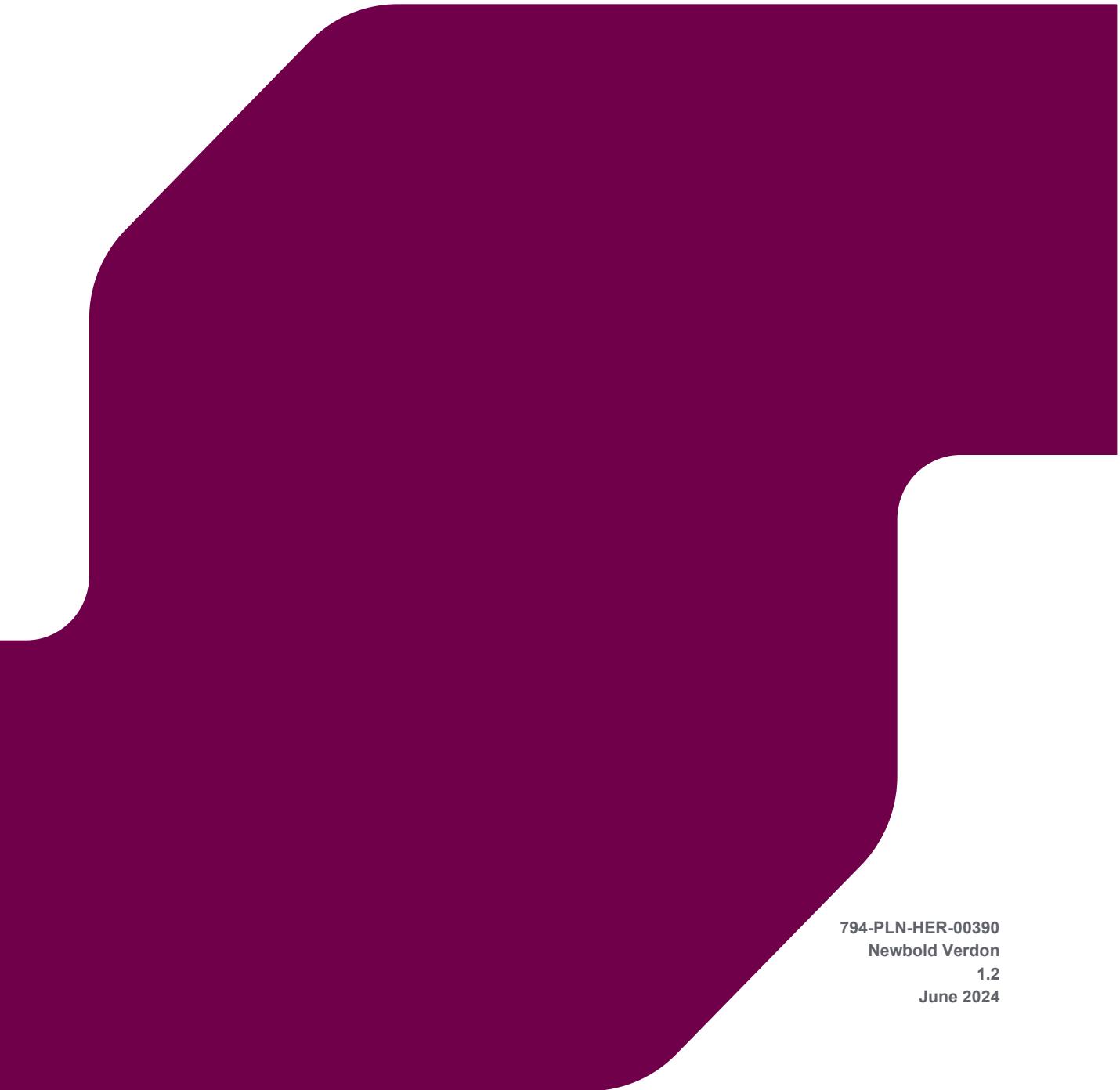


HERITAGE STATEMENT

Land situated to the east of Brascote Lane and to the south of Arnold's Crescent, Newbold Verdon, Leicestershire



794-PLN-HER-00390
Newbold Verdon
1.2
June 2024

LAND SITUATED TO THE EAST OF BRASCOTE LANE AND TO THE SOUTH OF ARNOLD'S CRESCENT, NEWBOLD VERDON, LEICESTERSHIRE; HERITAGE STATEMENT

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11 June 2024

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Prepared for:

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EXECUTIVE SUMMARY

This heritage statement has been prepared by RPS for Richborough to support an outline planning application for residential development in Newbold Verdon (Hinckley and Bosworth Borough Council).

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

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

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

Geophysical survey was carried out across the site in support of this application and did not record any anomalies suggestive of archaeological remains. The survey did record former field boundaries and thus the negative results are considered to be reliable.

The data provided by the HER confirms there are no non-designated heritage assets recorded within the study site. Trial trenching within the adjacent area to the south has recorded localised archaeological remains which correlated closely with the results of the geophysical survey. There is good local evidence that geophysics is reliable on this geology and that significant weight can therefore be attached to the absence of anomalies suggestive of features of archaeological interest across this site. It is assessed to have a low potential for significant remains of all periods.

