

- Site
- Site under development
- Consented outline application
- Study Area
- Woodland
- Built Development
- Historic Settlement Core
- Large Fields
- Floodplain Fields
- Public Open Space
- Small Rectilinear Fields
- Paddocks and Closes
- Enclosed Fields
- Planned Woodland Clearance
- Religious
- Very Large Post-War Fields

0 500m

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PROJECT TITLE

Land west of Ratby, Leicestershire

FIGURE TITLE

**Historic Landscape Characterisation of the study area**

DRAWN BY	FC	PROJECT NO.	MK0985	FIGURE NO.
CHECKED BY	RW	DATE	13/08/2024	11
APPROVED BY	RPS	SCALE @ A4	1:15,000	

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## 4. RIDGE AND FURROW ASSESSMENT

- 4.1. This section establishes the historic landscape context of the earthworks and assesses the significance of the earthworks in accordance with the guidance provided in *Turning the Plough* (Northamptonshire County Council 2001). It should be noted that Ratby is not a priority township in *Turning the Plough*.

### *Ridge and furrow earthworks*

- 4.2. Ridge and furrow earthworks were created by historic arable cultivation, through the repeated ploughing of the same strip of land in the same direction using a heavy plough. Ridge and furrow earthworks typically comprise a series of long ridges, separated by depressions, lying parallel to each other and cultivated in small irregular parcels (Hall 1982; Historic England 2018b). These strips were ploughed in groups, forming blocks referred to as furlongs (individual pieces of ploughed plots of land); the individual strips are known as lands (Hall 1982). These often, though not exclusively, formed the large open fields cultivated from medieval times until the time of Enclosure, where the cultivation of strips of land under individual ownership resulted in the formation of such earthworks. Hence, the blocks of ridge and furrow are typically interpreted as relating to the furlongs of the open fields (Hall 1982; Historic England 2018b).
- 4.3. Most distinctive medieval ridge and furrow remains have the plan of a reverse S-shape, which formed as a result of a team of ox pre-empting the turn at the start and finish of the cultivation strips, so as to not go beyond the headlands at the end of the furlong (Hall 1982, Historic England 2018b). This meant that they started turning out slightly as they went and likewise began to turn just before the end of the strip, resulting in the strips being reverse S-shaped in plan. Ridge and furrow earthworks survive well only where the land has ceased to be in arable cultivation and has reverted to land use or uses that preserve the earthworks, such as pasture. Where land has remained in arable cultivation, such earthworks have usually been partially or entirely levelled by modern ploughing.

### *Historical landscape context*

- 4.4. The Site forms part of the parish of Ratby and is just to the west of the historic settlement core. The settlement of Ratby is recorded within the Domesday Survey as a settlement of 10 villagers and five smallholders with six ploughlands, two lord's plough teams, and four men's plough teams (Powell-Smith 2024). The HER records

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the extent of the medieval and post-medieval village (Fig. 4) as bordering the eastern edge of the Site, although it is likely that the medieval extent (prior to post-medieval expansion) was smaller and focused around the church, within the eastern extent of the settlement.

4.5. The Site appears to have formed part of the agricultural land that supported the medieval settlement of Ratby, as suggested from the evidence of typically medieval reverse S-shape ridge and furrow visible particularly within the eastern part of the Site.

4.6. The HEA records several areas of ridge and furrow within the landscape surrounding Ratby, although only one of these is recorded within the Site. Further areas of ridge and furrow discussed here have been identified within the Site on LiDAR imagery and during the site visit. The overall survival of ridge and furrow within the landscape is low, with many areas likely to have been removed by modern agricultural practices.

#### *LiDAR data and aerial imagery*

4.7. The LiDAR data utilised for this assessment was collected in 2022. This identifies clear areas of ridge and furrow within the eastern part of the Site (south of Burroughs Road) with a smaller portion surviving in the north-west, corresponding with the area recorded by the HEA. The earthworks visible on the LiDAR and current aerial imagery are well-defined (Fig. 6 and 13).

4.8. The LiDAR data and aerial imagery (Fig. 6 and 13) suggest that the ridge and furrow runs on varying alignments, apparently respecting existing and former field boundaries. Two of the fields containing ridge and furrow within the area south of Burroughs Road appear to reflect the field pattern shown on the 1773 Enclosure Map, while those towards the southern boundary of the Site represent 20th century amalgamation. The earthworks visible on the LiDAR data indicate areas of intensive cultivation, with their survival suggesting that these areas have experienced limited ploughing in comparison to other parts of the parish.

#### *Description of surviving earthworks*

4.9. The site visit carried out in April 2024 identified ridge and furrow earthworks within the fields south of Burroughs Road and in the north-easternmost and north-west parts of the Site, corresponding with the areas identified on the LiDAR and aerial imagery. The ground conditions at the time of the site visit were good, comprising generally low-level grass pasture maintained by grazing cattle. In the eastern portion of the



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areas south of Burroughs Road the earthworks were observed to be particularly distinct, both at close range on the ground surface (Photos 6 and 7) and when viewed at distance from within the wider landscape (Photo 17). The earthworks here extended across the lengths of the fields, and could be seen to exhibit a slightly curved morphology (indicative of a medieval date) which was most apparent in the field immediately south of Burroughs Road. The earthworks within the western field of the area south of Burroughs Road were less pronounced, though still visible as slight undulations.



**Photo 6** Ridge and furrow earthworks within the southern part of the Site; see Fig. 12 for photo location



**Photo 7** Ridge and furrow earthworks south of Burroughs Road; see Fig. 12 for photo location

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### *Significance of the surviving earthworks*

- 4.10. The criteria recommended by the Turning the Plough Assessment (NCC 2001) have been utilised to assess the significance of the earthwork remains. While the criteria were designed to assess the significance of individual open fields as a whole, those utilised are also considered applicable to individual areas of ridge and furrow (i.e. the remains within the Site). The earthworks have been scored against each of the criteria on the basis of the sources (see Section 2) consulted as part of this Assessment only. Each of the criteria is scored on a three-point system.

### **Group Value (Association)**

- 4.11. The Group Value is defined by the association of ridge and furrow with other monuments, most importantly any associated settlement earthworks. The physical relationship between ridge and furrow and other monuments can provide a chronological depth that adds value.

1. **Low:** with a single monument or feature (excluding the settlement), or none at all;
2. **Medium:** two or three associated features (excluding the settlement); and,
3. **High:** settlement earthworks and any other features associated with the fields.

- 4.12. The ridge and furrow earthworks within the Site located are located at the western edge of Ratby, with the easternmost earthworks situated immediately adjacent to the historical extent of the settlement as recorded by the HER (Fig. 4). It is likely that the medieval core was situated further to the east than the HER depicts (around the church) and that the western extent reflects post-medieval development which potentially removed further areas of medieval cultivation. Despite their proximity to Ratby, there are no other known features which illustrate a direct relationship between the earthworks and the settlement, such as hollow ways providing access between the fields and the settlement.

- 4.13. The earthworks within the Site have no discernible relationships with any other features within the landscape. While a possible moated site (Fig. 4, **22**) has been recorded within the east of the Site, immediately adjacent to the earthworks, this has not been verified through investigation and no evidence of surviving remains has been identified by the walkover survey, on LiDAR imagery, or by the geophysical survey. The HER further notes that there is some doubt regarding the interpretation

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of the feature. As such, any association between the purported moated site and the feature is unconfirmed and not appreciable.

- 4.14. On this basis, the Group Value of the earthworks is considered to be **Low** (score point 1).

### Survival

- 4.15. The survival of ridge and furrow is expressed as a percentage of the original field system. This is based on the area of the Township, with deductions made for significant amounts of wood, meadow, fen or heath.

1. **Poor:** field systems extending to less than 0-10% of the township and/or having some post-enclosure plough damage;
2. **Medium:** field systems extending to 11-18% and/or having some post-enclosure plough damage; and,
3. **Good:** field systems extending to more than 18% of the township with no later plough damage.

- 4.16. Further areas of ridge and furrow are recorded within the landscape to the north, south and west of the Site by the HEA and on LiDAR and aerial imagery, although these mainly seem to comprise discrete areas indicating fragmentary survival. While the overall survival of ridge and furrow within the former settlement as a whole has not been assessed in detail, from a review of available LiDAR data alongside ridge and furrow recorded by the HEA (Fig. 4), the area of surviving ridge and furrow extends across less than 10% of the parish. On this basis, the *Survival* of the ridge and furrow earthworks is judged to be **Low** (score point 1).

### Potential

- 4.17. Scores for potential are based upon the presence of wet features/light soil (associated with general potential for Saxon settlement), the degree of below ground destruction in the form of urban areas or quarrying, and the presence of settlement earthworks.

1. **Low:** divorced from wet features and not lying on light soil. Has a significant proportion of urbanisation and quarrying;
2. **Medium:** lies on light soil or has wet features adjacent; remainder of the township is intact; and,

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3. **High:** lies next to settlement earthworks, preferably with nearby wet features and light soil and the remainder of the township is intact.

4.18. There are no wet features within the vicinity of the ridge and furrow earthworks within the Site. A former pond is recorded on historic Ordnance Survey mapping within the south of the Site, on the boundary of one of the fields containing ridge and furrow, however this appears to have been removed and is nevertheless an agricultural feature with no potential to be of heritage value. The Site comprises a combination of slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils and soils with impeded drainage (BGS 2022), and is not likely to have been a favoured location for early settlement. There is no potential for reorientation of the open field system within the Site. The Potential of the ridge and furrow earthworks within the Site is considered to be **Low** (score point 1).

#### Documentation (archaeological)

4.19. Archaeological documentation includes aerial photographs and plans. The criteria in *Turning the Plough* (NCC 2001) are:

1. **Low:** no plans and only poor photographs;
2. **Medium:** good photographs or adequate plans; and,
3. **High:** good photographs and plans with profiles.

4.20. The emergence of widespread availability of LiDAR data since the *Turning the Plough* criteria were established (i.e. 2001) means that for many areas of ridge and furrow it is possible to produce detailed plans of the earthworks, depicting the curvatures of the earthworks. This is the case in relation to the earthworks within the Site especially as the available LiDAR data dates to 2022 and is therefore an accurate representation of the current state of the survival of the earthworks. Whilst the data is only available at 1m resolution and smaller features may not be determinable on the LiDAR data, this is not considered to be a significant limitation of the documentation for this Site as ridge and furrow earthworks are generally larger and are depicted well on the LiDAR data (Fig. 6). As such, its *Documentation (archaeological)* score is **Medium** (score point 2).

