 19<sup>th</sup> and 20<sup>th</sup> century mapping depict the development of Desford throughout the Modern period.

2.47 On the 1845 Tithe Map of Desford (Figure 5), the Site is shown as two separate field plots, with the western corner mapped as field plot 57, 'Part of Corbetts Home Close', which was used for arable farming. Both field parcels were owned by landowner Mr John Webster. To the north of the Site, Lindridge Wood is depicted along with the moated site to the south of Lindridge Hall.



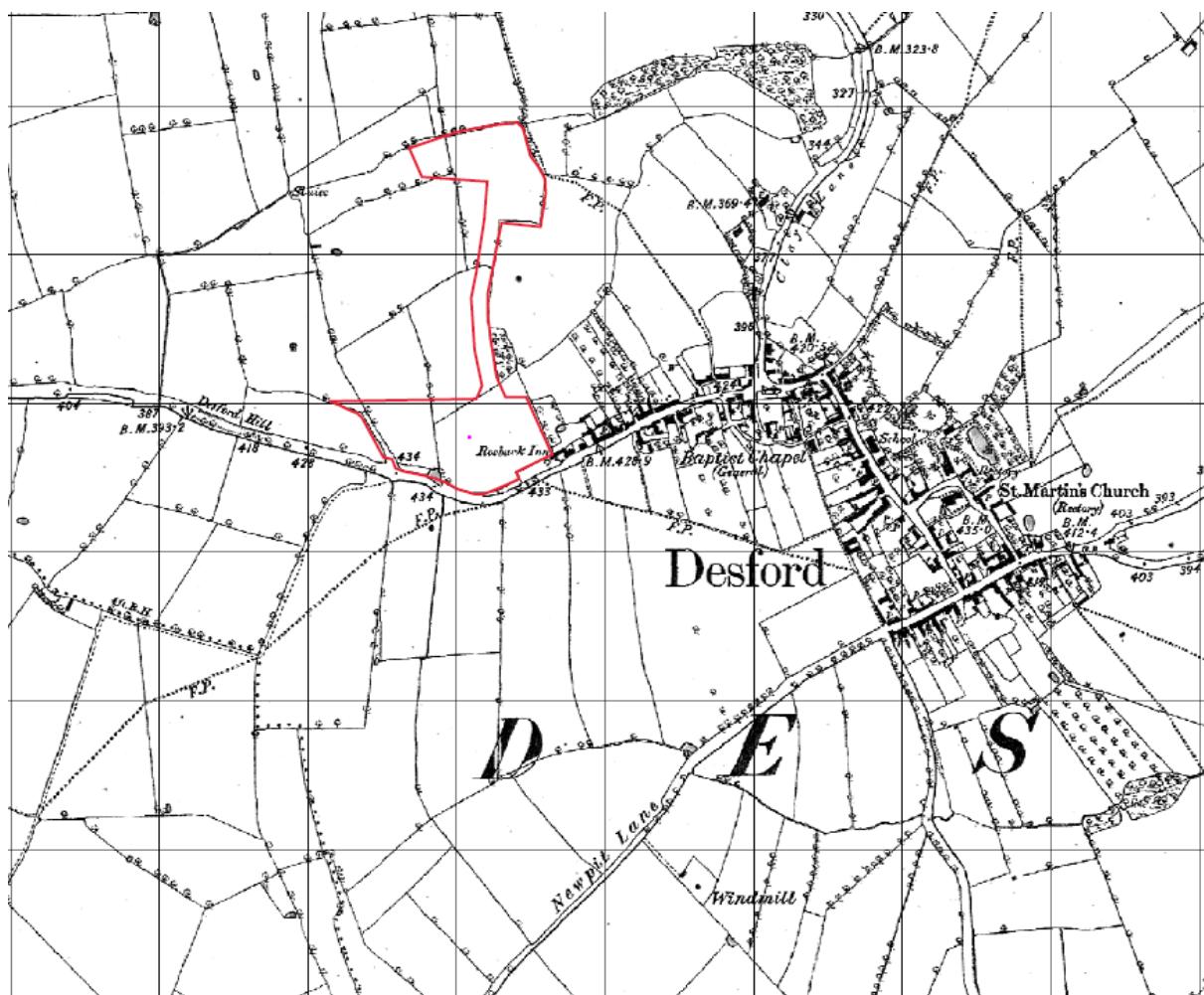


Figure 6: 1885 1<sup>st</sup> edition Ordnance Survey map. Indicative Site location outline in red

2.49 Very few significant changes occur close to the Site during the early 20<sup>th</sup> century. However, a boom in residential development is evident on mid-20<sup>th</sup> century mapping as the village began to expand and extend outwards along existing routes. On the 1955 OS map (Figure 7), residential development is shown to the south of Hunts Lane. A few structures are depicted extending northwards along Newbold Road, behind other historic structures along the front of the road. To the immediate southwest of the Site, the cemetery is now depicted, forming the western Site boundary. Within the eastern section of the Site, two field parcels have now amalgamated into one larger field parcel.

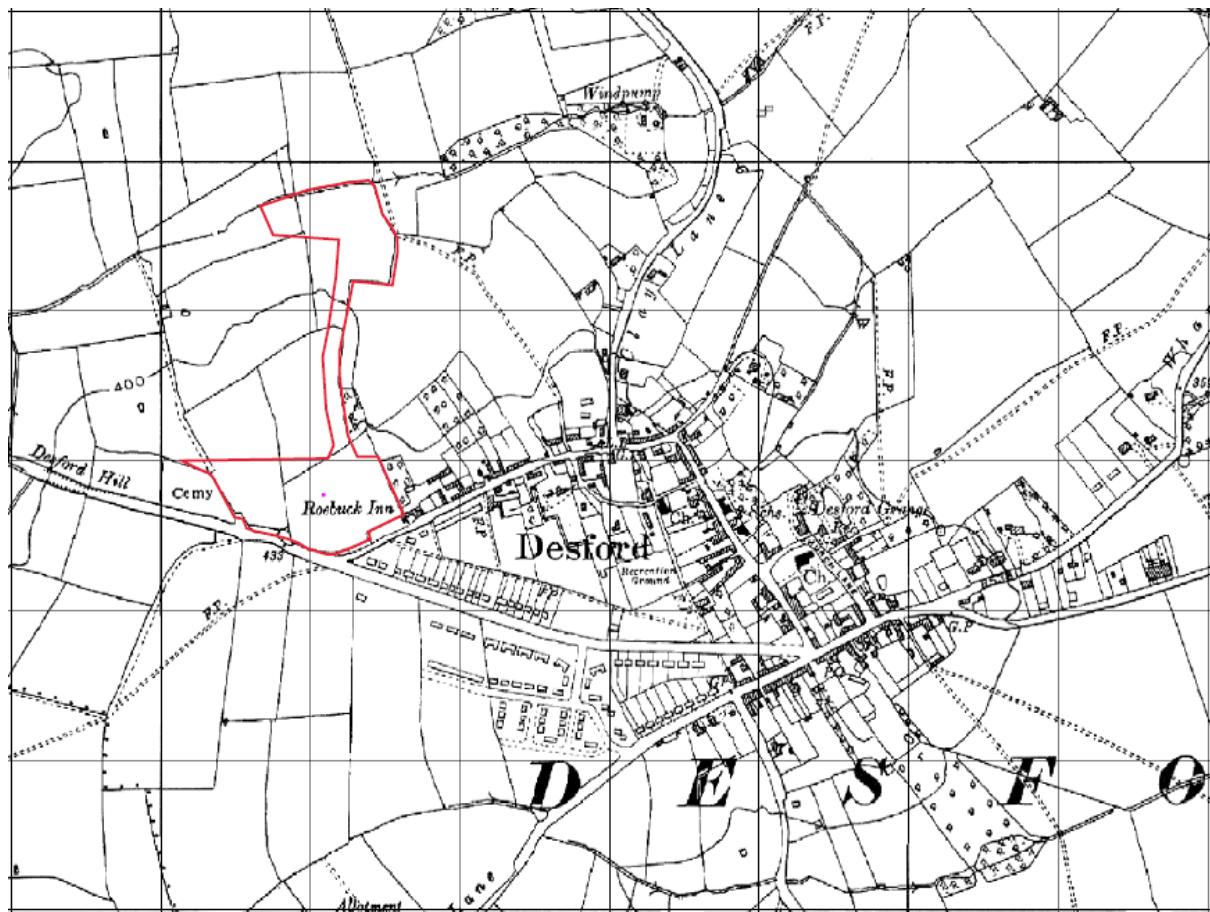


Figure 7: 1955 OS map. Indicative Site location outline in red

2.50 Further field amalgamations are evident to the north of the Site in later mapping, with the western Site field parcel amalgamating with the eastern field parcel, then later with the northern extent of the field, forming one large irregular field parcel. Development is depicted extending southwards of Desford's historic settlement core. Towards the end of the 20<sup>th</sup> century, a large structure can be seen towards the eastern Site boundary, and another structure behind The Roebuck Inn appears to have changed size, suggesting the possible demolition and rebuilding of a structure close to the Site.

2.51 On present-day mapping (Figure 8), further residential development is depicted extending south-westwards of the settlement, between Hunts Lane and Kirkby Road. A path is labelled following the western Site boundary next to the cemetery. The large structure to the east of the Site is no longer evident.



Figure 8: 2025 OS map. Indicative Site location outline in red

## UNDATED

2.52 The LHER records six undated features within the study area (Map Ref 86 – 91). A possible wide sub-rectangular enclosure is recorded ca. 135m south of the Site (Map Ref 86). A geophysical survey (ELE7387) of the area detected three possible ditches and a pit in 2010, though subsequent trial trenching (ELE8553) did not identify any features associated with the enclosure. Instead, two furrows were identified, likely forming two of the 'sides' of the enclosure. Similarly, a linear feature to the southwest of the possible enclosure, ca. 185m southwest of the Site, was detected during the geophysical survey but was not identified during trial trenching (Map Ref 91).