There are no heritage constraints to the site's residential development and it is unlikely that the site will contain any archaeological remains that will need to be preserved *in-situ* or to be designed around. It is likely, that further archaeological work, i.e. trial trenching, may be necessary to verify the results of the geophysical survey. However, given the results of the trial trenching to the immediate south of the site this can be secured by an appropriately worded planning condition.

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Plates

Plate 1: View across the easter part of the site towards the south

Plate 2: View towards the small overgrown mound/spoil heap within the south-eastern part of the site

Plate 3: View across the site towards the north-west

Appendices

Appendix 1 Gazetteer of HER Entries

1 INTRODUCTION AND SCOPE OF STUDY

1.1 This heritage statement has been prepared by RPS for Richborough to support an outline planning application for residential development in Newbold Verdon (Hinckley and Bosworth Borough Council).

1.2 The planning application area as shown shaded in grey on Figure 1 extends in total to 13.77ha, which comprises the following:

- 6.91 hectares of land to the east of Brascote Lane and south of the Thurlaston Brook (purple outline on Figure 1), which benefits from an extant planning permission under reference 22/00277/OUT, for the purpose only of providing access/egress to the public highway known as Brascote Lane ("Phase 1"); and
- 6.86 hectares of land to the south of Arnold's Crescent and north of the Thurlaston Brook (red outline on Figure 1) for up to 135 dwellings with associated landscaping, open space, drainage infrastructure and associated works ("Phase 2").

1.3 On the basis Phase 1 has the benefit of planning permission, the scope of this heritage statement focusses upon Phase 2, (hereinafter referred to as the "the site" or "the study site").

1.4 The c.6.86ha site is located on the south-eastern edge of Newbold Verdon, Leicestershire (NGR SK 449 033). The site is currently in use as agricultural land and it is bounded by the buildings off Arnold's Crescent to the north and open fields to all other sides.

1.5 This document has been prepared in compliance with the National Planning Policy Framework, to identify and provide a description of the significance of heritage assets on the site and the likely effects of the proposed development upon heritage assets outside of the site. There are no Built Heritage assets assessed as likely to be sensitive to the proposed development and therefore this assessment concentrates on identifying the archaeological interest of the site.

1.6 The assessment comprises an examination of evidence in the Leicestershire & Rutland Historic Environment Record (HER) and online resources. Information regarding Scheduled Monuments was obtained from the Historic Environment Record and Historic England's National Heritage List for England.

1.7 The assessment incorporates published and unpublished material and charts historic land-use through review of 19th and 20th century map resources. A detailed geophysical survey was carried out across the site in February 2024, the results of which are summarised here and presented in full in a separate report (Magnitude Surveys 2024). A site visit was carried out on 7th February 2024.

1.8 The study provides an assessment of the archaeological potential of the site and the significance of any heritage assets within and around the site. As a result, the study enables relevant parties to identify and assess the impact of the proposed development and identify any necessary mitigation measures.

1.9 All work was undertaken in accordance with the Chartered Institute for Archaeologists' 'Standard and Guidance for Historic Environment Desk-Based Assessment' (ClfA 2020).

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in December 2023. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
(<https://www.gov.uk/government/publications/national-planning-policy-framework--2>).

2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition that heritage makes to our knowledge and understanding of the past.

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 200 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.

2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.9 *Significance (for heritage policy)* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.11 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

2.14 The current Local Plan comprises the Core Strategy (adopted 2009), Area Actions Plans (adopted 2011 and 2014) and the Site Allocations and Development Management Policies Development Plan Document (adopted 2016). A new Local Plan (2020 to 2039) is currently in preparation by Hinckley and Bosworth Borough Council.

2.15 The policies relevant to archaeology and heritage in the current Local Plan documents are listed below.

Core Strategy

2.16 The Core Strategy document sets out the overarching strategy and core policies for the Borough to guide future development up to 2026. The Core Strategy policies relevant to archaeology and heritage are Spatial Objective 11 and Policy 8:

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Spatial Objective 11: Built Environment and Townscape Character

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

Policy 11: Key Rural Centres Stand Alone: Newbold Verdon

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

Site Allocations and Development Management Policies Development Plan Document

2.17 The Site Allocations and Development Management Policies Development Plan Document was adopted in July 2016 and allocates land to deliver the development requirements outlined in the Hinckley and Bosworth Core Strategy. The Development Management Policies relating to archaeology and heritage are DM11-DM13:

DM11 Protecting and Enhancing the Historic Environment

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

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

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

and

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

DM12 Heritage Assets

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

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

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

Listed Buildings

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

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Conservation Areas

Development proposals should ensure the significance of a conservation area is preserved and enhanced through the consideration and inclusion of important features (as identified in the Conservation Area Appraisal and Management Plan) including, but not limited to the following:

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

and,

- g) The retention of key spaces within the conservation area.*

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

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

Historic Landscapes

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

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

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

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

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

Scheduled Monuments

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

Locally Important Heritage Assets

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

DM13 Preserving the Borough's Archaeology

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

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

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

2.18 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 SITE CONDITIONS, GEOLOGY AND TOPOGRAPHY

Site Conditions

- 3.1 A site visit was carried out on 9th February 2024.
- 3.2 The site, c.6.86ha centred at NGR SK 449 033, comprises one irregular shaped pasture field (Plates 1-3) bounded by a drain in the south and by hedgerows on all other sides. A small mound or spoil heap is located within the south-eastern part of the site, which was overgrown at the time of the site visit (Plate 3). The feature is also visible on Google Earth imagery since 2011 in varying sizes.
- 3.3 The site itself wasn't accessible during the visit and photos were taken from a public right of way along the eastern site boundary.