#### Documentation (historical)

4.21. Historical documentation is scored by reference to contemporary maps, field books, terriers, court rolls, accounts, estate records and other medieval information.

1. **Low:** no open field records other than a late terrier;

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2. **Medium:** map or terrier plus any of the other items next listed; and,
  3. **High:** map and field book, terriers, court rolls, accounts, estate records and other medieval information.

4.22. There are only limited surviving historical records relating to Ratby and there do not appear to be any cartographic sources relating to the Site pre-dating the Enclosure map which provide any detail with regard to land-use. While Ratby is recorded in the Domesday Book of 1086 and is known to have held associated ploughlands, no specific reference is made to the land within the Site (Powell-Smith 2024). There are also no known surviving estate or manorial records. The documentation (historical) value of the earthworks is therefore **Low** (score point 1).

#### Diversity (features)

4.23. The diversity score is based upon the presence of furlongs of different sizes and orientations, headlands, joints (furlong boundaries with a double row of heads) and balk (grassed over lands), etc.

1. **Low:** examples with 0-2 of the features;
2. **Medium:** examples with 3-4 features; and,
3. **High:** over 4 features.

4.24. The earthworks within the Site appear to relate to at least five furlongs. The field immediately south of Burroughs Road comprises the remains of a furlong orientated east to west, while the ridge and furrow south of this is mostly north to south oriented with a further field of east to west in the westernmost part of the Site. In the north-west and north-east of the Site the ridge and furrow runs north-east to south-west. A headland is visible on LiDAR imagery at the eastern edge of the field immediately south of Burroughs Road, and within the field south of this, dividing east to west and to north-south furlongs. It should be noted that these headlands were neither visually nor physically discernible during the site visit. The remains of joints can also be seen in the southernmost field, connecting north to south furlongs.

4.25. The features of the ridge and furrow comprise, the furlongs, joints and headlands. No further features indicative of the open field system were identified during the site visit or from available sources. On this basis the diversity score is **Medium** (score point 2).



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### Amenity value

- 4.26. Amenity is scored on the level of access available, and the presence of enhancing features such as of hedges and trees.

1. **Low**: an inaccessible and small area of fields;
2. **Medium**: some access is available; or the fields are enhanced by the additional interest of later features; and,
3. **High**: good access to extensive clear samples of fields with additional interest.

- 4.27. The Site contains a number of public rights of way which run adjacent to areas of visible ridge and furrow, in the south, north-east and north-west. A further appreciation of the earthworks south of Burroughs Road is offered from a high point along the road to the west of the Site, although this is at some distance (Photo 15). Given the visibility of the earthworks and the ability to appreciate it from several publicly accessible points, the *Amenity* value of the earthworks is scored as **Medium** (score point 2).

### Overall score

- 4.28. Each criterion is scored on a three-point system, and the *Turning the Plough* methodology recommends **squaring** each score before totalling (NCC 2001, 57). The earthworks score the following, and the square of each score is provided in brackets:

Group Value (Association)	1 (1)
Survival	1 (1)
Potential	1 (1)
Documentation (archaeological)	2 (4)
Documentation (historical)	1 (1)
Diversity (features)	2 (4)
Amenity value	2 (4)
Total	<b>16</b> (out of a potential <b>63</b> )

- 4.29. On the basis of the above, the earthworks score poorly against the defined criteria. The highest score being 4 out of a maximum of 9 against each individual criterion.

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### *Summary of significance*

- 4.30. The ridge and furrow earthworks within the Site have been assessed following the methodology recommended in *Turning the Plough* (NCC 2001). The results total a score of 16 out of a possible 63. This is a low score and reflects the overall limited heritage value of the earthworks. Four of the criteria scored 4, which was the highest attained score, even so this is a low score out of a possible 9.
- 4.31. The loss of ridge and furrow within the Site would result in loss of a proportion of the limited ridge and furrow surviving within the parish. A clear and accessible record of the ridge and furrow to be lost would remain (in the form of aerial photography and LiDAR data).
- 4.32. Overall, the ridge and furrow within the Site is a modest example of an element of the former open field system, although this does survive relatively well and is appreciable on the ground and within publicly accessible views within the parish. The earthworks are of limited interest; however, it is appropriate to define them as non-designated heritage assets. Further discussion of their heritage significance is contained in Section 5.

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## 5. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

### *Previous impacts*

- 5.1. The Site comprises arable fields, recreational ground and woodland. There is no known previous built form within the Site which would have had a negative impact on archaeological remains, however, the agricultural use of the Site will have resulted in some limited truncation of any below ground remains, as will the presence of woodland within the Site through rooting and natural processes.
- 5.2. Changes within the Site since the 18th century have included field amalgamation, with a loss of historic field boundaries, and the use of parts of the Site for allotments within the late 20th century. Any disturbance within the Site is thus likely to have primarily resulted from ploughing and other agricultural activities, and gardening associated with the allotments. Whilst these impacts may have disturbed buried archaeological remains, their effects would have been largely superficial and there is potential for the presence of preserved remains. Any impact to potential archaeological features has the potential to reduce or diminish their significance.



**Photo 8** North-east facing view of Site's play-ground area; see Fig. 12 for photo location

- 5.3. Play-park features within the recreational ground are unlikely to have had a significant negative impact on any present below ground remains (Photo 5), however, there is the potential that in the construction of these some localised disturbance may have occurred.

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### ***The significance of known and potential archaeological remains within the Site***

5.4. This assessment has identified that no designated archaeological remains are located within the Site; no *designated* archaeological remains will therefore be adversely physically affected by development within the Site. Known and potential archaeological remains identified within the Site comprise:

- Prehistoric features
- Roman features
- Medieval to post-medieval features

5.5. The significance of these assets is discussed further below. The significance of these assets is discussed further below.

#### **Prehistoric features**

5.6. A potential for further unknown archaeological remains has been identified within the Site. Superficial sand and gravel deposits are located within the Site and similar deposits within the study area have revealed prehistoric artefacts. There is therefore potential for early prehistoric environmental evidence or artefacts, comprising flint tools and waste flakes, to survive within the Site, most likely unstratified or out of their original archaeological context. Remains of this nature will hold evidential (archaeological) value, however, as unstratified or redeposited finds such value will be low.

#### **Roman features**

5.7. The Roman road, if present, would be of high evidential and historical value, however, this record is uncertain, and no evidence of a road has been identified in investigations within the Site or its vicinity to date.

5.8. There is also potential for Roman artefactual remains such as pottery or coins to be present within the Site, either deposited through movement along the potential road, or through subsequent activities. These features will primarily hold evidential (archaeological) value, however, as redeposited finds they will hold low value. No specific evidence has been identified for settlement remains, however should the road be present there may be remains of associated roadside activity.

#### **Medieval to post-medieval features**

5.9. From the medieval period onwards, the Site likely formed agricultural land associated with the open field system at Ratby. As discussed above in Section 4, there is



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evidence of historic ridge and furrow within the Site, in particular within the area south of Burroughs Road. The ridge and furrow has been assessed against the criteria detailed in *Turning the Plough* (NCC 2001). The ridge and furrow earthworks are clearly visible on LiDAR data and aerial imagery and were easily recognisable during the site visit. Due in part to a lack of any identified associated features and poor historical documentation however, the assessment noted a low score against the criteria. Therefore, the surviving earthworks of ridge and furrow are of some limited historical and evidential value as a surviving remnant of the medieval/post-medieval agricultural landscape.

- 5.10. A number of field boundaries have been recorded by the historical cartographic sources within the Site and the study area, forming small informal enclosed field. Their removal during the 20th century compromised the medieval and post-medieval character of the landscape, with the formation of large post-enclosure fields and, therefore compromised the historic connection between the possible ridge and furrows and the landscape layout.
- 5.11. The assessment has therefore identified a moderate to high potential for archaeological remains dating to the medieval and post-medieval periods within the Site, particularly those related to agricultural activity i.e., ditches and historic field boundaries dating to the medieval and/or post-medieval period.
- 5.12. There is also a potential for settlement remains within the south of the Site, in proximity to the medieval core of Ratby village. A purported moated settlement is recorded in the southern part of the Site by the HER (Fig. 3, **22**), however no evidence potentially relating to this feature has been identified by the geophysical survey, LiDAR analysis, or by the walkover survey. Any surviving buried remains relating to settlement would retain some evidential value on the basis of their contribution to the understanding the historical development of Ratby, although in the absence of any corresponding aboveground earthworks this is likely to be limited. Any buried remains relating to medieval and/or post-medieval agricultural activity within the Site would be of low heritage significance.

#### **Potential development effects**

- 5.13. No significant known archaeological remains have been identified within the Site, and there is considered to be a low potential for any highly significant unknown archaeological remains to survive buried within the Site. It is anticipated that no highly

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significant archaeological remains will therefore be truncated by the proposed development.