## 3 OTHER STUDIES

### LIDAR

- 3.1 LiDAR data was retrieved from the Environment Agency portal on 7<sup>th</sup> November 2025 and processed in QGIS, giving a Combined visualisation image of sky view imagery and hill shading, following the guidelines set out in the European Archaeological Council's "Guidelines for the use of Airborne Laser Scanning (Lidar) in Archaeology" (European Archaeological Council, 2025). This is reproduced at Figure 9.
- 3.2 Analysis of the data shows some well-preserved ridge and furrow earthworks within the wider landscape to the northeast and southwest of the Site. No significant earthworks are recorded within the Site, likely due to Modern ploughing activity.

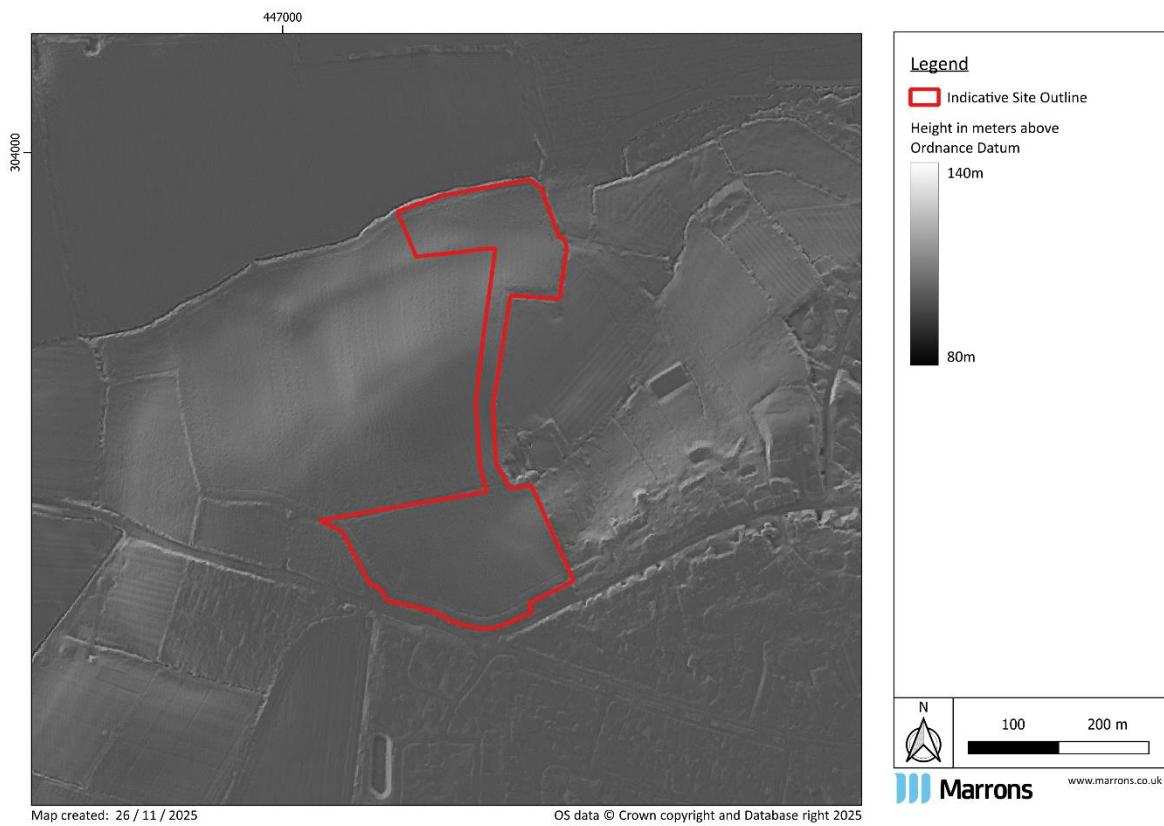


Figure 9: LiDAR analysis



## 4 IMPACT ASSESSMENT

### SCOPE OF ASSESSMENT

- 4.1 This section considers the direct and indirect impacts of the proposed development upon the significance of known and potential designated and non-designated heritage assets.
- 4.2 The scope of assessment gives due respect to Paragraph 207 of the NPPF in efforts to undertake a sufficiently diligent and proportionate approach: *"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."*

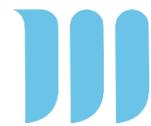
### DIRECT IMPACTS

#### BUILT HERITAGE

- 4.3 There are no built heritage assets located within the Site. The designated and non-designated built heritage assets within the surrounding area are shown on Figure 10.

#### ARCHAEOLOGY

- 4.4 Building works, groundworks, associated landscaping and access routes are the main source of impacts from a proposed development on the archaeological resource. Such works can cause direct impacts through the removal or truncation of any below-ground archaeological deposits that may exist within the Site.
- 4.5 Table 3 considers the likelihood and nature of human activity that may have taken place within the Site, the likely archaeological interest of any associated remains, and the potential for their survival. On this basis, conclusions are drawn regarding the possible direct impacts of the proposed development upon the significance of the archaeological resource.



Period	Likelihood of Activity within the Site	Nature of Activity	Significance of associated remains	Likely Survival of remains
Prehistoric	<b>Low</b> Limited Evidence of Prehistoric activity recorded across the study area. No Prehistoric activity identified to the immediate south of the Site during recent archaeological investigations.	Unknown	Unknown	Good, beneath historic and modern plough soils
Roman	<b>Low</b> Evidence of Roman activity recorded across the study area. No Roman activity identified to the immediate south of the Site during recent archaeological investigations.	Agricultural Possible localised occupation	Local to at most Regional	Good, beneath historic and modern plough soils
Medieval	<b>High</b> The Site formed part of the wider rural hinterland to the village of Desford.	Agricultural and land management practices	Local	Good, beneath historic and modern plough soils
Post-Medieval	<b>High</b> The Site continued to form part of the wider rural landscape to the immediate northwest of the village of Desford.	Agricultural and land management practices	Local	Good, beneath modern plough soils.
Modern	<b>Known</b> Documentary evidence of agricultural use within the Site.	Agricultural and land management practices	None	Good

Table 3: Likelihood and nature of human activity within the Site



### **Impact of Proposed Development**

- 4.6 Based on the available evidence, it is considered unlikely for the proposed development to impact upon remains associated with Prehistoric and Roman activity.
- 4.7 Development of the Site will impact upon remains of local archaeological interest associated with Medieval, Post-Medieval and Modern agricultural activity.



## INDIRECT IMPACTS

4.8 The NPPF definition of the setting of a heritage asset is '*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.*'

4.9 A search area of 1km from the Site boundary was used to identify heritage assets potentially sensitive to the development of the Site through changes within their settings. This identified 16 designated heritage assets and 12 non-designated heritage assets (Figure 10). However, the majority of these assets will not be affected by the proposed development; the intervening built form, vegetation and topographical changes preclude inter-visibility between them and the Site, and there is no evidence of a historic functional association. As such, the Site does not form part of their respective settings.

4.10 Table 4 below records the heritage assets within the study area and those shortlisted for a setting assessment.

Map Ref	NHLE Ref	Name	Type/Grade	Detailed Setting Assessment Required?
1	1074074	THE GRANGE	Grade II Listed Building	No
2	1074076	MANOR FARMHOUSE	Grade II Listed Building	No
3	1074077	IVY HOUSE	Grade II Listed Building	No
4	1074078	OLD MANOR HOUSE AND ATTACHED BARN AND SERVICE BLOCK	Grade II* Listed Building	No
5	1074079	50, MAIN STREET	Grade II Listed Building	No
6	1074080	MALTHOUSE COTTAGES	Grade II Listed Building	No
7	1116099	DESFORD SCHOOL	Grade I Listed Building	No
8	1116107	10, NEWBOLD ROAD	Grade II Listed Building	No
9	1116124	PIGEONCOTE AT NUMBER 32	Grade II Listed Building	No
10	1361378	CHURCH OF ST MARTIN	Grade II* Listed Building	No
11	1361380	16, HIGH STREET	Grade II Listed Building	No
12	1361381	DESFORD POST OFFICE	Grade II Listed Building	No



13	1361382	2, NEWBOLD ROAD	Grade II Listed Building	No
14	1454788	Desford War Memorial	Grade II Listed Building	No
15	N/A	Desford Conservation Area	Conservation Area	Yes
16	1017053	Moated site 440m south west of Lindridge Fields Farm	Scheduled Monument	No
17	N/A	1, Kirkby Road	Local Heritage Assets	No
18	N/A	3, Kirkby Road	Local Heritage Assets	No
19	N/A	Mine wheel, Lindridge Lane	Local Heritage Assets	No
20	N/A	Village Hall and No. 12, Lindridge Lane	Local Heritage Assets	No
21	N/A	Linwood Cottage, Lindridge Lane	Local Heritage Assets	No
22	N/A	55 & 57, Newbold Road	Local Heritage Assets	No
23	N/A	59, Newbold Road	Local Heritage Assets	No
24	N/A	61, Newbold Road	Local Heritage Assets	No
25	N/A	The Former Roebuck Inn	Local Heritage Assets	No
26	N/A	Gables Farm	Local Heritage Assets	No
27	N/A	Debdale (now Topsham Nursery), Peckleton Lane	Local Heritage Assets	No
28	N/A	20 & 22, Station Road	Local Heritage Assets	No