Geology

- 3.4 The British Geological Survey (BGS) 1:50,000 records the geology within the site as mudstone belonging to the Edwalton Member. Superficial deposits overlaying the mudstone within the majority of the site are glaciofluvial sand and gravel and alluvial clay, silt, sand and gravel along the southern site boundary (<https://geologyviewer.bgs.ac.uk/> - accessed 01.02.2024).
- 3.5 The Cranfield Soil and Agrifood Institute identifies the soils of the study site as loamy soils with naturally high groundwater (Soilscape 22; <http://www.landis.org.uk/soilscapes> - accessed 01.02.2024).

Topography & Landscape Character

- 3.6 The study site lies on the south-eastern edge of Newbold Verdon.
- 3.7 The ground slopes slightly up from c.125m AOD in the west and c.130m AOD in the east of the site. The closest natural watercourse is Rothley Brook, located c.3km north-east of the site.
- 3.8 Newbold Verdon is located within the southern tip of the National Character Area (NCA) 71: Leicestershire & South Derbyshire Coalfield. The Landscape Character is described as a plateau with unrestricted views of low ridges and shallow valleys, a characteristic shared with the neighbouring Leicestershire Vales NCA in the south. The area forms part of a regional watershed between the River Mease to the south and the River Soar to the east and many minor, swift-flowing streams drain the area, for example Saltersford Brook and Rothley Brook (Natural England 2014).
- 3.9 The historic landscape character data supplied by the HER characterises the whole site as being located within a landscape of fields and enclosed land.

Review of available LiDAR, Google Earth and Geophysical Survey Data

- 3.10 The LiDAR data (Figure 4), using the Open Survey Data 1m spatial resolution dataset for the site, shows evidence for modern agricultural activity and faint linear earthworks in a roughly north-west to south-east alignment within the eastern part of the site. These are associated with former field boundaries and a former path depicted on 1885 Ordnance Survey mapping (Figure 6). Associated cropmarks are also visible on Google Earth imagery and the recent geophysical survey has recorded their location as linear anomalies.
- 3.11 Cropmark ridge and furrow in the field to the south-west strongly suggests that the study site was ploughed from the Medieval period onwards. The lack of any evidence for even vestigial traces of

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ridge and furrow in the geophysical survey data or the LiDAR data for the site is unusual and suggestive that this site has seen particularly deep ploughing and/or very shallow soils.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaolithic	900,000	-	12,000 BC
Mesolithic	12,000	-	4,000 BC
Neolithic	4,000	-	1,800 BC
Bronze Age	1,800	-	600 BC
Iron Age	600	-	AD 43

Historic

Roman	AD	43	-	410
Saxon/Early Medieval	AD	410	-	1066
Medieval	AD	1066	-	1485
Post Medieval	AD	1486	-	1799
Modern	AD	1800	-	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Figures 2-3a), also referred to as the search area, held on the Leicestershire & Rutland Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 19th century onwards until the present day.
- 4.3 Chapter 5 subsequently considers whether the proposed development will impact the theoretical archaeological potential identified below.

Designated Heritage Assets

- 4.4 Data obtained from Historic England and the Local Planning Authority confirms that there are no designated heritage assets (Listed Buildings, Scheduled Monuments, Conservation Areas, Registered Battlefields or Parks and Gardens) within the study site.
- 4.5 There is one Scheduled Monument within the search area; a Moated site south of the Hall (NHLE 1009198, Figure 2) located c.600m south-west of the site. The moated site sits on the southern side of Newbold Verdon and is separated from the study site by intervening modern development.
- 4.6 There are 11 Listed Buildings within the search area, all of which are located within the village and 10 of them are within the Newbold Verdon Conservation Area, which is located c.250m north and north-west of the study site (Figure 2).

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- 4.7 No designated heritage assets are assessed as drawing their significance from the study site and are not sensitive to the proposed development.
- 4.8 A gazetteer of designated heritage assets is included in Appendix 1. Their locations are shown in Figure 2.

Non-designated Heritage Assets

- 4.9 The data provided by the HER confirms that there are no non-designated heritage assets recorded within the study site.
- 4.10 A gazetteer of HER records is included in Appendix 1. Their locations are shown on Figure 3a.