5.14. Any truncation (physical development effects) upon those less significant archaeological remains identified within the Site would primarily result from groundworks associated with construction. Such groundworks might include:

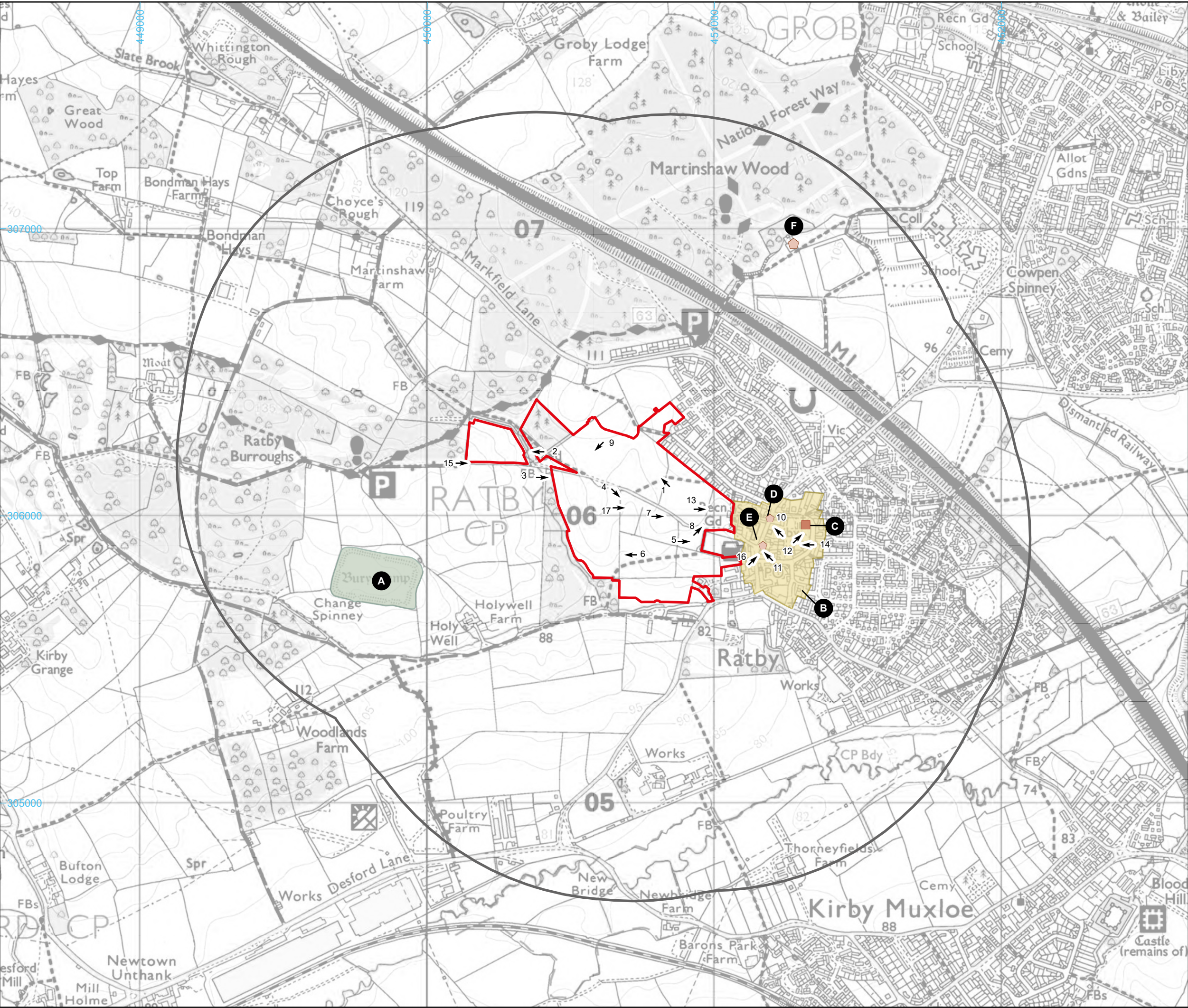
- pre-construction impacts associated with demolition and ground investigation works;
- ground reduction;
- construction ground works, including excavation of building foundations, service trenches and stripping for roads/car parks;
- excavation of new site drainage channels (including soakaways); and
- landscaping and planting.

5.15. The abovementioned ground works and excavations could result in the disturbance to, or loss of, any buried archaeological features that may be present within their footprint, resulting in the total or partial loss of surviving remains. The extent of the impact would be dependent on the type and depth of the proposed excavations, and on the level of survival of archaeological deposits. Any adverse effects on buried archaeological remains would be permanent and irreversible in nature.

5.16. However, as stated above, any archaeological remains present Site are unlikely to comprise remains of the highest significance (i.e. equivalent to Scheduled Monuments). It is therefore considered that the potential archaeological resource within the Site would not require preservation *in situ* and that potential impacts could be mitigated through preservation by record prior to development. It is possible that further archaeological investigation (i.e. trial trench evaluation) may be sought by the advisor to the Local Planning Authority to inform determination of the planning application.

5.17. Given that the surviving ridge and furrow earthworks within the Site assets retain limited evidential and historical value and are of overall low heritage significance, their removal/loss would not be considered a significant archaeological impact. Mitigation measures may be required by the Local Planning Authority to ensure an appropriate record of the ridge and furrow is produced prior to its loss.





- Site
- Study Area
- Scheduled Monument
- Ratby conservation areas
- Grade II\* Listed Building
- Grade II Listed Building
- Photo Locations

0 500m

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PROJECT TITLE  
Land west of Ratby, Leicestershire

FIGURE TITLE  
Designated Heritage Assets  
and Photo Locations



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## 6. THE SETTING OF HERITAGE ASSETS

- 6.1. This section considers potential non-physical effects upon the significance of susceptible heritage assets within the Site environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development. All heritage assets included within the settings assessment are summarised in the gazetteer in Appendix 2 and shown on Figure 13. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.

### *Step 1: Identification of heritage assets potentially affected*

- 6.2. Step 1 of the setting assessment entailed an initial review of surrounding designated assets, using a combination of GIS analysis and field examination. The surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight were considered, within the context of the assets' heritage significance.
- 6.3. As part of Step 1, Ratby Conservation Area (Fig. 12, **B**) and Grade II\* Listed Church of St Philip and St James (Fig. 12, **C**) were identified as potentially susceptible to impact as a result of changes to their settings. These are therefore discussed in further detail under steps 2 - 3, below.
- 6.4. The Scheduled Ratby Bury Camp (Fig. 12, **A**), the Grade II Listed Orchard Cottage (Fig. 12, **D**), and the Grade II Listed War Memorial (Fig. 12, **E**), were not found to be susceptible to changes in their setting. The reasons for this are discussed further below. The Site visit, and study area walkover, identified that there would be no physical impact upon the significance of any other heritage assets as a result of changes to the use and/or appearance of the Site.
- 6.5. The Scheduled Ratby Bury Camp (NHLE: 1005079; Fig. 12, **A**) is located c. 380m south-west of the Site. There is no known historic association between this monument and the Site. The monument principally derives its significance from its form as a hillfort and its potential to contain buried remains associated with its use. Due to the topography of the surrounding landscape, there is no intervisibility between the Site and the monument (Photo 9). As such, and due to the fact that the monument derives no significance from the Site or the use of the land within the Site, it is concluded that there would be no harm to the significance of the monument as a result of the proposed development, and it is not discussed further.





**Photo 9** South-west facing view towards Ratby Bury Camp; see Fig. 12 for photo location.

- 6.6. The Grade II Listed Orchard Cottage (NHLE: 1320290; Fig. 12, **D**) is located c. 120m east of the Site and c. 570m. This is an early 17th-century cottage which was altered in the 18th and 20th centuries. The house principally derives its significance from its historic character. There is no known historic association between the house and the Site, nor do they share any intervisibility due to modern built form and vegetation (Photo 10). It has been found that the building derives no significance from the Site, as such it is not susceptible to changes in its setting from the proposals within the Site.



**Photo 10** North-west facing view of Orchard Cottage; see Fig. 12 for photo location.

- 6.7. The Grade II Listed War Memorial (NHLE: 1385705; Fig. 12, **E**) is located c. 95m east of the Site. This memorial comprises a tall square stone base, which is raised on three steps, on which memorial inscriptions of the names of those who died in both World Wars. This is topped with a sculpted female figure of winged victory (Photo 11). This principally derives its significance as a commemorative feature within the village. Its significance is not associated with the surrounding landscape, and as such it is not susceptible to changes in its setting from the proposals within the Site.



**Photo 11** North-west facing view of Ratby War Memorial; see Fig. 12 for photo location.

- 6.8. All heritage assets assessed as part of Step 1, but which were *not* progressed to Steps 2 – 3, are included in the gazetteer in Appendix 2 of this report.

### ***Steps 2 – 3: Assessment of setting and potential effects of the development***

- 6.9. This section presents the results of Steps 2 to 3 of the settings assessment, which have been undertaken with regard to those potentially susceptible heritage assets identified in Step 1. Step 2 considers the contribution that setting makes to the significance of potentially susceptible heritage assets. Step 3 then considers how, if at all, and to what extent any anticipated changes to the setting of those assets, as a result of development within the Site, might affect their significance.

### **Grade II\* Listed Church of St Philip and St James**

- 6.10. The Grade II\* Listed Church of St Philip and St James (NHLE: 1074093; Fig. 12, **C**) is located c. 250m east of the Site. The Church, which is 13th century in origin, occupies an elevated position within the village of Ratby (Photo 12). Its significance



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derives primarily from the evidential and historic (illustrative) values inherent within its physical form and as a surviving built element of the former medieval village, displaying medieval fabric and architectural styles. Further, the structure provides a link between the historic settlement and the present community which it continues to serve for the same purpose. Aesthetic values also contribute to the significance of the Church, relating to its architectural design, high-quality craftsmanship of various periods and a sense of antiquity. Communal value is afforded by the cultural, spiritual, and social roles typically held by local places of worship.

#### *Physical Surrounds – ‘What Matters and Why’*

- 6.11. The Church lies towards the western extent of the village, set within a generous churchyard which is bounded by stone walls. The churchyard (Photos 12 and 14), together with its associated burial and religious monuments, has a strong historical and functional relationship with the Church, integral to its setting.
- 6.12. Beyond its immediate churchyard setting, the Church retains an important spatial and historical association with the historic settlement core, illustrating the medieval origins and layout of the village. Church Lane, which borders the churchyard to the north and east, represents a part the historic street network alongside which the settlement and Church developed, and continues to serve as the main access to the Church.
- 6.13. The wider surroundings of the Church to the north, east and north-west incorporate residential development associated with the modern (20<sup>th</sup> and 21<sup>st</sup> century) expansion of Ratby. While not contemporary with the Church, it is from this modern settlement that the Church predominantly draws its congregation and within which it provides a focus for the community, thereby contributing to its communal value. Surrounding agricultural land can be seen to provide some contribution to the significance of the building, by broadly maintaining the rural character of the landscape within which the Church was originally constructed and functioned, however intervening built form has increased over time and serves as a physical and visual barrier between the Church and the wider rural landscape.