Table 4: Heritage assets within 1km search area

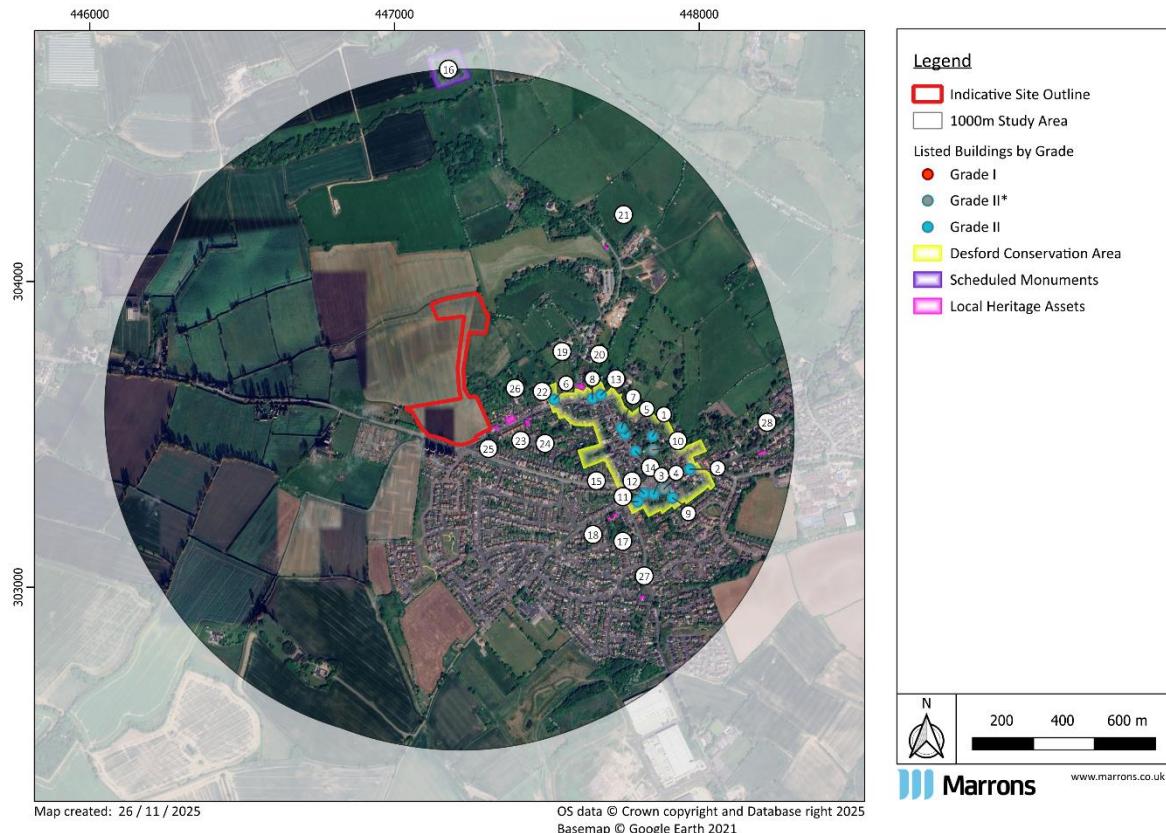


Figure 10: Built heritage assets within the Site and 1km search area

4.11 Immediately adjacent to the south-eastern corner of the Site fronting Newbold Road is the non-designated The Roebuck Inn (Map Ref 25). This comprises a former public house which has been converted to residential use; it retains little appreciation of its historic function through its appearance or architectural style, with the exception of the retained pub signage to the principal and side elevations. Historically, the Inn would have demarcated the north-western extent of the settlement and would have been the first building encountered on this approach into Desford. However, it is now absorbed by the later twentieth century development to its south and west and it is understood as being fully ensconced within the built settlement. The ability to appreciate its historic use is also now limited to views of its frontage from Newbold Road where the signage is visible.

4.12 It is therefore considered that by virtue to the changes to the building itself as well as within its setting, the local historic and communal values of The Roebuck Inn are principally vested in its built fabric and form, particularly the retained signage. It therefore does not derive any contribution to its significance from its wider undeveloped setting to the north-west. It is therefore not considered to be sensitive to the development of the Site and will not be assessed further within this report.

4.13 Four further non-designated heritage assets are located to the east of the Site on Newbold Road; 55 & 57 Newbold Road, 59 Newbold Road, 61 Newbold Road and Gables Farm (Map Refs 22, 23, 24 & 26). These are separated from the Site by the intervening built form which largely comprises twentieth century residential



development, in addition to vegetation to the northern side of Newbold Road. They are of a local level of architectural and historic interest as part of the nineteenth century development of Desford and their distinctive character and typology means they remain appreciable as earlier elements of the settlement within the surrounding later development that now defines this part of Newbold Road.

4.14 Due to the changes that have taken place both to these buildings and within their settings, it is considered their local heritage significance is attributed to their built fabric and form. As such, their setting makes no contribution to their respective significance and they will not be affected by the development of the Site. They are not considered further within this report.

## DESFORD CONSERVATION AREA

Map Ref	NHLE Ref	Name	Type/Grade
15	N/A	Desford	Conservation Area

4.15 Desford Conservation Area was first designated by Hinckley & Bosworth Borough Council in January 1981 (Figure 11).

4.16 A description of the Conservation Area has been produced by Hinckley & Bosworth Borough Council as part of the Desford Conservation Area Appraisal, which was published in March 2010 (Hinckley & Bosworth Borough Council, 2010). This is referred to throughout the assessment below.

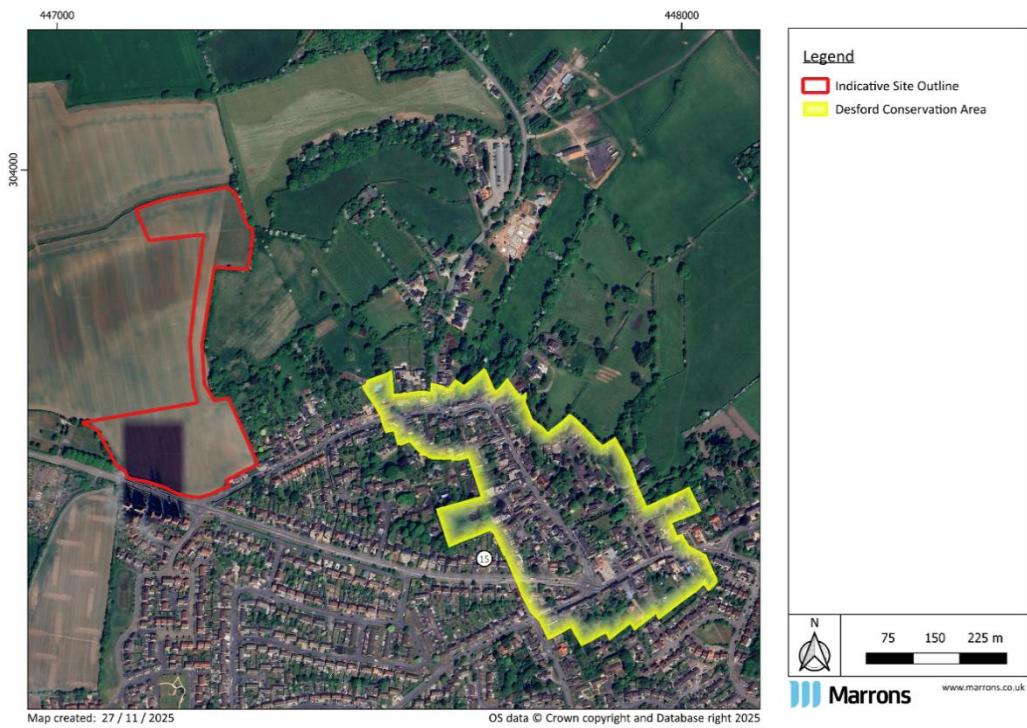


Figure 11: Desford Conservation Area



## Description

4.17 The Desford Conservation Area comprises the historic core of the settlement, which is principally focused around the buildings and spaces along High Street, Main Street and Newbold Road. Its character is derived from the agricultural origins of Desford, its distinctive topography whereby two of its main routes are cut into a hill, the retained medieval street pattern and the impact of land ownership on the village, with the church retaining much of the landholdings after Enclosure in 1760.

4.18 The Appraisal divides the Conservation Area into four character areas of which the Newbold Road and North Main Street area is in closest proximity to the Site. It is within this area that the influence of the topography of Desford is particularly apparent, with the presence of brick retaining walls reinforcing the experience of the different levels. The area along Main Street itself is relatively contained with the largely continuous built edge adding to the enclosed character of the street. The streetscene along the northern side of Newbold Road is more open with buildings set back beyond front gardens and low brick walls. To its southern side a more enclosed character prevails.

4.19 There is a wide variation in the typologies, scales and massing of the buildings found within the Conservation Area. However, they are unified by the consistent use of brick elevations and slate roofs, with examples of the local Swithland slate found throughout. The surviving examples of early buildings such as the medieval Church of St Martin and Old Manor Farm alongside the predominant nineteenth century development also provide an appreciation of the longevity of the settlement and its evolution over the centuries.

## Significance

4.20 The significance of the Desford Conservation Area is attributed to its historic, architectural and archaeological interest. This allows for an appreciation of the narrative of its development which is evident in the built form and spatial qualities of its different character areas. These also demonstrate the various social, economic and religious changes that shaped its occupation and activity over time.

## Setting

4.21 The Appraisal notes that '*although Desford Conservation Area stands on the eastern slope of a steep hill, views in and out of the area are largely restricted by modern development, except for occasional views of the countryside between buildings*'. The modern expansion of Desford has been focused to the south, east and west of the Conservation Area such that the historic core of the village is now entirely removed both physically and visually from its former agricultural surroundings. The approaches to the Conservation Area from these directions are now characterised by stretches of modern housing development.

4.22 The area to the north of the Conservation Area comprises a series of smaller fields and paddocks. However, as described by the Appraisal, the ability to experience the wider surroundings of the Conservation Area along the eastern section of Newbold Road and Main Street is extremely limited by virtue of the topographical changes and the tight urban grain along the street frontages.



4.23 As such, the limited interaction between the Conservation Area and any aspect of its wider setting that would evoke its historic agricultural surroundings means it possesses an insular, inward-facing character. Its heritage significance is therefore principally vested in the designated area itself, with little to no contribution derived from its wider surroundings.