Previous Archaeological Work

- 4.11 A detailed geophysical survey was recently carried out by Magnitude Surveys (Magnitude Surveys 2024) across the whole site, which did not record any anomalies suggestive of archaeological remains within the study site. The survey did record former field boundaries and thus the negative results are considered to be reliable.
- 4.12 Within the search area, previous archaeological works mainly consist of fieldwalking, geophysical survey, watching briefs, trial trenching and excavation. The results of the programmes most relevant to the current study site are summarised below.
- 4.13 A large Iron Age/Roman enclosure c.150m south-west of the site was first recorded on aerial photography and then geophysical survey (ELE11644). The feature was confirmed by trial trenching (ELE11827), which also recovered a small amount of Iron Age and Roman pottery. Further additional discrete but undated features were recorded during the trenching, which may relate to the enclosure.
- 4.14 A possible Bronze Age barrow and pits and Iron Age pits are recorded c.550-600m south of the current site, which were recorded through geophysical survey and watching brief/excavation (ELE5352, ELE7161 and ELE7750).
- 4.15 Bronze Age and Iron Age activity was also recorded c.600m south-west of the current study site through geophysical survey, trial trenching and excavation (ELE10639, ELE10300 and ELE11839; located c.150m south-west of the current study site).
- 4.16 An undated pit and road surface were recorded during a watching brief c.50m north of the site (ELE6656) and no significant archaeological remains were recorded during a watching brief c.100m east of the site (ELE6655).
- 4.17 A full list of previous event records is included in Appendix 1. Their locations are shown on Figure 3b.

Prehistoric

- 4.18 The HER contains no records dating from this period within the study site.
- 4.19 Cropmarks of a likely Prehistoric pit alignment (MLE2976) were identified from aerial photography adjacent to the south-east of the site. From the alignment of the identified features, they don't extend into the study site. Further cropmarks of pit alignments are recorded c.520m north-east (MLE2971), c.600m south-east (MLE3017) and c.720m north-west of the site. Cropmarks of an enclosure (MLE2991) are recorded c.750m west of the site.
- 4.20 Bronze Age pits and postholes (MLE19856) were recorded c.550-600m south of the site during monitoring of a topsoil strip in 2006. Charcoal from one pit was Carbon-14 dated to c.1500BC and another contained eight sherds associated with Middle Bronze Age Deverel-Rimbury pottery from a

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bucket urn. The features were located c.130m to the east of a possible Bronze Age barrow (MLE19855), which was identified by the same watching brief in 2006 (ELE7750). The barrow is recorded as a ring ditch with a diameter of c.6m and contains five shallow pits on the inside of the ring ditch.

- 4.21 Further Bronze Age activity, including a ring ditch, cremation and pit alignment (MLE27084), is located c.600m south-west of the study site. These were also first identified by geophysical survey and confirmed by trenching and excavation.
- 4.22 An Iron Age enclosure and possibly associated discrete features (MLE2975) is located c.150m south-west of the site. A small amount of Iron Age/Roman pottery was identified during trial trenching.
- 4.23 Whilst there is clear evidence for Prehistoric activity within the wider study area, there is no evidence from close proximity to the site. Based on the negative results of the geophysical survey within the study site as well as the results of the trenching to the immediate south, the site's potential to contain significant Prehistoric features is assessed to be low.

Roman

- 4.24 There are no Roman records on the HER located within the site.
- 4.25 There are only two Roman records identified within the 1km search area; an area containing four Roman pottery kilns (MLE23206) c.600m south-west and another Roman kiln (MLE2972) confirmed by excavation including pottery and tile fragments c.800m east of the study site.
- 4.26 Based on the negative results of the geophysical survey and the relative sparse recorded Roman activity on the HER, the potential for significant (i.e. non-agricultural) Roman remains within the site is considered to be low.

Saxon/Early Medieval

- 4.27 The HER contains no records dating from the Saxon/Early Medieval periods within the study site.
- 4.28 The historical settlement of *Niwebold* (modern Newbold Verdon) is recorded in Domesday Book (1086) and as such has at least Late Saxon origins. The historic settlement (MLE2992) is recorded c.220m north of the site at its closest, with the core being c.480m north-west surrounding St James Church (MLE11732). The extent of the historic settlement is based on Post-Medieval mapping and the site was likely located within the agricultural hinterland of the settlement.
- 4.29 Further Saxon records within the 1km search area include Saxon sunken feature buildings (MLE27085) and the deserted settlement of Brascote (MLE2990) both c.600m south-west and a Medieval deer park (MLE2710) with possible Early Medieval origin c.800m south-west of the site.
- 4.30 Based on the site's likely location within the hinterland of Newbold Verdon, the site's potential for significant (i.e. non-agricultural) remains dating from the Saxon/early Medieval period is assessed to be low.

Medieval

- 4.31 There are no Medieval records located within the study site.
- 4.32 A moated site (Scheduled Monument NHLE 1009198, MLE2984) is located c.500m north-west of the site. The three-sided Medieval moat was used as a moated garden during the Post-Medieval period and remains in good condition. The site of a Medieval manor house (MLE2985) within the moat is indicated by finds including green glazed ridge tile and roof slates during excavation in 1981.
- 4.33 The deserted settlement of Brascote (MLE2990) is located c.600m south-west of the study site.

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4.34 Due to the distance of the site from the known Medieval activity and the site's likely location within the hinterland of the late Saxon/Medieval settlement of Newbold Verdon, the site's potential for significant (i.e. non-agricultural) remains dating from this period is considered to be low.

Post Medieval & Modern (including map regression exercise)

4.35 All records from these periods relate to buildings/monuments or transport routes of a well-defined extent and nature that generally add little to the understanding of the study site's archaeological potential and are therefore not discussed in any further detail.