#### *Experience – ‘What Matters and Why’*

- 6.14. The significance of the Church, embodied principally within its physical form, is best experienced and appreciated from within the churchyard and from inside the building itself. A further key experience of the Church is available from the adjacent Church Lane (Photo 12), alongside which it occupies a slightly elevated position which allows

an appreciation of its substantial physical form and prominence within its local context. The Church can also be seen within glimpsed views on the southern and northern approaches from Main Street to the west, although views from elsewhere within the village are largely screened by the surrounding built form.



**Photo 12** North-east facing view of St Philip and St James Church; see Fig. 12 for photo location.



**Photo 13** East facing view from Site towards of St Philip and St James Church and Ratby Conservation Area; see Fig. 12 for photo location.

- 6.15. Owing to its intended visual prominence, the upper stages of the Church's tower can be seen within views from within the wider landscape, including from areas of higher ground within the Site (Photo 13) and on the eastward approach along Burroughs



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Road (Photo 15). However, these distant and partially screened views are not sufficient to provide a particularly meaningful understanding of the historical or architectural interest of the building, beyond serving as a locational (way) marker. While agricultural land forms the foreground of the views, the Church is perceived alongside a ribbon of modern development extending north-westwards from the historic settlement core.



**Photo 14** West facing view from St Philip and St James Church towards the Site; see Fig. 12 for photo location



**Photo 15** View from Burroughs Road towards St Philip and St James Church, with Site in foreground; see Fig. 12 for photo location.

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- 6.16. Outward views from the churchyard are largely restricted to the immediate surroundings of Church Lane and the rear of properties fronting onto Main Street. Due to topography, tree cover and the built surrounds, only the farthestmost portion of the Site's southern fields is visible from the ground within the churchyard representing only an incidental glimpse of the wider countryside rather than an integral feature of the building's setting (Photo 14).

#### *Summary of development effects*

- 6.17. The key component of the setting of St Phillip and St James Church is its churchyard and the surrounding core of Ratby village. The proposed development will not introduce any element of change that would alter the historical relationship between the Church, its churchyard and the surrounding settlement.
- 6.18. The development will introduce a measure of change to the wider rural landscape to the west of the Church which, however, will be barely visible from the Church grounds. The new built form would be visible in the foreground of views on the approach to the village from Burrough's Road, extending the amount of built form currently perceptible alongside the Church. However, it is not envisaged that this would challenge the existing prominence and appreciation of the Church within these views, which, partly on account of its topographic position, would remain a recognisable feature within the landscape.
- 6.19. While the development may restrict the available views of the Church from within the Site, these are not designed views that offer any specific appreciation of the Church, and do not directly contribute to its significance. The most important aspects of the asset's setting, comprising its churchyard and contextual relationship with the surrounding settlement, would in no way affected. As such, the change within the wider landscape setting of the Church brought about by the proposals would not result in any harm to the significance of the asset.

#### **Ratby Conservation Area**

- 6.20. Ratby Conservation Area (Fig. 12, **B**) was designated in 1976. An appraisal of the Conservation Area was undertaken in 2013 and the results of this were adopted in 2014 (Hinckley and Bosworth Borough Council 2013). The village developed as a small hilltop settlement of farms and cottages around the Parish Church of St Philip and St James (**C**). It later spread down the valley westwards where further farms were built along Main Street. The church (discussed separately above) has retained its

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dominant position and stands on a prominent open green space, visible from several points within and around the settlement.

- 6.21. The significance of the Conservation Area is largely contained within the heritage values of the assets contained within it, comprising the Listed Buildings and non-designated historic buildings. Together with the historic street pattern and areas of important open space, these elements illustrate the historical development of the settlement.

#### *The setting of the Conservation Area*

- 6.22. The topographic context of Ratby was clearly a key influence in its development, being situated on a local high point of drier ground above the river valley. To the north and east of the historical core of Ratby, there has been extensive modern residential expansion which has altered the village from a small, nucleated settlement to a larger one of a more suburban character. The southern and western setting of the main historical core is characterised by an agricultural landscape which, although altered and containing some modern elements, reflects the original rural context within which the village developed.

- 6.23. Key views into and out from the Conservation Area have been identified in the Appraisal as being largely dictated by the local topography. The Appraisal identified that into the Conservation Area, the most extensive views are often across rooftops and between buildings which reveal the dramatic geography of the area, the exposed position of the Church (a focal point within the Conservation Area), the almost universal use of slate covered roofs and the prevalence of brick chimneys.

- 6.24. The topography of Ratby, combined with the density of built form, means that there are limited views out of the Conservation Area across the agricultural fields. This is also combined with the amount of vegetation which is between the outer perimeter of the Conservation Area and the open spaces. Views are largely limited to ones of 20<sup>th</sup> century residential development, which mark a neutral aspect of the setting of the Conservation Area. One key road runs through the Conservation Area, from which there is limited opportunity for appreciation of the surrounding landscape (Photo 16).

#### The contribution of the Site as an element of setting

- 6.25. The Site currently marks a surviving aspect of agricultural land which formerly surrounded the historic core of Ratby and has been much reduced by the prevalence of 20<sup>th</sup> and 21<sup>st</sup>-century residential development that has considerably altered the



setting of the Conservation Area to the north, east and south. This land has a historic association with the settlement and would have contributed towards the economy of Ratby from the medieval period onwards. The Appraisal highlights the specific contribution to setting of the large areas of ridge and furrow, to the north-west of the Conservation Area (p. 2; ridge and furrow shown on Fig. 6 and 13). Portions of this are encompassed within the Site boundary and represent an association and understanding of Ratby's medieval economy and development. Although of limited heritage significance in its own right, the ridge and furrow within the Site is relatively well-preserved and readily legible.



**Photo 16 North-east facing view of Ratby Conservation Area; see Fig. 12 for photo location.**

- 6.26. The Appraisal does not identify any key views from the Conservation Area towards the Site. Because of the surrounding vegetation, views from the Conservation Area towards the Site are limited to occasional glimpses and filtered views which do not allow for any meaningful understanding of the village's context. Where the Conservation Area abuts the existing recreation ground within the Site, some views are possible from the car park to the side and rear of the Plough Inn, but these are not from a point within the Conservation Area that provides a good understanding of its significance and the appreciation of the connection with the wider landscape in these views is limited. A single key view from within the Site into the Conservation Area is identified within the Appraisal from Burroughs Road in the east of the Site, just to the west of the Conservation Area boundary, in which the Plough Inn can be seen framed by vegetation.





**Fig. 13 Recent Aerial Imagery of the Site**



**Photo 17 View towards St Philip and St James Church from within the Site, with ridge and furrow visible; see Fig. 12 for photo location.**

- 6.27. Views towards the Conservation Area from the Site are largely those available from higher ground which encompass the Church (Photos 13 and 15). No other buildings within the Conservation Area can be clearly discerned in these views due to the surrounding vegetation. The Church is perceived against a foreground of agricultural land, though with modern development visible in the distance extending northwards

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from the village. These views do provide some understanding of the rural context of the settlement, particularly where ridge and furrow within the Site can also be seen (Photo 17). These views of the Church are not mentioned in the Conservation Area Appraisal however, which indicates the key views of the Church from the wider landscape as those from the east (p. 2).

#### *Summary of development effects*

- 6.28. The core elements of the Conservation Area's significance can be defined as the relationship with the Church in the centre of the settlement with narrow roads approaching it, and the enclosed character of the village itself, which is principally a small rural settlement surrounded in the wider area by agricultural fields and woodland. The proposed development would introduce new built form into this agricultural setting to the west of the Conservation Area.
- 6.29. The Site forms part of a historic landscape surrounding the town which provides evidence of and allows appreciation of the development of the settlement. Much agricultural land has been lost to residential development in proximity to the Conservation Area, particularly to the north and east, with the result that the Site now represents one of the last remnants of the landscape that formerly surrounded the historical core of Ratby. The alteration of the land of the Site from a rural use and character, specifically the loss of ridge and furrow earthworks which illustrate the historical relationship between this land and the village, would erode the contribution of this part of the setting of the Conservation Area. This would therefore slightly affect the ability to understand and appreciate the historic context of the settlement.
- 6.30. The change in character brought about by the proposed development would be perceptible within views towards Ratby from the west, including from Burroughs' Road, in which the Church is the most recognisable element of the Conservation Area. However, the development would not feature within any of the key views indicated within the Conservation Area appraisal, with the inclusion of open space and a vegetation corridor ensuring that no built form will be present in the key views from the eastern end of Burroughs Road.
- 6.31. Overall, the changes proposed within the Site will alter the character of the wider setting of the Conservation Area through the loss of ridge and furrow earthworks, a characteristic of the historic landscape linked to the development of the settlement in the medieval period. As such, the proposed development would result in a limited

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degree of harm to the significance of the Conservation Area, however this would fall at the lower end of less than substantial i.e., only affecting a peripheral element of the significance of the Conservation Area, with all the key components and heritage values being unaffected. The Listed Church and no other designated heritage assets would be affected by the proposed development. In accordance with paragraph 208 of the NPPF, the low-level of less than substantial harm should be weighed in the planning balance, against the wider public benefits of the development.

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## 7. CONCLUSIONS

- 7.1. This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets located within the Site and its environs which may be affected by the proposals. The significance of the identified known and potential heritage assets has been determined, as far as possible, on the basis of available evidence. The potential effects of the proposals on the significance of identified heritage assets, including any potential physical effects upon buried archaeological remains, and potential effects resulting from the anticipated changes to the settings of heritage assets, have been assessed.
- 7.2. A potential for unknown archaeological remains has been identified within the Site. Superficial River Terrace deposits are recorded within the Site and similar deposits within the study have revealed prehistoric artefacts. Thus, there is a potential for early prehistoric environmental evidence or artefacts, comprising flint artefacts (most likely unstratified or out of their original context), to survive within the Site.
- 7.3. The route of a Roman road has been recorded in the north of the Site. Previous investigations within and immediately adjacent to the Site have not identified elements of this feature, and there is some considerable uncertainty as to whether associated remains would be present within the Site. There is the potential for residual Roman artefacts to be present or evidence of Roman period agricultural use of the land.
- 7.4. Ridge and furrow earthworks of likely medieval date are recorded within the Site and its close surrounding. These were observed to be relatively well-preserved and recognisable features and serve to illustrate the historical relationship between Ratby and its agricultural hinterland. However, assessment of the earthworks in accordance with the methodology provided in *Turning the Plough*, concluded that the ridge and furrow retains only limited heritage significance.
- 7.5. A possible medieval moated enclosure site has been plotted directly along the eastern edge of the Site's southern fields, although no evidence to support the presence or interpretation of this feature has been identified on LiDAR data, by the geophysical survey, or by the walkover survey. The significance of any potential moated site would depend upon its nature and degree of survival; however, it is not anticipated that it would represent a constraint to the development.