#### **Contribution made by Site to Setting**

4.24 The Site is located c. 200m to the west of the Conservation Area. The intervening area is formed by the predominately modern residential development along Newbold Road. There is no inter-visibility between the southern part of the Site and any part of the Conservation Area due to the topographical changes, vegetation and built development between them. Seasonal variations to vegetation cover may mean that there are distant views towards the northern edge of the Conservation Area from the eastern and northern parts of the Site. However, these would be extremely limited and would not allow for any meaningful appreciation of its heritage significance which is principally understood from the main routes within the Conservation Area itself.

4.25 Although the Site forms part of the wider approach to and exist from the Desford Conservation Area from the west, the extent and character of the intervening housing has established and urbanised character to this section of Newbold Road. Additionally, the modern housing to the southern side of Hunts Lane and its continuation along Manor Road mean that although presently open land, the Site is firmly experienced as part of the modern developed edge of the settlement.

4.26 As such, due to the distance between the Site and the Conservation Area and in view of where its significance is vested, it is considered that the Site forms no part of the setting of the Conservation Area and makes no contribution to the ability to appreciate its heritage significance.

#### **Impact of Proposed Development**

4.27 The proposed development of the Site focuses housing within the southern part of the Site with the access from Hunts Lane. This would be entirely consistent with the present character at the junction of Newbold Road, Manor Road and Hunts Lane which defines the north-western edge of the village.

4.28 As the Site is not considered to form part of the setting of the Desford Conservation Area, the proposed development will not cause any harm to its significance.



## 5 CONCLUSION

- 5.1 This Heritage Impact Assessment has been prepared by Marrons on behalf of Peveril Homes. It provides an assessment of the heritage considerations associated with the proposed residential development of Land North of Hunts Lane, Desford.
- 5.2 This report meets the requirements of the NPPF and local planning policy in order to identify and understand the impacts arising from the development of the Site on the historic built environment.
- 5.3 There are no designated heritage assets within the Site. It has been established that the proposed development of the Site will not cause harm to the significance of any designated or non-designated built heritage asset through changes within their settings. The proposed development is therefore in accordance with the statutory legislation and consistent with national and local policy in relation to built heritage.
- 5.4 There is a high potential to impact upon remains of up to a local level of archaeological interest, associated with Medieval and later agricultural activity.
- 5.5 Due to the limited evidence of Prehistoric and Roman activity across the study area, development of the Site is unlikely to impact upon Prehistoric or Roman archaeological remains.
- 5.6 A geophysical survey has been being undertaken, however the results are outstanding at the time of writing this report.
- 5.7 The results of the geophysical survey, and the conclusions of this report, should inform the need, timing and scope of any potential further archaeological evaluation of the Site.



## 6 REFERENCES

British Geological Survey. (n.d.). *Geology Viewer*. Retrieved from Geology Viewer: <https://geologyviewer.bgs.ac.uk/>

Chartered Institute for Archaeologists. (2020). *Standards and guidance for historic environment desk-based assessment*. Reading: ClfA.

Clay, P. (2000). An Archaeological Resource Assessment of the Later Bronze and Iron Age (First Millennium BC) in Leicestershire and Rutland. . *East Midlands Archaeological Research Framework*.

Department of Antiquities, Leicester Museums. (1961). Archaeology in Leicestershire and Rutland 1960-61. *Transactions of the Leicestershire Archaeological and Historical Society*, 37, 64-70.

Desford Heritage. (n.d.). *Archives: Coal Mining - Desford & Merrylees*. Retrieved from Desford Heritage: <https://www.desfordheritage.org/coal-mining>

Desford Parish Council. (2021). *Desford Neighbourhood Plan 2018-2036*.

English Heritage. (2008). *Conservation Principles, Policies and Guidance*. English Heritage.

European Archaeological Council. (2025). *Guidelines for the use of Airborne Laser Scanning (Lidar) in Archaeology*.

Hinckley & Bosworth Borough Council. (2010). *Desford Conservation Area Appraisal*. Hinckley & Bosworth Borough Council.

Historic England. (2015). *Management of Research Projects in the Historic Environment*. Historic England.

Historic England. (2015). *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2*. Historic England.

Historic England. (2017). *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3*. Historic England.

Know, R. (2000b). An Archaeological Resource Assessment of the Mesolithic in Leicestershire and Rutland. *East Midlands Archaeological Research Framework*.

Know, R. (2000a). An Archaeological Resource Assessment of Palaeolithic Leicestershire and Rutland. *East Midlands Archaeological Research Framework*.

LandIS. (n.d.). *Soilscapes Viewer*. Retrieved from LandIS: The Land Information System: <https://www.landis.org.uk/soilscapes/>

Leicester City Council. (2019). *The Romans in Leicester*. Retrieved November 6th, 2025, from The Story of Leicester: <https://www.storyofleicester.info/city-stories/the-romans-in-leicester/>



Leicestershire County Council. (2019). *The Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project*.

Liddle, P. (2000). *An Archaeological Resource Assessment Roman Leicestershire and Rutland*. East Midlands Archaeological Research Framework.

Natural England. (2014). *National Character Area 94: Leicestershire Vales*. Retrieved from National Character Areas: <https://nationalcharacterareas.co.uk/Leicestershire-Vales/>

Oxford Archaeology. (2025). *Land South of Hunts Lane, Desford, Leicestershire: Archaeological Evaluation Report*.

Powell-Smith, A. (n.d.). *Map: England in 1086*. Retrieved October 29th, 2025, from Open Domesday: <https://opendomesday.org/map/>

Taylor, J. (2006). The Roman period. In N. Cooper, *The Archaeology of the East Midlands: An Archaeological Resource Assessment and Research Agenda* (pp. 137-160). Leicester Archaeology Monograph 13.

Thomas, J. (2000). *An archaeological excavation on land off Leicester Lane, Desford*.

University of Nottingham. (2012). *Key to English Place-Names*. Retrieved from <http://kepn.nottingham.ac.uk/map/place/Leicestershire/Desford>

## MAPPING

- Range of Historic Ordnance Survey mapping
- GIS Basemaps available through Google, ESRI, and Ordnance Survey
- Satellite Imagery from ©Google Earth and ©Bing Maps



# APPENDICES

## APPENDIX 1: ASSESSMENT METHODOLOGY

### AIMS AND SCOPE

The aims of this study are to:

- Identify designated and non-designated built heritage assets that might be directly or indirectly impacted upon by the proposed development;
- Describe the heritage significance of designated and non-designated built heritage assets that might be directly or indirectly impacted upon by the proposed development;
- Assess the degree of impact of the proposed development upon the significance of built heritage assets;
- Assess the potential for the survival of archaeological remains within the proposed development Site, their likely condition and extent;
- Evaluate the significance of any potential archaeological remains and to examine whether this might be impacted upon by the proposed development;
- Consider if further evaluation of the Site's archaeological potential and significance is required, alongside any appropriate forms of mitigation;
- Review the impact of the proposed development in respect of the prevailing framework of policy and legislation.

GPA 2: *Managing Significance in Decision-Taking in the Historic Environment* (Historic England, 2015), provides information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include; 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.

For the purposes of assessing potential impact on the setting of heritage assets, the procedures laid out within the Historic England documents *Historic England Good Practice Advice Note 3: The Setting of Heritage Assets* (Historic England, 2017) have been followed.

This report follows the advice set out in Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England, 2019), which covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

Advice set out within the Historic England documents Conservation Principles, Policies and Guidance (English Heritage, 2008), Management of Research Projects in the Historic



Environment: The MoRPHE Project Manager's Guide (Historic England, 2015), and the Chartered Institute for Archaeologists' (ClfA) Standard and Guidance: historic environment desk-based assessment (Chartered Institute for Archaeologists, 2020) have been followed.

This report follows the Principles of Cultural Heritage Assessment (CHIA) guidance developed jointly by IEMA, IHBC and ClfA in July 2021. This document sets out a standardised framework which can be used to assess the impact of proposed works on cultural heritage assets and their significance, thus supporting their sustainable management.

## THE HERITAGE RESOURCE

The heritage resource is divided into two broad categories, designated heritage assets and non-designated heritage assets. Designated heritage assets are considered to be of national and regional importance, whilst non-designated heritage assets are considered to be of local importance.

Designated heritage assets consist of:

- World Heritage Sites
- Scheduled Monuments
- Listed Buildings
- Registered Parks and Gardens
- Registered Battlefields
- Protected Wreck Sites
- Conservation areas (for the purposes of this assessment, conservation areas will be included as designated heritage assets)

The various elements of the heritage resource have been taken into account, and the potential development impacts upon them considered.

## SOURCES

The following sources of heritage and planning data and information were consulted:

### Designated Heritage Asset Data

These datasets are available from Historic England, and contain data 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. The data was accessed in November 2025.

### Non-Designated Heritage Asset Data

At the time of writing, Hinckley & Bosworth Borough Council are currently compiling a Local Heritage List. Additionally, a list of Local Heritage Assets was included in Appendix H1 of the Desford Neighbourhood Plan. Both data sets were accessed in November 2025.



## Historic Environment Record (HER)

A search of the Leicestershire & Rutland Historic Environment Record was commissioned (HER ref: **FS-Case-756742288**), with results obtained on 14<sup>th</sup> October 2025.

## Cartographic Sources

Historic mapping was obtained online. Information from historic maps, other than tracing the above-ground development of a Site or place, can assist in the assessment of archaeological potential by 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.

## National Legislation and Planning Documents

The treatment of the historic environment within a development and planning context is governed by legislation and national policy set out by the National Planning Policy Framework (NPPF), which itself dictates local authority planning policy. All relevant national and local planning policy documents were consulted in November 2025 and are detailed in Appendix 2.

## ASSUMPTIONS AND LIMITATIONS

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

The HER is a record of known archaeological and historic 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.