Historic map regression

4.36 According to the Enclosure Award for Newbold Verdon and Newbold Heath, the open-field system of Newbold Verdon was enclosed c.1810 at which time the Tithes were extinguished (Record Office Reference DE40/34/5). There was, however, no accompanying map. The 1814 Ordnance Survey Drawing (Figure 5) shows the site as part of six or seven fields to the south-east of the settlement of Newbold Verdon, which is focused along what is now Main Street (not annotated).

4.37 By 1885 (Figure 6), the study site appears to be divided into/part of seven parcels, with the southern and eastern site boundaries established. A path or track crosses the eastern part of the site in a roughly north-west to south-east alignment.

4.38 With the exception of an additional short-lived internal field boundary through the centre of the site and an equally short-lived enclosure or field barn constructed within the first half of the 20th century (not reproduced), the site underwent very little change during the following decades, as illustrated by the 1955 Ordnance Survey map (Figure 7). The southern extent of the site is bound by a drain, which is depicted since the 1930s (not reproduced).

4.39 By the 1980s (Figure 8), all internal divisions as well as the path were removed and the site is part of one large irregular field. All but the western site boundaries are established and the settlement of Newbold Verdon has expanded to the adjacent north/north-eastern areas to the site. The western boundary is established by 2000 and this is how the site is represented today.

4.40 The 2023 Google Earth image (Figure 9) shows the site to comprise a single arable field with a small area of dense woodland in the west, screening the site from the adjacent residential development and allotments.

4.41 The map review demonstrates the study site has remained as agricultural land through the Post-Medieval/Modern period and the site's potential for significant Post-Medieval/Modern archaeology is therefore considered to be low.

Assessment of Significance (Non-Designated Assets)

4.42 The data provided by the HER confirms are no non-designated heritage assets recorded within the site.

4.43 Based on the results of the geophysical survey as well as fieldwork within the adjacent site to the south and the HER data for the site and the surrounding area, the site is considered to have a low potential to contain significant (i.e. non-agricultural) remains of all periods.

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

4.45 Any such evidence would be significant for its evidential value and likely be of local importance depending on its potential to contribute to relevant research agendas.

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

Proposed Development

5.1 The study site is proposed for construction of up to 135 dwellings with associated landscaping, open space, drainage infrastructure and associated works (all matters reserved except access from Brascote Lane).

Review of Potential Development Impacts on Non-Designated Assets

5.2 There is no evidence to suggest the presence of significant archaeological remains within the study site. From the geophysical survey, the available archaeological data as well as historic mapping, the study has been in agricultural use probably since at least the Medieval period. Past ground disturbance is likely to have been widespread across the site as a result of plough activity, but much of this activity is likely to have been generally shallow and contained within upper levels of any below ground deposits.

5.3 Given the construction techniques employed in modern development, it is unlikely that any archaeological remains present within the footprint of the proposed development would survive the development process, unless preserved under public open space.

6 SUMMARY AND CONCLUSIONS

- 6.1 This heritage statement has been prepared by RPS for Richborough to support an outline planning application for residential development in Newbold Verdon (Hinckley and Bosworth Borough Council).
- 6.2 The assessment provides a description of heritage assets potentially affected by the proposed development of the site and addresses the information requirements of Government's National Planning Policy Framework and local policies in relation to archaeology.
- 6.3 Data available from Historic England and the Local Planning Authority shows that there are no designated heritage assets within the proposed development site and no designated heritage assets are considered to be impacted by the proposed development within the site.
- 6.4 The archaeological potential of the development site has been assessed through desk-based review of existing archaeological information, including previous archaeological work undertaken on and in the vicinity of the study site.
- 6.5 Geophysical survey was carried out across the site in support of this application and did not record any anomalies suggestive of archaeological remains. The survey did record former field boundaries and thus the negative results are considered to be reliable.
- 6.6 The data provided by the HER confirms there are no non-designated heritage assets recorded within the study site. Trial trenching within the adjacent area to the south has recorded localised archaeological remains which correlated closely with the results of the geophysical survey. There is good local evidence that geophysics is reliable on this geology and that significant weight can therefore be attached to the absence of anomalies suggestive of features of archaeological interest across this site. It is assessed to have a low potential for significant remains of all periods.
- 6.7 There are no heritage constraints to the site's residential development and it is unlikely that the site will contain any archaeological remains that will need to be preserved *in-situ* or to be designed around. It is likely, that further archaeological work, i.e. trial trenching, may be necessary to verify the results of the geophysical survey. However, given the results of the trial trenching to the immediate south of the site this can be secured by an appropriately worded planning condition.

Sources Consulted

General

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

Internet

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
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Bibliographic

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Magnitude Surveys. Geophysical Survey Report of Land at Newbold Verdon. February 2024.