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- 7.6. Based on currently available evidence, the archaeological remains anticipated within the Site are not considered to be of sufficient significance as to warrant preservation *in situ*.
- 7.7. Further consultation with the archaeological advisor to the local planning authority is proposed, to confirm that the requirements of local and national policy relating to the archaeological resource are met, and to agree the requirement and scope of any further archaeological investigations.
- 7.8. This assessment has examined the effect of the proposed development upon designated heritage assets within the surroundings of the Site, as a result of changes to their settings. This followed the methodology set out in the industry standard settings guidance published by Historic England guidance.
- 7.9. The assessment identified that the Site does not contribute to the significance of any surrounding Listed Buildings, including the Grade II\* Listed Church of St Philip and St James. It was identified however that the Site does make some contribution to the significance of the Ratby Conservation Area through representing a remaining element of the rural landscape surrounding the village and with which it has a historical association, evidenced by the presence of ridge and furrow earthworks. The proposed development, via the loss of the ridge and furrow would change the historic landscape character of this part of the Conservation Area's setting. The key elements that contribute to the Conservation Area's would be preserved and no key views or vistas from within or towards the historic village would be affected. The loss of the ridge and furrow earthworks and the resultant harm to its significance would be at the lower end of less than substantial. As such, paragraph 208 of the NPPF would apply.

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1773                      Enclosure Map

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1885                      6" Ordnance Survey Map

1886                      25" Ordnance Survey Map

1903                      25" Ordnance Survey Map

1903-1904                6" Ordnance Survey Map

1915                      25" Ordnance Survey Map

1919                      6" Ordnance Survey Map

1930                      25" Ordnance Survey Map

1930-31                  6" Ordnance Survey Map

1955                      10" Ordnance Survey Map

1957-58                  6" Ordnance Survey Map

1964-1968                10" Ordnance Survey Map

1968                      10" Ordnance Survey Map

1969-1973                6" Ordnance Survey Map

1973                      10" Ordnance Survey Map

1978                      6" Ordnance Survey Map

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1980-85	10" Ordnance Survey Map
1985-91	6" Ordnance Survey Map
1991-92	10" Ordnance Survey Map
1994	6" Ordnance Survey Map

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## APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

### *Heritage Statute: Scheduled Monuments*

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

### *Heritage Statute: Listed Buildings*

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

### *Heritage Statute: Conservation Areas*

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

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

The NPPF (2023) also clarifies in Paragraph 213 that ‘*Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance*’. Thus land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical



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significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

### **National heritage policy: the National Planning Policy Framework**

#### **Heritage assets and heritage significance**

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

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states *that ‘Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.’* It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made ‘based on sound evidence’*, with this information *‘accessible to the public to provide greater clarity and certainly for developers and decision makers’*.

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

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

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### The setting of heritage assets

The ‘setting’ of a heritage asset comprises ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’ (NPPF (2023), Annex 2). Thus it is important to note that ‘setting’ is not a heritage asset: it may contribute to the value of a heritage asset.

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

### Levels of information to support planning applications

Paragraph 200 of the NPPF (2023) identifies that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

### Designated heritage assets

Paragraph 195 of the NPPF (2023) explains that heritage assets ‘are an irreplaceable resource and should be conserved in a manner appropriate to their significance’. Paragraph 205 notes that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’. Paragraph 206 goes on to note that ‘substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional’.

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

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## ***Development Plan***

### **Site Allocations and Development Policies DPD**

#### **DM11: Protecting and Enhancing the Historic Environment**

The Borough Council will protect, conserve and enhance the historic environment throughout the borough. This will be done through the careful management of development that might adversely impact both designated and non-designated heritage assets.

All development proposals which have the potential to affect a heritage asset or its setting will be required to demonstrate:

- a) An understanding of the significance of the heritage asset and its setting; and
- b) The impact of the proposal on the significance of the asset and its setting, including measures to minimise or avoid these impacts; and
- c) How the benefits of the proposal will outweigh any harm caused; and
- d) Any impact on archaeology in line with Policy DM13

#### **DM12: Heritage Assets**

All development proposals affecting heritage assets and their setting will be expected to secure their continued protection or enhancement, contribute to the distinctiveness of the areas in which they are located and contribute to the wider vibrancy of the borough.

All development proposals affecting the significance of heritage assets and their setting will be assessed in accordance with Policy DM11: Protecting and Enhancing the Historic Environment and will require justification as set out in this policy.

All development proposals will need to accord with Policy DM10: Development and Design.

#### ***Listed Buildings***

Proposals for the change of use, extensions and alterations of listed buildings and development affecting the setting of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building and its setting.

#### ***Conservation Areas***

Development proposals should ensure the significance of a conservation area is preserved and enhanced through the consideration and inclusion of important features (as identified in

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the Conservation Area Appraisal and Management Plan) including, but not limited to the following:

- a) Appropriate boundary treatments which reflect the local style and materials which are characteristic of the conservation area;
- b) The preservation and enhancement of key views and/or vistas in and out of the Conservation Area;
- c) The replacement of dead or dying important trees and hedgerows with those of the same or similar species;
- d) Reinforce or mirror the historic street pattern and plan form where feasible;
- e) The use of sensitively styled street furniture;
- f) The use of natural building materials, preferably locally sourced; and,
- g) The retention of key spaces within the conservation area

Proposals which seek to improve identified neutral and negative areas inside designated conservation areas, which also lead to the overall enhancement of the conservation area, will be supported and encouraged.

All applications which include the demolition of buildings and means of enclosure within a Conservation Area must propose an adequate replacement which enhances the character and appearance of the conservation area. Conditions will be imposed to ensure demolition does not occur until immediately prior to the redevelopment or remediation.

### *Historic Landscapes*

Proposals affecting historic landscapes, their features or setting should have regard to their significance and be justified in line with Policy DM11.

Development proposals within or adjacent to the historic landscape of Bosworth Battlefield should seek to better reveal the historic significance of the area.

Proposals which adversely affect the Bosworth Battlefield or its setting should be wholly exceptional and accompanied by clear and convincing justification. Such proposals will be assessed against their public benefits.



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Particular regard will be had to maintaining topographical features, archaeological remains or to the potential expansion of the Battlefield.

Proposals which seek to enhance the educational or tourism provision associated with the Bosworth Battlefield will be encouraged where they comply with other policies in the Local Plan.

#### *Scheduled Monuments*

Proposals which adversely affect a scheduled monument or its setting should be wholly exceptional and accompanied by clear and convincing justification.

#### *Locally Important Heritage Assets*

Assets identified on the Locally Important Heritage Asset List should be retained and enhanced wherever possible. The significance of the assets illustrated in the List and the impact on this significance should be demonstrated and justified in line with Policy DM11.

### **DM13: Preserving the Borough's Archaeology**

Where a proposal has the potential to impact a site of archaeological interest, developers should set out in their application an appropriate desk-based assessment and, where applicable, the results of a field evaluation detailing the significance of any affected asset.

Where applicable, justified and feasible the local planning authority will require remains to be preserved in situ ensuring appropriate design, layout, ground levels, foundations and site work methods to avoid any adverse impacts on the remains.

Where preservation of archaeological remains in situ is not feasible and/or justified the local planning authority will require full archaeological investigation and recording by an approved archaeological organisation before development commences

#### **Good Practice Advice 1-3**

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

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

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

## **GPA3 – The Setting of Heritage Assets**

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

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

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

## **Heritage significance**

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses

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‘architectural and historic interest’, which comprises the special interest for which they are designated.

The NPPF provides a definition of ‘significance’ for heritage policy (Annex 2). This states that heritage significance comprises ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic’. This also clarifies that for World Heritage Sites ‘the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance’.

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

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

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

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## Effects upon heritage assets

### Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 212 of the NPPF (2023) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

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

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

### Heritage harm to designated heritage assets

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

### Effects upon non-designated heritage assets

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



## APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
<b>A</b>	Bury Camp Scheduled Monument	Scheduled Monument/Prehistoric	SK 49824 05783	<b>1005079</b> MLE3100 921291
<b>B</b>	Ratby Conservation Area	Conservation Area/Post-medieval	SK 51200 05800	-
<b>C</b>	St Phillips and St James Church	Grade II* Listed Building/Post-medieval	SK 51311 05963	<b>1074093</b> MLE11725 1580541
<b>D</b>	Orchard Cottage	Grade II Listed Building/Post-medieval	SK 51181 05987	<b>1320290</b>
<b>E</b>	War memorial	Grade II Listed Building/Modern	SK 51154 05900	<b>1385705</b> MLE11713
<b>F</b>	Martinshaw Lodge	Grade II Listed Building/Post-medieval	SK 51276 06949	<b>1385704</b> MLE11712
<b>Events</b>				
<b>E1</b>	2005 assessment at Ratby	-	SK 50689 06255	ELE8955
<b>E2</b>	2005 geophysical survey at Ratby	-	SK 50689 06255	ELE4329
<b>E3</b>	2014 fieldwalking at land at Markfield Road	-	SK 5076 0641	ELE9181
<b>E4</b>	2021 trial trenching at land at Markfield Road	-	SK 5076 0641	ELE11562
<b>E5</b>	2007 LiDAR analysis M1 junction 21-30	-	SK 4855 1517	ELE7150
<b>E6</b>	Heritage Impact Assessment, geophysical survey and trial trench evaluation on land west of Ratby.	-	SK 50536 30638	-
-	1983 fieldwalking	-	SK 504 075	ELE878
-	1992-3 fieldwalking along line of M1 junctions 21A-23A	-	SK 499 143	ELE5744
-	1997 assessment and fieldwalking, and 1998 watching brief along the Rothley Valley Trunk Sewer	-	SK 4990 0477	ELE6812 ELE6811 ELE6815
-	2000 assessment and 2001 trial trenching for land adjacent to 56 Station Road, Ratby	-	SK 51328 05528	ELE5195 ELE6782
-	1997 and 2000 watching brief at Taverner Drive, Ratby	-	SK 5194 0578	ELE9610 ELE6783

Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
-	2001 fieldwalking at Keepers Close and Red Hill bog meadow	-	SK 51436 06896	ELE5169
-	2003 watching brief at Ferndale Drive	-	SK 51826 05833	ELE4282
-	2005 watching brief on land at Main Street, Ratby	-	SK 51192 05939	ELE4111
-	2004 assessment and 2006 trial trenching at 113 Main Street, Ratby	-	SK 51226 06106	ELE5193 ELE4519
-	2009 trial trenching and strip, map and sample evaluation on land at Ferndale Drive, Ratby	-	SK 516 061	ELE5980 ELE7322
-	2009 geophysical survey on land off Cottage Close	-	SK 516 061	ELE7743
-	2013 assessment and Hallgates to Elms Farm, Ratby	-	SK 5194 0524	ELE8910
-	2013 assessment on land at Station Road	-	SK 5126 0561	ELE9439
-	2014 fieldwalking M1 junctions 21-30	-	SK 4839 1376	ELE9024
-	2018 geophysical survey, Martinshaw Wood	-	SK 5076 0705	ELE10781
-	2019 assessment, geophysical survey and 2019 and 2020 trial trenching at land to the rear of Markfield Road	-	SK 5124 0643	ELE10918 ELE10919 ELE11646 ELE11647
-	2021 trial trenching at Desford Lane, Ratby	-	SK 5100 0565	ELE11584
<b>Archaeological remains</b>				
<b>1</b>	Mesolithic pebble hammer and flint scatter	Prehistoric	SK 507 070	MLE7063 MLE2775
<b>2</b>	Mesolithic flint	Prehistoric	SK 498 060	MLE7062
<b>3</b>	Neolithic flint axe	Prehistoric	SK 498 059	MLE7245
<b>4</b>	Neolithic flint	Prehistoric	SK 504 074	MLE7558
<b>5</b>	Flint knife	Prehistoric	SK 494 062	MLE7246
<b>6</b>	Bronze Age pottery	Prehistoric	SK 496 057	MLE6361
<b>7</b>	Hillfort at Bury Camp	Prehistoric	SK 49824 05783	MLE3100
<b>8</b>	Possible enclosure	Prehistoric	SK 507 070	MLE3112

Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
9	Iron Age pottery	Prehistoric	SK 519 060	MLE16386
10	Bridle bit	Prehistoric	SK 499 061	MLE9392
11	Undated circular enclosure	Unknown	SK 497 053	MLE3101
12	Undated circular enclosure/ ring ditch	Unknown	SK 498 066	MLE3106
13	Roman Road	Roman	SK 440 101	MLE4345 MLE3096 MLE15824
14	Roman settlement	Roman	SK 517 060	MLE17523
15	Tessellated pavement	Roman	SK 500 055	MLE3107
16	Artefact scatter	Roman	SK 518 058	MLE15778
17	Roman pottery sherds	Roman	SK 498 057	MLE7951
18	Roman pottery sherds	Roman	SK 519 060	MLE16387
19	Roman pottery sherds	Roman	SK 51900 05600	921189
20	Village of Ratby	Medieval	SK 512 059	MLE10075
21	Timber framed building	Medieval	SK 51300 06000	921191
22	Moated building	Medieval	SK 509 059	MLE3111
23	Medieval ridge and furrow, partially surviving.	Medieval	SK 50500 06340 SK 51070 06580	925935 925934
24	Burgh Park	Post-medieval	SK 49248 06341	921296
25	Park Pale	Medieval	SK 495 062	MLE3098
26	Groby Park	Post-medieval	SK 50 08	MLE2779
27	Wood bank	Medieval	SK 508 070	MLE3113
28	Earthwork bank	Medieval	SK 517 060	MLE3119
29	Coins	Medieval	SK 506 053 SK 510 052 SK 512 051 SK 499 064	MLE9775 MLE10251 MLE10252 MLE9238

Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
30	Manuring scatter	Medieval	SK 5073 0641	MLE21666
31	Pottery	Medieval	SK 518 058 SK 519 060	MLE15779 MLE16413
32	Horse pendant	Medieval	SK 512 064	MLE9777
33	Papal Bull	Medieval	SK 511 064	MLE9384
34	Nook Farm	Post-medieval	SK 5137 0598	MLE24444
35	Holywell Farm	Post-medieval	SK 5015 0563	MLE20922
36	Post-medieval ridge and furrow. Partially surviving.	Post-medieval	SK 49780 05420 SK 50730 05450 SK 50060 05660	926246 925937 925936
37	Hosiery workshop	Post-medieval	SK 511 060	MLE8701
38	Hosiery workshop	Post-medieval	SK 51520 05380	921209
39	Leicester to Swanning Railway	Post-medieval	SK 539 054	MLE18026
40	Windmill	Post-medieval	SK 518 054	MLE3110
41	Spigot mortar emplacement	Modern	SK 513 060	MLE19839
42	Cinema	Modern	SK 5119 0576	MLE25500
43	Two ditches containing late Iron Age/early Roman pottery found during evaluation on land west of Ratby.	Prehistoric/ Roman	SK 50644 30610	-
<b>PAS Findspots</b>				
<b>FS1</b>	Brooch Brooch Coin Coin Coin Coin Harness fitting	Roman Roman Roman Roman Roman Roman Early medieval	SK 50 06	LEIC-B79EF1 LEIC-3FDE92 LEIC-3FCEB5 LEIC-B78383 LEIC-FFB2A6 LEIC-ED8EB4 LEIC-CEA584
	Coin Coin Bulla Coin Spindle whorl Coin Mount Coin Coin Coin Vessel	Medieval Medieval Medieval Medieval Medieval Medieval Medieval Medieval Medieval Medieval Medieval		LEIC-B7C773 LEIC-33D685 LEIC-32B180 LEIC-8B2FD3 LEIC-C60AE4 LEIC-C5C877 LEIC-C58FA6 LEIC-CE68D5 LEIC-57FC44 LEIC-51834C LEIC-51D223



Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
	Spoon Coin Coin Powder flask Coin Coin Token Coin Token Badge	Post-medieval Post-medieval Post-medieval Post-medieval Post-medieval Post-medieval Post-medieval Post-medieval Post-medieval Post-medieval Modern		LEIC-B7CF86 LEIC-344CF2 LEIC-3BB503 LEIC-1CF461 LEIC-8B57B6 LEIC-FB8562 LEIC-FBB192 LEIC-FBF3E0 LEIC-FCDBAA LEIC-FD732C
FS2	Weight Coin Coin Coin Coin Coin Stirrup Brooch Coin Spindle whorl Coin Coin Coin Spindle whorl Weight Ampulla Spindle whorl  Coin Coin Jetton Coin Coin Coin Coin Coin Button	Roman Roman Roman Roman Roman Roman Early medieval Early medieval Medieval Medieval Medieval Medieval Medieval Medieval Medieval Medieval Medieval  Post-medieval Post-medieval Post-medieval Post-medieval Post-medieval Post-medieval Post-medieval Post-medieval Modern	SK 51 06	LEIC-BCD446 LEIC-64E310 LEIC-664975 LEIC-F31015 LEIC-83AEC4 LEIC-7D01B4 LEIC-791DC6 LEIC-1D5537 LEIC-7963B2 LEIC-6873D4 LEIC-C7F5B3 LEIC-6DC650 LEIC-B48984 LEIC-64C0E4 LEIC-6424A1 LEIC-DD8D58 LEIC-75CE24  LEIC-B7B7E7 LEIC-684A05 LEIC-C81837 LEIC-18F991 LEIC-71665B LEIC-403BAD LEIC-8C0C54 LEIC-51F4E1
FS3	Brooch Coin Coin	Roman Roman Medieval	SK 51 05	LEIC-3FE736 LEIC-F128CB LEIC-A42160

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## APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING

# Historical Mapping Legends

## Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	•285 Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

## Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		Administrative County, County Borough or County of City
	Municipal Borough, Urban or Rural District, Burgh or District Council		Borough, Burgh or County Constituency
	Civil Parish		
	BP, BS Boundary Post or Stone		Police Station
	Ch Church		Post Office
	CH Club House		Public Convenience
	F E Sta Fire Engine Station		Public House
	FB Foot Bridge		Signal Box
	Fn Fountain		Spring
	GP Guide Post		Telephone Call Box
	MP Mile Post		Telephone Call Post
	MS Mile Stone		Well

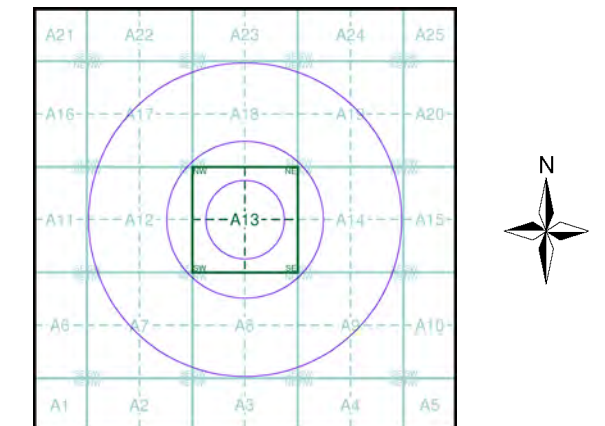
## 1:10,000 Raster Mapping

	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	Mean high water (springs)		Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building

## Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Gloucestershire	1:10,560	1884 - 1885	2
Gloucestershire	1:10,560	1903	3
Gloucestershire	1:10,560	1924	4
Gloucestershire	1:10,560	1938	5
Ordnance Survey Plan	1:10,000	1954	6
Ordnance Survey Plan	1:10,000	1968	7
Ordnance Survey Plan	1:10,000	1971 - 1973	8
Ordnance Survey Plan	1:10,000	1977 - 1978	9
Ordnance Survey Plan	1:10,000	1991 - 1994	10