## CRITERIA

### Archaeological Potential

This Assessment is based upon the known and potential historic environment resource in a defined Study Area surrounding the Site alongside a Site visit. The potential for encountering as of yet unknown archaeological remains of interest within the Site, either wholly or according to a specific period, has been assessed according to the following criteria:

Potential	Criteria
<b>No/None</b>	There is no clear evidence that would support the presence of archaeological remains of interest.
<b>Low</b>	Remains of archaeological interest are very unlikely to be encountered, but their presence cannot be altogether ruled out.
<b>Moderate</b>	Evidence is suggestive that features of archaeological interest may exist.
<b>High</b>	Evidence indicates that there is a strong possibility that remains of archaeological interest survive.



<b>Certain</b>	Based on the evidence available it is a near certainty that remains of archaeological interest survive.
----------------	---

### Archaeological Interest

The level of archaeological interest of known or potential archaeological remains within a Site is defined according to the following criteria:

Interest	Criteria
<b>No/None</b>	Material remains of no interest, the study of which would offer little to no further meaningful understanding of the nature of human activity that it relates to.
<b>Local</b>	Archaeological remains of local importance, the study of which would be of meaningful value to local research. Its value is likely limited to improving our knowledge and understanding of human cultural activity within a localised area.
<b>Regional</b>	Archaeological remains of regional importance, the study of which would be of meaningful value to research at a regional scale. Its value is likely to develop knowledge and understanding of human cultural activity across a wider county or region.
<b>National</b>	Archaeological remains of the highest importance, such as scheduled monuments, the study of which would be of meaningful value to research on a national scale. Its value is likely to enhance our understanding of human cultural activity on a national scale.
<b>International</b>	Archaeological remains of national importance, the cultural value of which extends to cultures beyond the UK, such as World Heritage Sites.

*N.B. In all cases, the potential interest and importance of archaeological remains should be gauged against established Research Agendas where available.*

## APPENDIX 2: PLANNING POLICY

### LEGISLATION

Planning (Listed Buildings and Conservation Areas) Act (1990)	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>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> <p>Grade I: buildings of exceptional interest;</p> <p>Grade II*: particularly important buildings of more than special interest; and</p> <p>Grade II: buildings of special interest, warranting every effort to preserve them.</p> <p>When making a decision on all <u>listed building consent</u> applications or any decision on a planning application for <u>development</u> that affects a <u>listed building</u> or its <u>setting</u>, a <u>local planning authority</u> must have special regard to the desirability of <u>preserving</u> the <u>building</u> or its setting or any features of <u>special architectural</u> or <u>historic interest</u> which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.</p> <p>The Act requires local planning authorities to pay special attention throughout the planning process to desirability of preserving or enhancing the character or appearance of a Conservation Area.</p>
--	--

Table 5: National legislation relevant to the proposed development

## NATIONAL POLICY

Title	Content
NPPF Chapter 16, Paragraph 202	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.
NPPF Chapter 16, Paragraph 203	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>d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;</p> <p>e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;</p> <p>f) the desirability of new development making a positive contribution to local character and distinctiveness; and</p> <p>g) opportunities to draw on the contribution made by the historic environment to the character of a place.</p>
NPPF Chapter 16, Paragraph 204	<p>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.</p>
NPPF Chapter 16, Paragraph 205	<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> <p>a) assess the significance of heritage assets and the contribution they make to their environment; and</p> <p>b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.</p>
NPPF Chapter 16, Paragraph 206	<p>Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.</p>
NPPF Chapter 16, Paragraph 207	<p>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</p>



	authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
NPPF Chapter 16, Paragraph 208	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.
NPPF Chapter 16, Paragraph 209	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.
NPPF Chapter 16, Paragraph 210	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>
NPPF Chapter 16, Paragraph 211	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.
NPPF Chapter 16, Paragraph 212	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.
NPPF Chapter 16, Paragraph 213	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within



	<p>its setting), should require clear and convincing justification. Substantial harm to or loss of:</p> <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<sup>75</sup>.</li> </ul>
NPPF Chapter 16, Paragraph 214	<p>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 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>
NPPF Chapter 16, Paragraph 215	<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>

Table 6: National policy relevant to the proposed development, National Planning Policy Framework (NPPF), (published 2012, updated 2025)

## LOCAL POLICY

### Hinckley & Bosworth Borough Council New Local Plan

Hinckley & Bosworth Borough Council are currently working on a new Local Plan. At the time of writing, Regulation 18 public consultations are open until 28<sup>th</sup> November 2025. A Draft Version of the Local Plan has been published as part of a previous Regulation 18 consultation.

Policy	Content



<p>HE01: Conserving and Enhancing the Historic Environment</p>	<p>The historic environment will be conserved, enhanced, sensitively managed and enjoyed for its contribution to quality of life, to the distinctive local character of places and spaces, and to sustainable development within the borough by:</p> <ol style="list-style-type: none"> <li>1. Giving significant weight to the conservation or enhancement of designated heritage assets and their settings in accordance with national policy and the Planning (Listed Buildings and Conservation Areas) Act 1990. significant weight shall be applied irrespective of the level of potential harm to the asset.</li> <li>2. Requiring the submission of a Heritage Statement to accompany all proposals that may affect a heritage asset. A Statement should be proportionate to the asset(s) significance and the complexity of the proposal, identify all assets likely to be affected, the significance of those assets and the level of impact with explanation provided to demonstrate how any harm to significance has been avoided, minimised, or mitigated;</li> <li>3. Supporting development which makes a positive contribution to the character and local distinctiveness of the historic environment;</li> <li>4. Ensuring the historic landscape of Bosworth Battlefield and its setting is positively conserved or enhanced and supporting efforts to better reveal its significance;</li> <li>5. Seeking to preserve the positive contribution that heritage assets can make to sustainable communities including their economic vitality;</li> <li>6. Supporting and developing innovative initiatives that identify, conserve, sustain or return to beneficial use designated or non-designated heritage assets;</li> <li>7. Capitalising on in an appropriate and sensitive manner the regeneration, tourism and energy efficiency potential of heritage assets;</li> <li>8. Taking a positive and proactive approach to securing the conservation and reuse of heritage assets 'at risk', including working with owners and partner organisations to develop measures and schemes that will address the 'at risk' status of the assets and exploring opportunities for grant-funding to deliver viable schemes;</li> <li>9. Reviewing existing local heritage designations, such as conservation areas, and making new designations to protect and conserve heritage assets, where justified by appropriate surveys and evidence;</li> <li>10. Identifying non-designated heritage assets and adopting a List of Local Heritage Assets;</li> <li>11. Supporting the use of pro-active enforcement measures, including Article 4 Directions, where appropriate, to preserve and where possible enhance the historic environment; and</li> <li>12. Improving understanding, awareness, promotion, and enjoyment of the historic environment where appropriate, by supporting proposals that retain, create, or facilitate public access to heritage assets and increase an understanding of their significance.</li> </ol>
--	---



HE02: Heritage Assets	<p>Development proposals affecting heritage assets (both designated and non-designated) and their settings should recognise and respond to their significance and demonstrate how they conserve or enhance the significance of the asset(s), including any contribution made by their setting where appropriate. All development proposals must accord with in particular Policy PMD01: High Quality Design. Development affecting archaeology must accord with Policy HE03: Preserving the Borough's Archaeology.</p> <p><b>Designated Heritage Assets</b></p> <ol style="list-style-type: none"> <li>1. Proposals affecting designated heritage assets and/or their settings should:             <ol style="list-style-type: none"> <li>a) Be sympathetic and complementary to local context, distinctiveness, and character, in terms of the pattern of development and urban grain, building form, siting and layout, building technique(s) and materials, and landscape character;</li> <li>b) Complement or enhance the historic character of the area through its design with matters including scale, height, density, massing, siting, layout, form, architectural detailing, and high-quality materials.</li> <li>c) Use landscaping, boundary treatments and surfacing appropriate to the historic setting;</li> <li>d) Ensure significant views and vistas away from, through, towards and associated with the heritage asset(s) are preserved or enhanced.</li> <li>e) Consider any further defining characteristics and elements of significance as identified in relevant documents including, but not limited to, the National Heritage List for England (NHLE), Conservation Area Appraisals and Management Plans, Heritage Statements, Landscape Character Assessments, and Characterisation Studies.</li> </ol> </li> <li>2. Any harm to, or loss of, the significance of a designated heritage asset, including from development within its setting, will require clear and compelling justification.</li> <li>3. Proposals that result in substantial harm to or loss of grade II listed buildings should be exceptional and proposals that result in substantial harm to or loss of grade I and II* listed buildings, scheduled monuments, and the Bosworth Battlefield (these being assets of the highest significance) should be wholly exceptional.</li> <li>4. For proposals that result in substantial harm to (or total loss of) the significance of a designated heritage asset, planning permission will only be granted where it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or all of the following apply:             <ol style="list-style-type: none"> <li>a) The nature of the heritage asset prevents all reasonable uses of the site;</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;</li> <li>c) Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and</li> </ol> </li> </ol>
-----------------------	---



	<p>d) The harm or loss is outweighed by the benefit of bringing the site back into use.</p> <p>5. Proposals that result in less than substantial harm to the significance of a designated heritage asset will only be supported where it is demonstrated that the public benefits of the proposal including, where appropriate, securing its optimum viable use, will outweigh any harm identified.</p> <p><b>Non-Designated Heritage Assets</b></p> <p>6. In weighing proposals that directly or indirectly affect a non-designated heritage asset, a balanced judgement will be reached based on the significance of the asset, the scale of any harm identified, and evidence submitted in relation to the proposal.</p> <p>7. Proposals that conserve or enhance the significance of a non-designated heritage asset will be supported. For this to be achieved, proposals should be sympathetic to and reflective of the same characteristics identified within criterion 1 of this Policy.</p> <p><b>Heritage Assets at Risk</b></p> <p>8. Proposals involving the viable new use of a heritage asset or temporary use of a heritage asset 'at risk' that conserves its significance will be supported.</p> <p>9. Proposals involving enabling development associated with heritage assets 'at risk' will be supported where a clear justification is provided that results in the conservation of the asset and its setting.</p>
HE03: Preserving the Borough's Archaeology	<p>Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants are required to submit an appropriate desk-based assessment with their application and, where applicable, the results of a field evaluation detailing the significance of any affected asset.</p> <p>Where applicable, justified, and feasible, the Borough Council 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.</p> <p>Where preservation of archaeological remains in situ is not feasible and/or justified, the Borough Council will require full archaeological investigation and recording by an approved archaeological organisation before development commences.</p>