Ministry of Housing, Communities & Local Government, 2021, National Planning Policy Framework

Ministry of Housing, Communities & Local Government Planning practice guidance, 2019, Historic environment

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Cartographic

1805-1880 Old Series Ordnance Survey Maps of England and Wales
1810-1811 Minutes of the Commissioners for the enclosure of Newbold Verdon and Newbold Heath bound with a copy of the act of parliament (Reference DE40/34/5; contained the Enclosure Award but no map)

1814 Ordnance Survey Drawing (Hinckley Sheet)

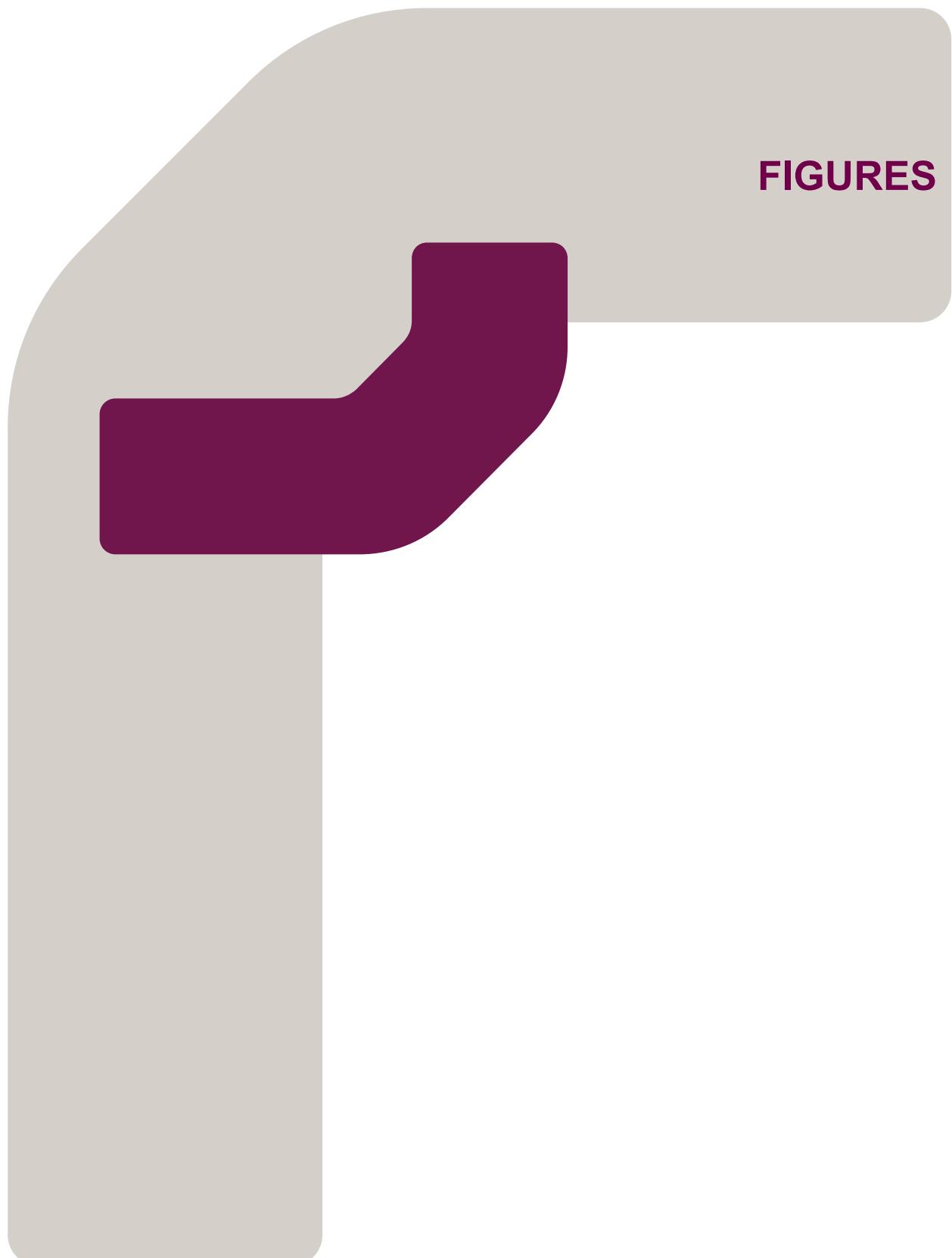
Ordnance Survey 1:2500 editions: 1886, 1903, 1959, 1972, 1980-1992, 1984, 1994