## Historical Map - Slice A



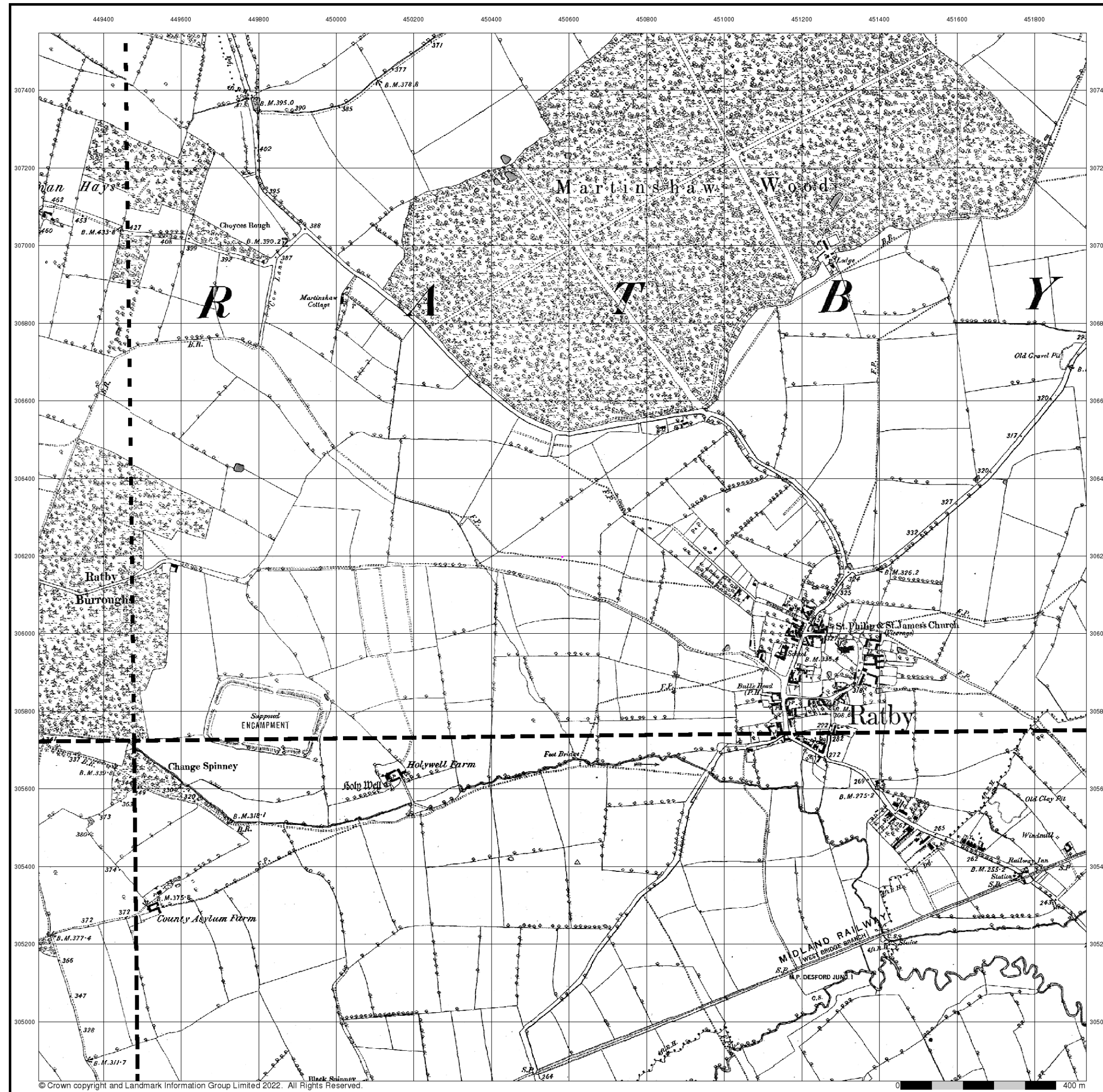
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Search Buffer (m): 1000

## Site Details

Site at 391610, 224390





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## Leicestershire

### Published 1885

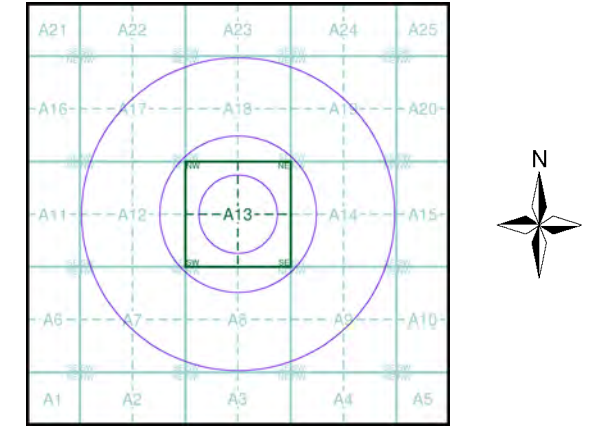
### Source map scale - 1:10,560

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

### Map Name(s) and Date(s)

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030SW 1885 1:10,560	030SE 1885 1:10,560

### Historical Map - Slice A



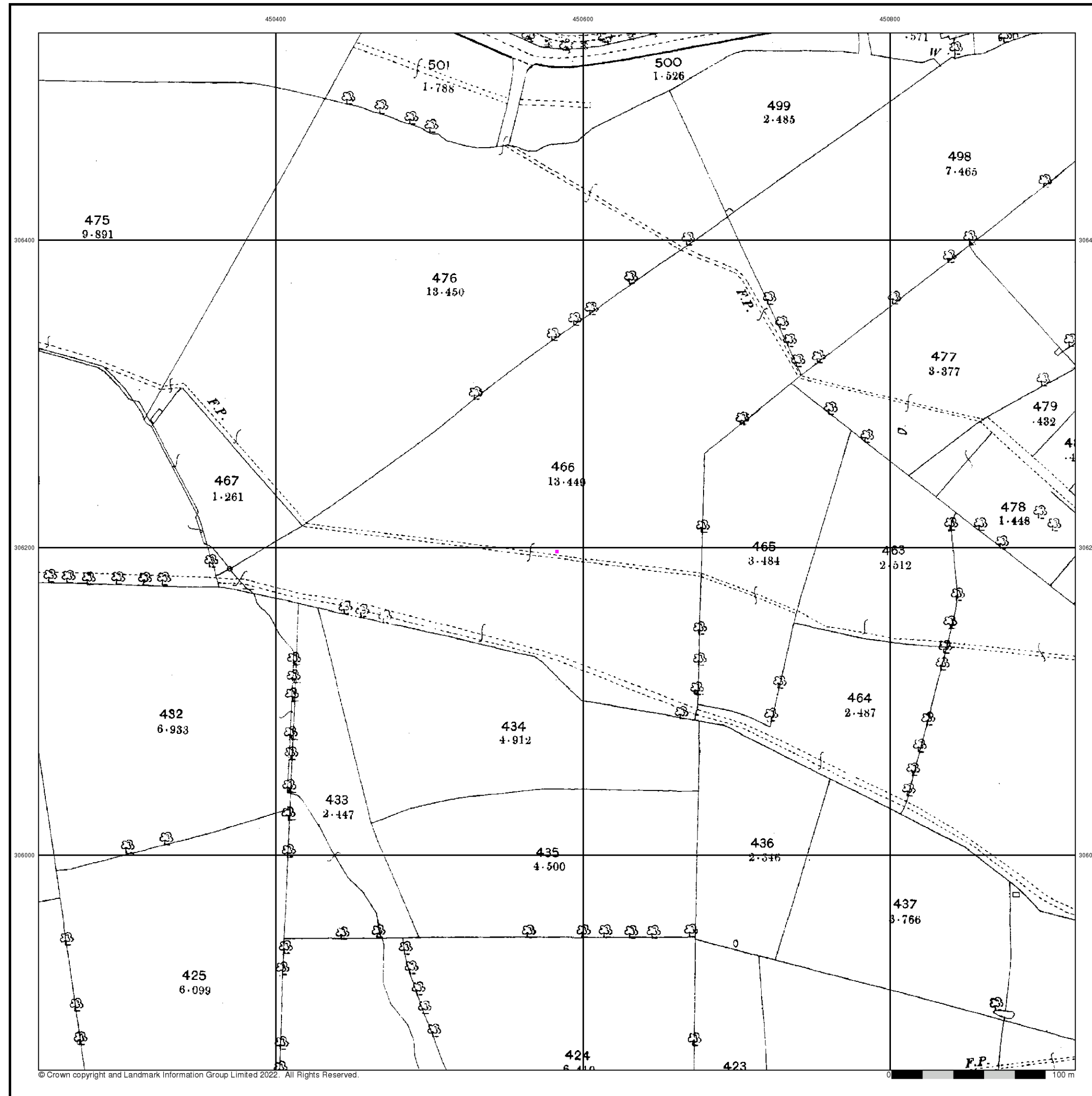
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Site Area (Ha): 0.01  
Search Buffer (m): 1000

**Site Details**

Site at, Ratby, Leicestershire





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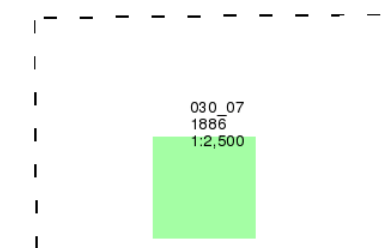
## Leicestershire

Published 1886

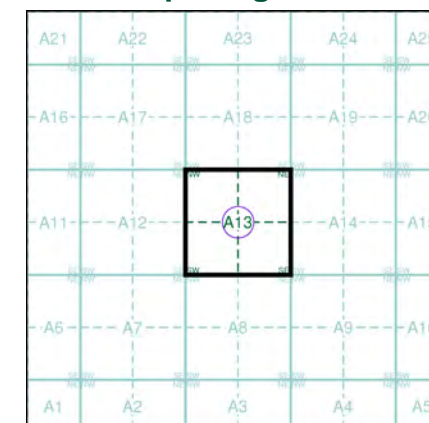
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered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