Table 7: Policies relevant to the historic environment and Site taken from the Hinckley & Bosworth Borough Council Consultation Draft Plan Regulation 18 (published June 2021)

### Desford Neighbourhood Plan 2018 – 2036 (made May 2021)

Policy	Content



ENV 4: Ridge and Furrow	<p>The areas of ridge and furrow earthworks mapped within the Desford Neighbourhood Plan are non-designated heritage assets.</p> <p>Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the demonstrable benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets.</p>
ENV 5: Local Heritage List	<p>Development proposals that affect an identified building or structure of local significance of its setting will be required to preserve and enhance the significance and setting of that heritage asset. Any benefits arising from a development proposal, or a change of use requiring planning approval, will need to be balanced against the scale of harm of loss and their significance as heritage assets.</p>
ENV 6: Safeguarding Important Views	<p>Development that adversely affects the identified locally important and valued views (list within Neighbourhood Plan) will not be supported unless the proposal includes effective site-specific mitigation measures.</p> <p>Development shall be designed to sustain significant views that contribute to the character and appearance of the area.</p>

*Table 8: Policies relevant to the historic environment and Site taken from the Desford Neighbourhood Plan 2018 – 2036 (made May 2021)*

#### Hinckley & Bosworth Borough Council Heritage Strategy 2025 – 2029

Hinckley & Bosworth Borough Council have published a revised Heritage Strategy to guide conservation and heritage activities in the borough over a five-year period.

#### SHELAA 2024 Site Allocation

The Site is included as a draft allocation for residential development in the Hinckley & Bosworth Borough Council's Strategic Housing and Economic Land Availability Assessment (Site Allocation Reference: LPR85).



**SHELAA 2024 Overview Map - Settlement: Desford**

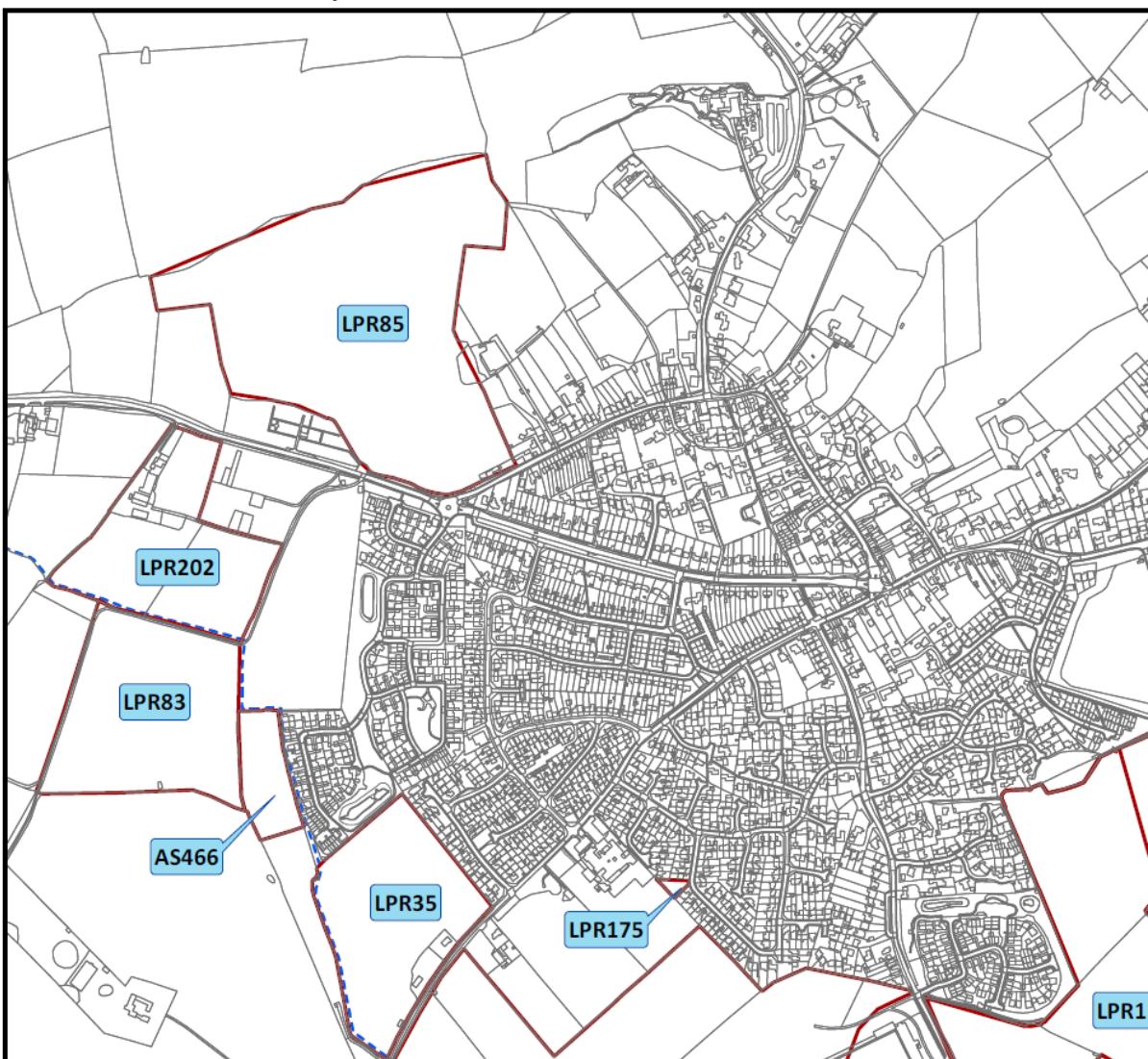


Figure 12: Map of site allocation within the Hinckley & Bosworth Borough Council's SHELAA 2024 Overview Maps



## APPENDIX 3: HISTORIC ENVIRONMENT RESOURCE

This appendix provides illustration and tabulation of known HER Monuments and Events within 1km of the Site. The information is sourced from the Leicestershire and Rutland Historic Environment Record (HER).

### BUILT HERITAGE ASSETS

Map Reference	NHLE Ref	Name	Designation /Grade
1	1074074	THE GRANGE	Grade II Listed Building
2	1074076	MANOR FARMHOUSE	Grade II Listed Building
3	1074077	IVY HOUSE	Grade II Listed Building
4	1074078	OLD MANOR HOUSE AND ATTACHED BARN AND SERVICE BLOCK	Grade II* Listed Building
5	1074079	50, MAIN STREET	Grade II Listed Building
6	1074080	MALTHOUSE COTTAGES	Grade II Listed Building
7	1116099	DESFORD SCHOOL	Grade II Listed Building
8	1116107	10, NEWBOLD ROAD	Grade II Listed Building
9	1116124	PIGEONCOTE AT NUMBER 32	Grade II Listed Building
10	1361378	CHURCH OF ST MARTIN	Grade II* Listed Building
11	1361380	16, HIGH STREET	Grade II Listed Building
12	1361381	DESFORD POST OFFICE	Grade II Listed Building
13	1361382	2, NEWBOLD ROAD	Grade II Listed Building
14	1454788	Desford War Memorial	Grade II Listed Building



Map Reference	NHLE Ref	Name	Designation /Grade
15	N/A	Desford Conservation Area	Conservation Area
16	1017053	Moated site 440m south west of Lindridge Fields Farm	Scheduled Monument
17	N/A	1, Kirkby Road, Desford	Locally Listed Heritage Asset
18	N/A	3, Kirkby Road, Desford	Locally Listed Heritage Asset
19	N/A	Mine wheel, Lindridge Lane, Desford	Locally Listed Heritage Asset
20	N/A	Village Hall and No.12, Lindridge Lane, Desford	Locally Listed Heritage Asset
21	N/A	Linwood Cottage, Lindridge Lane, Desford	Locally Listed Heritage Asset
22	N/A	55 & 57, Newbold Road, Desford	Locally Listed Heritage Asset
23	N/A	59, Newbold Road, Desford	Locally Listed Heritage Asset
24	N/A	61, Newbold Road, Desford	Locally Listed Heritage Asset
25	N/A	Former Roebuck Inn, Newbold Road, Desford	Locally Listed Heritage Asset
26	N/A	Gables Farm, Newbold Road, Desford	Locally Listed Heritage Asset
27	N/A	Debdale (now Topsham Nursery), Peckleton Lane, Desford	Locally Listed Heritage Asset
28	N/A	20 & 22, Station Road, Desford	Locally Listed Heritage Asset