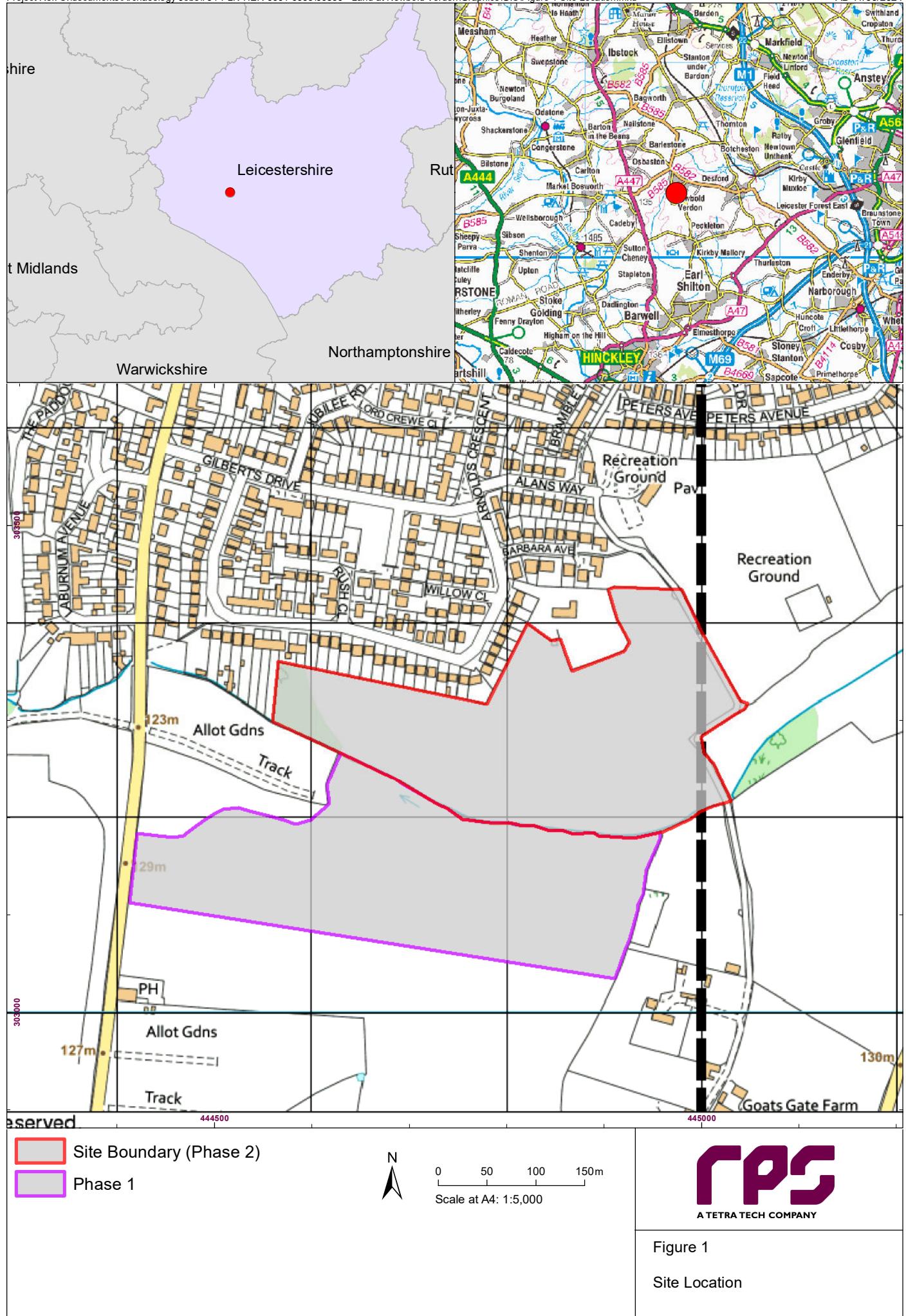
Ordnance Survey 1:10,000 / 1:10,560 editions: 1885, 1903-1904, 1955, 1966, 1982-1983, 2000, 2006, 2020