### Map Name(s) and Date(s)



### Historical Map - Segment A13

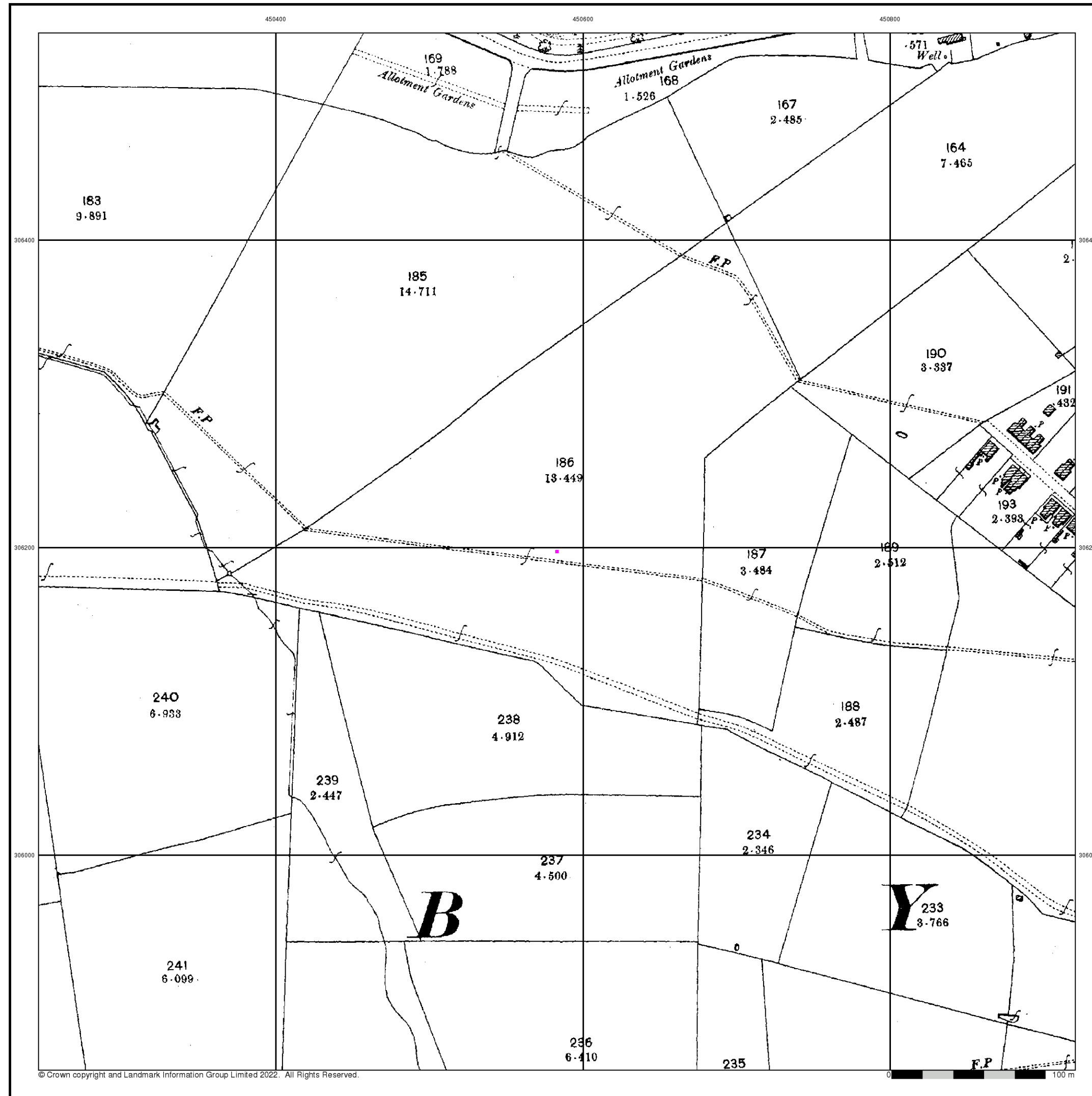


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Slice: A  
Site Area (Ha): 0.01  
Search Buffer (m): 100

### Site Details

Site at, Ratby, Leicestershire



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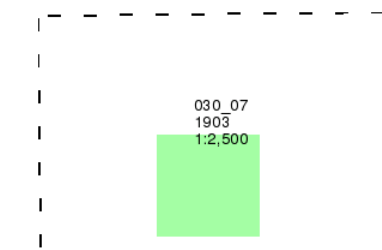
Leicestershire

Published 1903

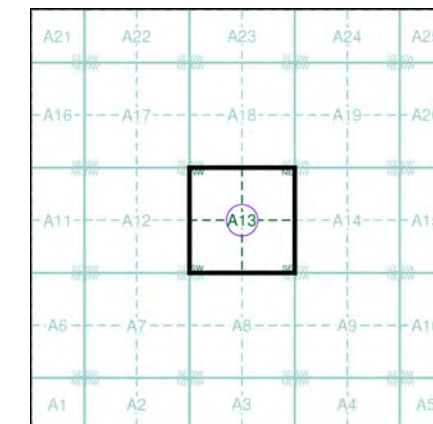
Source map scale - 1:2,500

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## Map Name(s) and Date(s)



## Historical Map - Segment A13



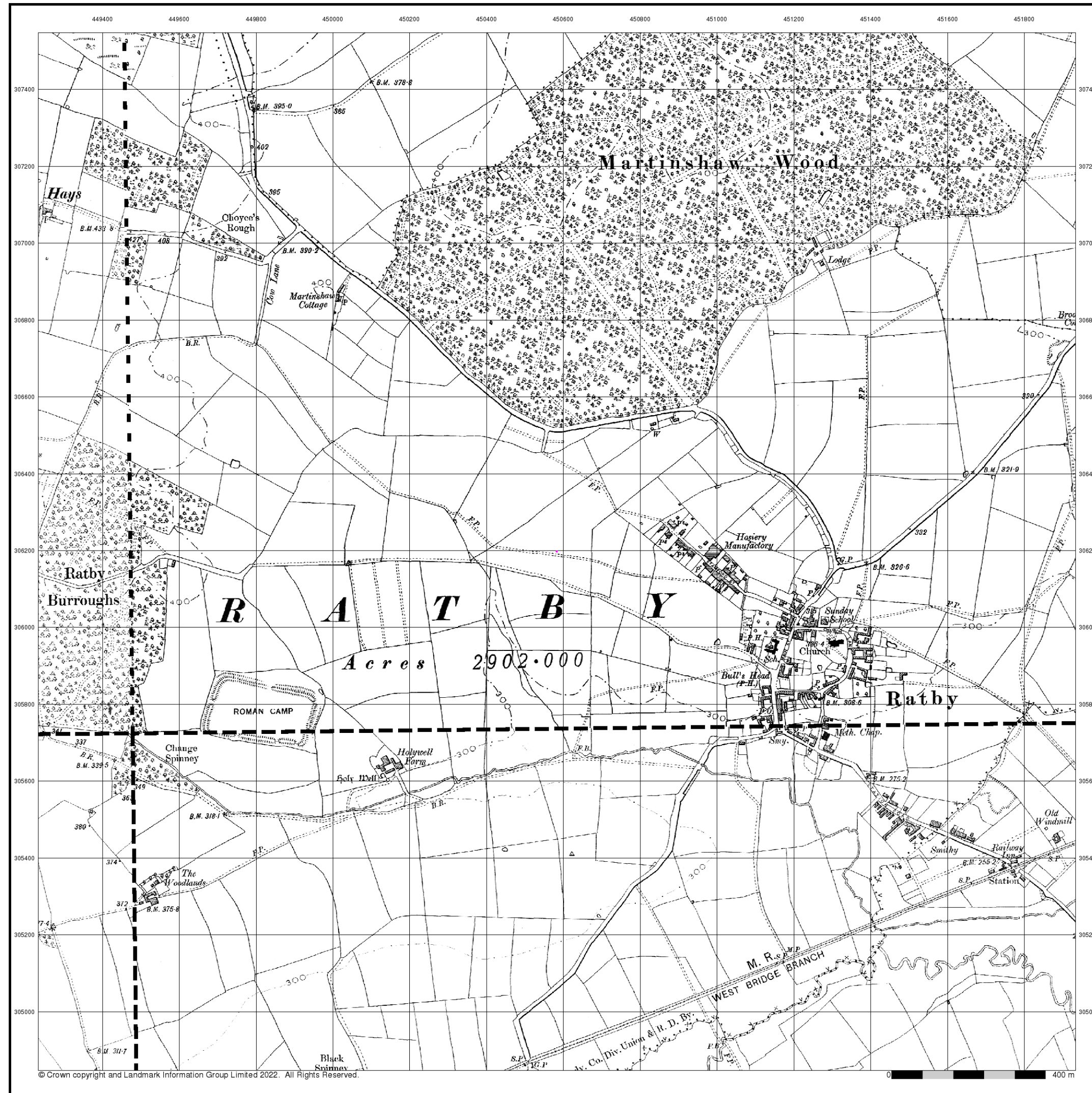
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Slice: A  
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## Site Details

Site at, Ratby, Leicestershire





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Leicestershire

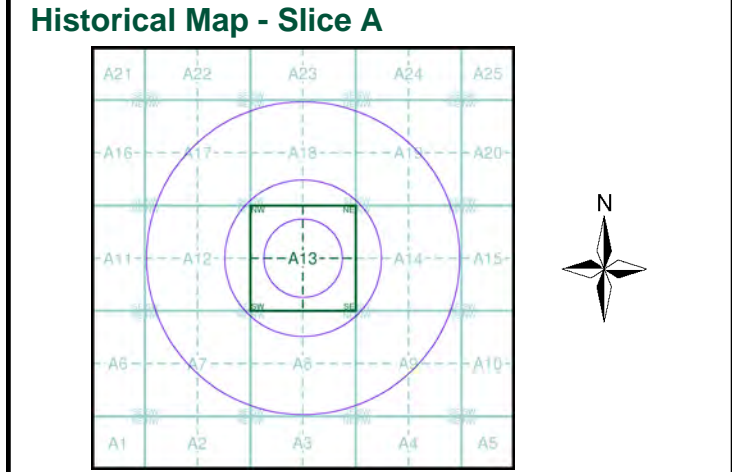
Published 1903 - 1904

Source map scale - 1:10,560

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Map Name(s) and Date(s)

030NW 1903 1:10,560	030NE 1904 1:10,560
030SW 1904 1:10,560	030SE 1904 1:10,560



Order Details

Order Number: 295554095\_1\_1

Customer Ref: MK0712

National Grid Reference: 450580, 306200

Slice: A

Site Area (Ha): 0.01

Search Buffer (m): 1000

Site Details

Site at, Ratby, Leicestershire