## HER MONUMENTS

Map Reference	HER Reference	Name	Period
29	MLE2971	Cropmarks east of Newbold Spinney, Newbold Verdon	Prehistoric
30	MLE3032	Rectangular enclosure east of Shericles Farm, south-west of Desford	Prehistoric
31	MLE9266	Bronze Age flint from Leicester Road, near Old Manor Farm, Desford	Prehistoric
32	MLE2742	Roman pottery kilns, Main Street, Desford	Roman
33	MLE7927	Roman pottery from Manor Road, Desford	Roman
34	MLE2737	Possible Roman site east of Lindridge Wood, Desford	Roman
35	MLE11219	CHURCH OF ST. MARTIN, CHURCH LANE (SOUTH SIDE), DESFORD	Medieval
36	MLE11749	MALTHOUSE COTTAGES, 40 - 42, NEWBOLD ROAD (NORTH SIDE), DESFORD	Medieval
37	MLE20694	Medieval remains, 23, Main Street, Desford	Medieval
38	MLE21811	St Martin's Church burial ground, Church Lane, Desford	Medieval
39	MLE25372	Medieval/post-medieval remains, rear of 35, Main Street, Desford	Medieval
40	MLE25389	Medieval features, north-east of Woodside, Little Lane, Desford	Medieval
41	MLE2738	Medieval moated site, Lindridge, Desford	Medieval
42	MLE2739	Medieval enclosures and pond at Lindridge moated site, Desford	Medieval
43	MLE2751	Historic settlement core of Desford	Medieval
44	MLE3060	Possible moot site, Shericles Farm, Peckleton	Medieval
45	MLE2743	Well, Main Street, Desford	Medieval



Map Reference	HER Reference	Name	Period
46	MLE11742	16 HIGH STREET (SOUTH SIDE), DESFORD	Post-Medieval
47	MLE11744	OLD MANOR HOUSE & SERVICE BLOCK, 32, HIGH STREET (SOUTH SIDE), DESFORD	Post-Medieval
48	MLE11745	BARN ATTACHED TO OLD MANOR HOUSE, HIGH STREET (SOUTH SIDE), DESFORD	Post-Medieval
49	MLE11746	PIGEONCOTE AT NO. 32, HIGH STREET (SOUTH SIDE), DESFORD	Post-Medieval
50	MLE11747	2 NEWBOLD ROAD (NORTH SIDE), DESFORD	Post-Medieval
51	MLE16048	18, High Street (South side), Desford	Post-Medieval
52	MLE20695	Post-medieval remains, 23, Main Street, Desford	Post-Medieval
53	MLE22523	35, Newbold Road, Desford	Post-Medieval
54	MLE24308	72, Main Street, Desford	Post-Medieval
55	MLE23883	Site of cruck house, Drapers Shop, Main Street, Desford	Post-Medieval
56	MLE11217	DESFORD SCHOOL, 54, MAIN STREET, DESFORD	Modern
57	MLE11220	THE GRANGE, 17, CHURCH LANE (NORTH SIDE), DESFORD	Modern
58	MLE11222	DESFORD POST OFFICE, 19, 21, 23, HIGH STREET (NORTH SIDE), DESFORD	Modern
59	MLE11741	MANOR FARMHOUSE, 53, HIGH STREET (NORTH SIDE), DESFORD	Modern
60	MLE11743	IVY HOUSE, 26, HIGH STREET (SOUTH SIDE), DESFORD	Modern
61	MLE11748	10 NEWBOLD ROAD (NORTH SIDE), DESFORD	Modern
62	MLE11750	50 MAIN STREET (EAST SIDE), DESFORD	Modern
63	MLE15283	22 MAIN STREET, DESFORD	Modern



Map Reference	HER Reference	Name	Period
64	MLE21330	Lindridge Colliery, Desford	Modern
65	MLE23191	Desford County Primary School, Kirkby Road, Desford	Modern
66	MLE26151	Site of Baptist Chapel, 44, High Street, Desford	Modern
67	MLE26152	General Baptist Chapel, now Free Church, Chapel Lane, Desford	Modern
68	MLE26624	1, Kirkby Road, Desford	Modern
69	MLE26625	3, Kirkby Road, Desford	Modern
70	MLE26626	Mine wheel, Lindridge Lane, Desford	Modern
71	MLE26627	Village Hall and No.12, Lindridge Lane, Desford	Modern
72	MLE26637	Linwood Cottage, Lindridge Lane, Desford	Modern
73	MLE26639	55 & 57, Newbold Road, Desford	Modern
74	MLE26640	59, Newbold Road, Desford	Modern
75	MLE26641	61, Newbold Road, Desford	Modern
76	MLE26643	Former Roebuck Inn, Newbold Road, Desford	Modern
77	MLE26644	Gables Farm, Newbold Road, Desford	Modern
78	MLE26645	Debdale (now Topsham Nursery), Peckleton Lane, Desford	Modern
79	MLE26646	20 & 22, Station Road, Desford	Modern
80	MLE27003	C19th burial ground, Strict Baptist Chapel, High Street, Desford	Modern
81	MLE29057	37, High Street and 2a, Main Street, Desford	Modern



Map Reference	HER Reference	Name	Period
82	MLE15323	DESFORD WAR MEMORIAL, DESFORD	Modern
83	MLE2733	Post-medieval windmill west of Debdale, Desford	Modern
84	MLE21277	Turnpike Road, Foston Lane to Osbaston	Modern
85	MLE9267	Iron Age/Roman site, Leicester Road, near Old Manor Farm, Desford	Multiperiod
86	MLE18744	Possible enclosure, Hunts Lane, Desford	Unknown
87	MLE9265	Undated features recorded south of Bambrooke Close, Desford	Unknown
88	MLE8292	Undated quern at Sunbreak, Little Lane, Desford	Unknown
89	MLE15219	Desford Strict Baptist Church boundary wall, High Street, Desford	Unknown
90	MLE2736	Possible castle site, Castle Hill, Desford	Unknown
91	MLE18378	Linear feature west of St Martin's Drive, Desford	Unknown

## HER Events

HER Reference	Name
ELE4447	2006 watching brief at Shericles Farm, Peckleton
ELE5001	1999 desk-based assessment for land east of Peckleton Lane, Desford, Leicestershire (SK 4800 0295)
ELE5002	1999 desk-based assessment for land off Leicester Lane, Desford, Leicestershire (SK 480 019)
ELE5003	1997 desk-based assessment for land at Old Manor Farm, High Street, Desford, Leicestershire



HER Reference	Name
ELE5005	2000 desk-based assessment of land to rear of Manor Farm, Desford, Leicestershire
ELE5458	2008 building survey of an outbuilding group situated within the curtilage of 21, High Street, Desford
ELE5632	1999 excavation on land off Leicester Lane, Desford, Leicestershire
ELE5633	1999 trial trenching on land off Leicester Lane, Desford, Leicestershire
ELE5650	2000 trial trenching on land east of Peckleton Lane, Desford, Leicestershire
ELE5652	2000 trial trenching on land to the rear of 26, High Street, Desford, Leicestershire
ELE5655	2000 watching brief of land east of Peckleton Lane, Desford, Leicestershire
ELE5674	2001 watching brief during groundworks at Caterpillar (UK) Ltd. Peckleton Lane, Desford, Leicestershire
ELE5677	1999 geophysical survey of land off Leicester Lane, Desford, Leicestershire
ELE7272	2010 desk-based assessment, land at Hunts Lane, Desford
ELE7387	2010 geophysical survey on land at Hunts Lane, Desford, Leicestershire
ELE8297	1989 geophysical survey, north-west of The Rectory
ELE8553	2012 trial trenching, Hunts Lane, Desford
ELE8554	2013 trial trenching, 23, Main Street, Desford
ELE9144	2014 desk-based assessment, land off Kirkby Road, Desford
ELE9146	2014 geophysical survey, Kirkby Lane, Desford
ELE9808	2015 trial trenching at Kirkby Road, Desford
ELE10097	2016 trial trenching on land to the east of 2, Newbold Road, Desford, Leicestershire



HER Reference	Name
ELE10147	2016 trial trenching on land south of Hunts Lane, Desford, Leicestershire
ELE11279	2019 trial trenching, 51, Main Street, Desford, Leicestershire
ELE11304	2020 excavation on land east of Little Lane, Desford, Leicestershire
ELE11305	2020 trial trenching on land east of Little Lane, Desford, Leicestershire
ELE11318	2020 excavation, 51, Main Street, Desford, Leicestershire
ELE11769	2021 watching brief, Strict Baptist Chapel, between 44 & 50, High Street, Desford, Leicestershire
ELE11847	2019 desk-based assessment, land south of Hunts Lane, Desford
ELE11996	2019 geophysical survey, land south of Hunts Lane, Desford, Leicestershire
ELE12671	2024 trial trenching, land south of Lyndale, Lindridge Lane, Desford, Leicestershire

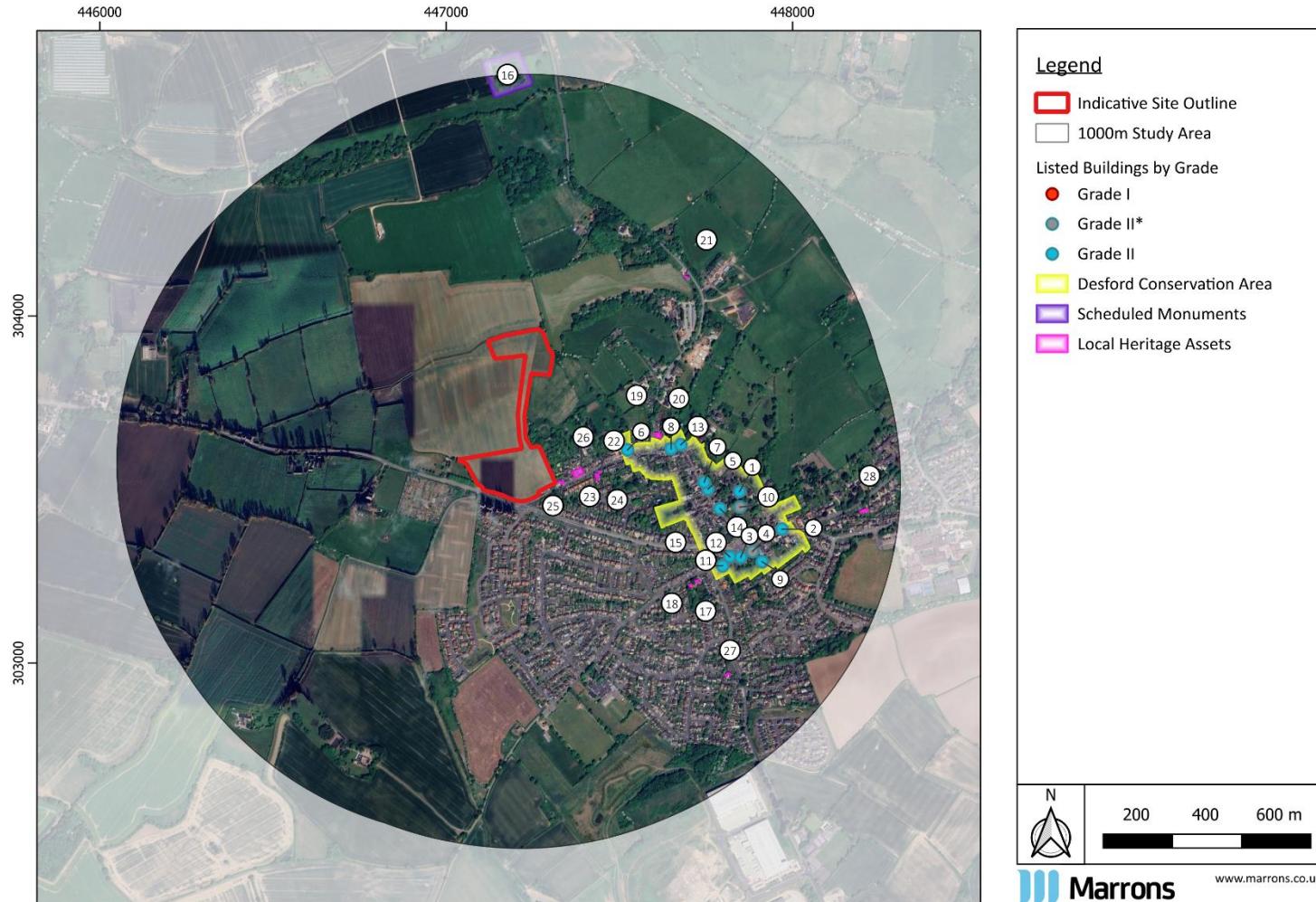


Figure 13: Built Heritage Assets within 1km of the Site

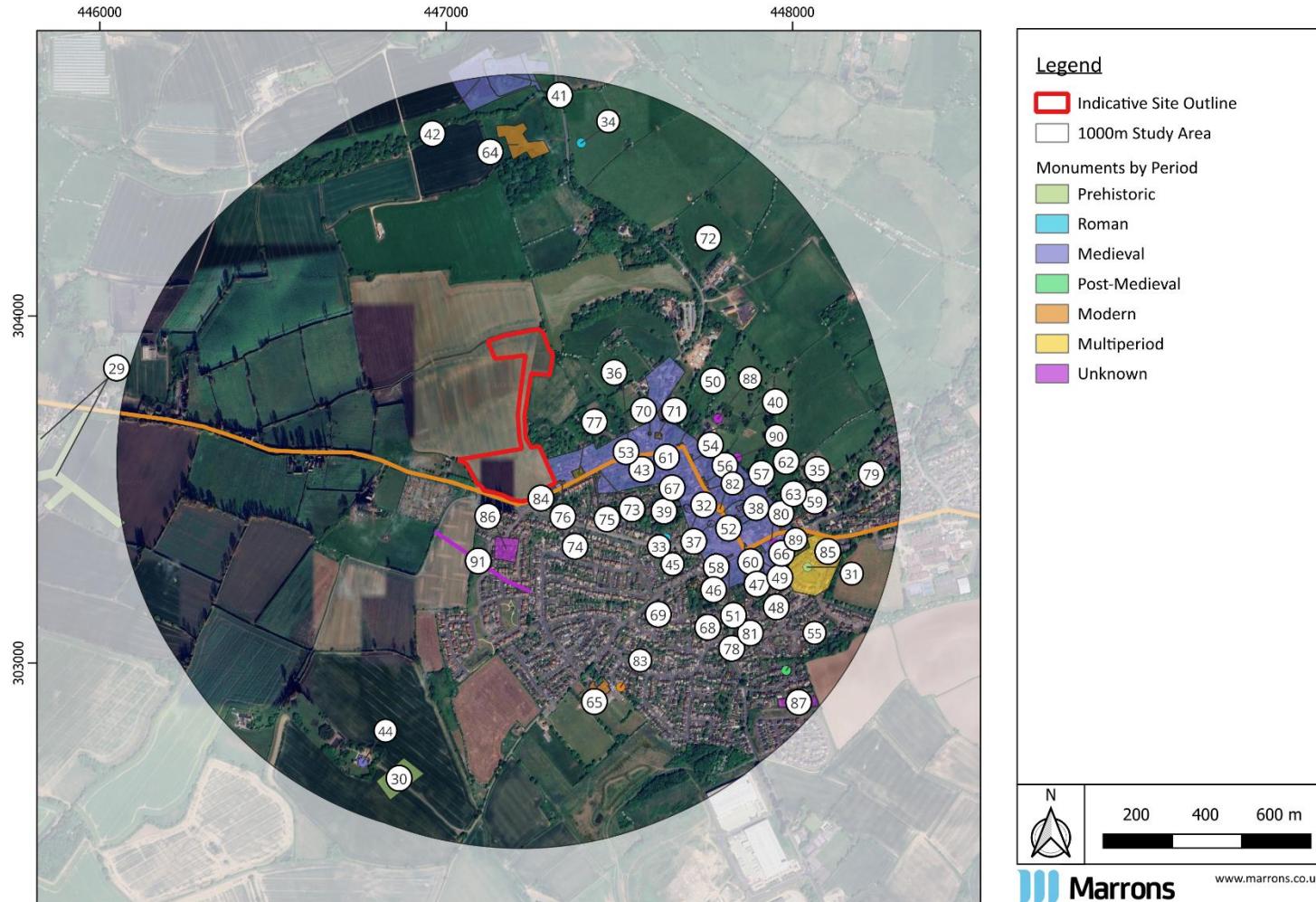


Figure 14: Monuments recorded in LRHER

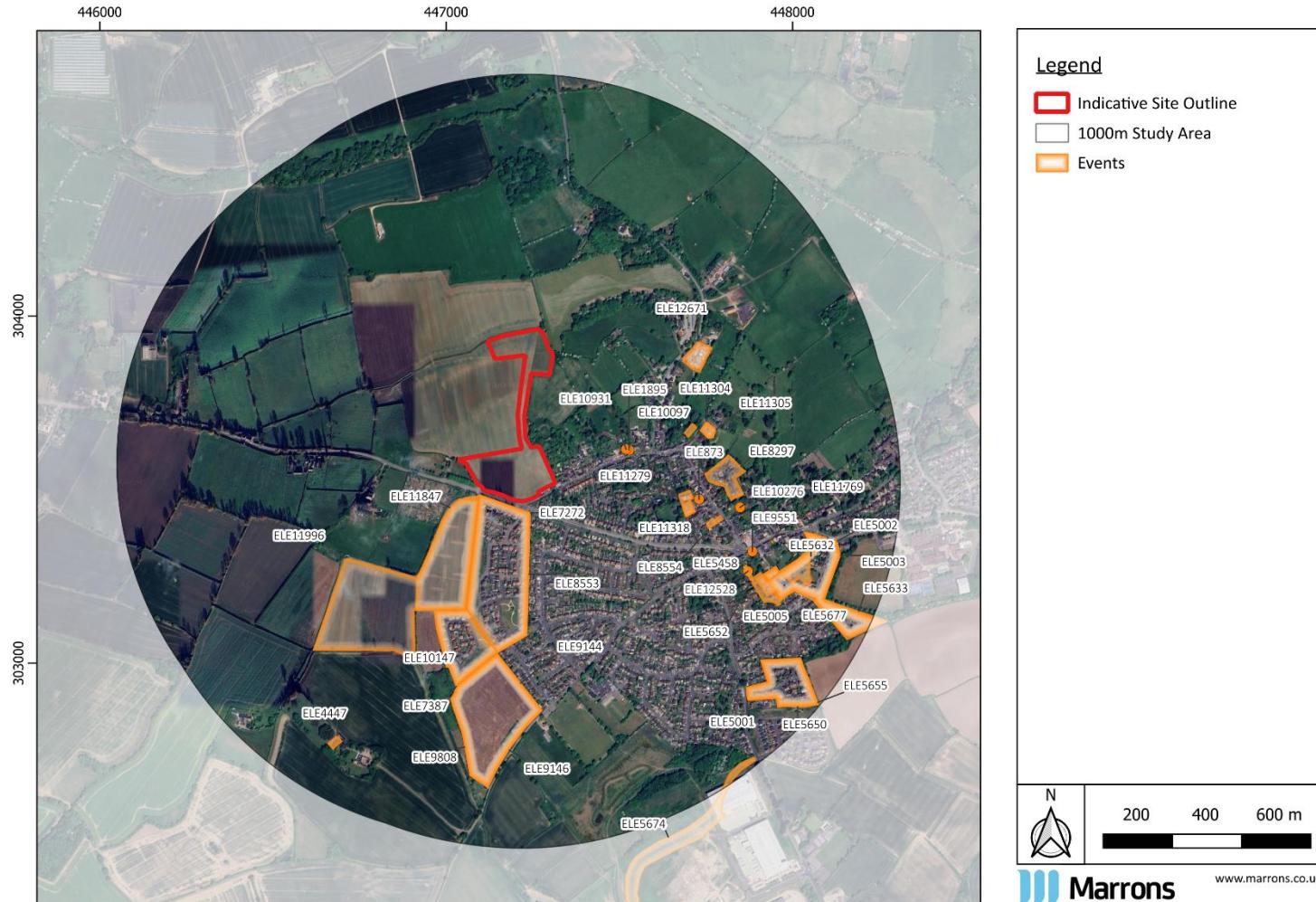


Figure 15: Events recorded in LRHER