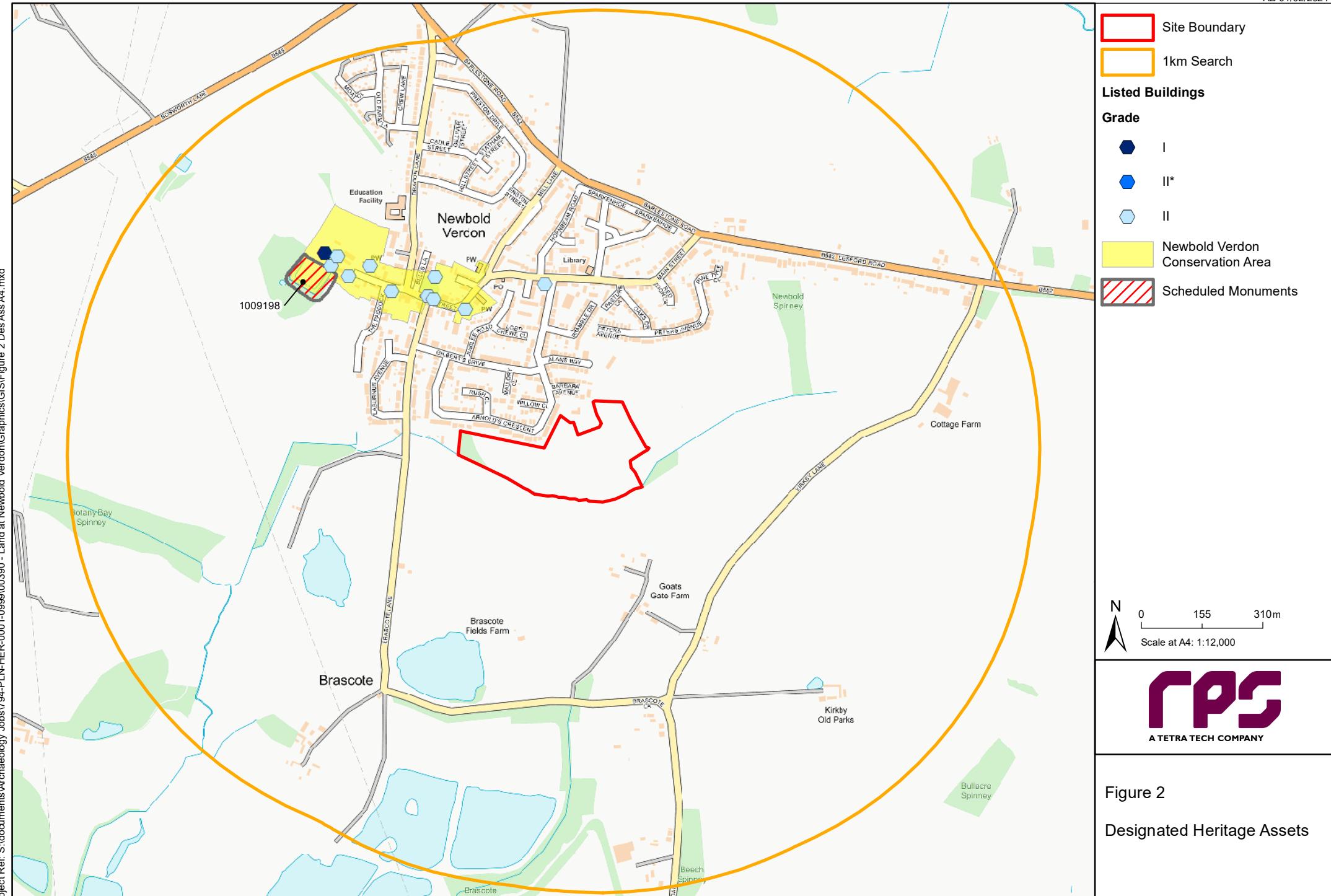
Aerial Photography: 1999

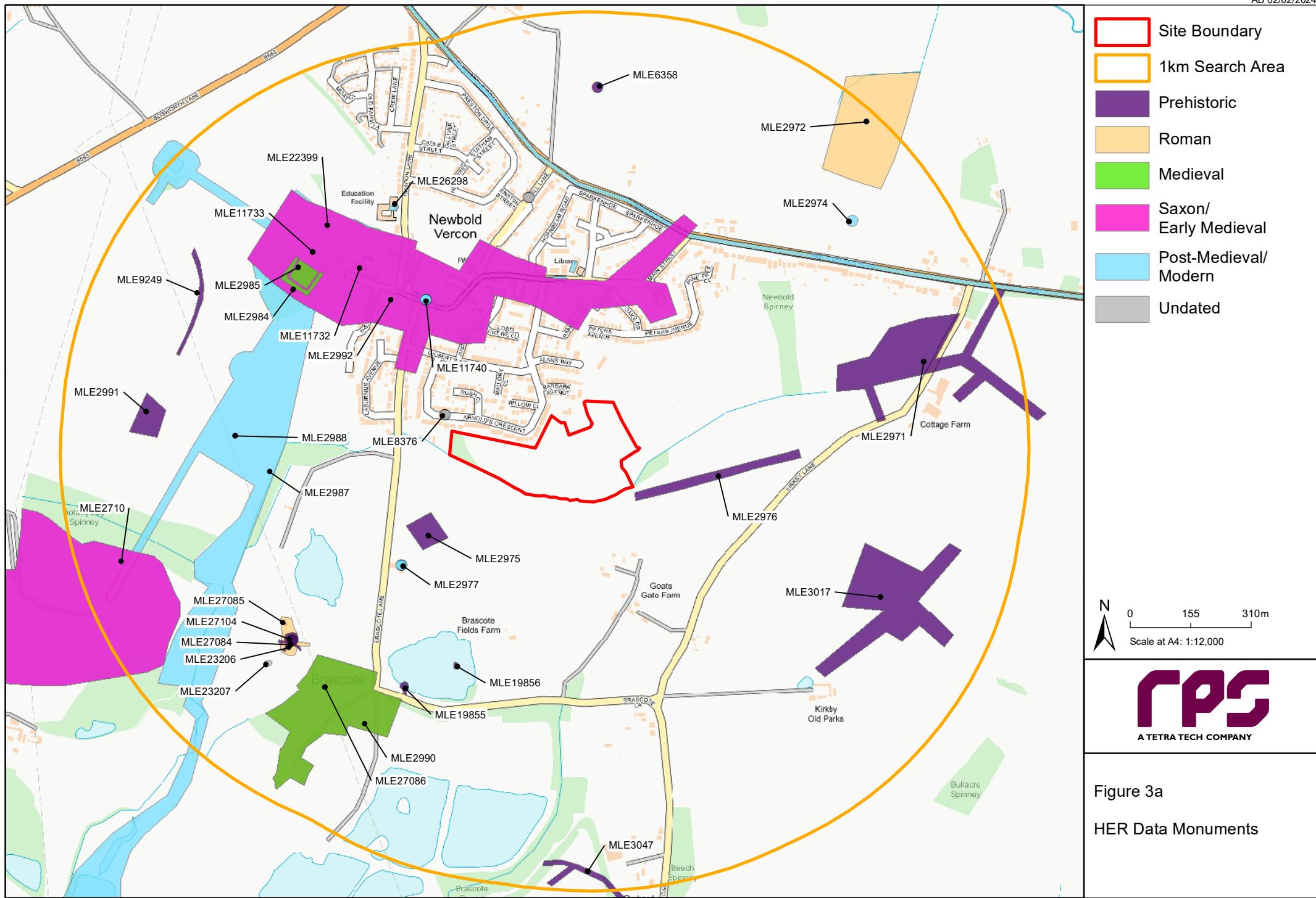
Google Earth Imagery: 1999, 2000, 2006, 2010, 2011, 2015, 2016, 2020, 2021

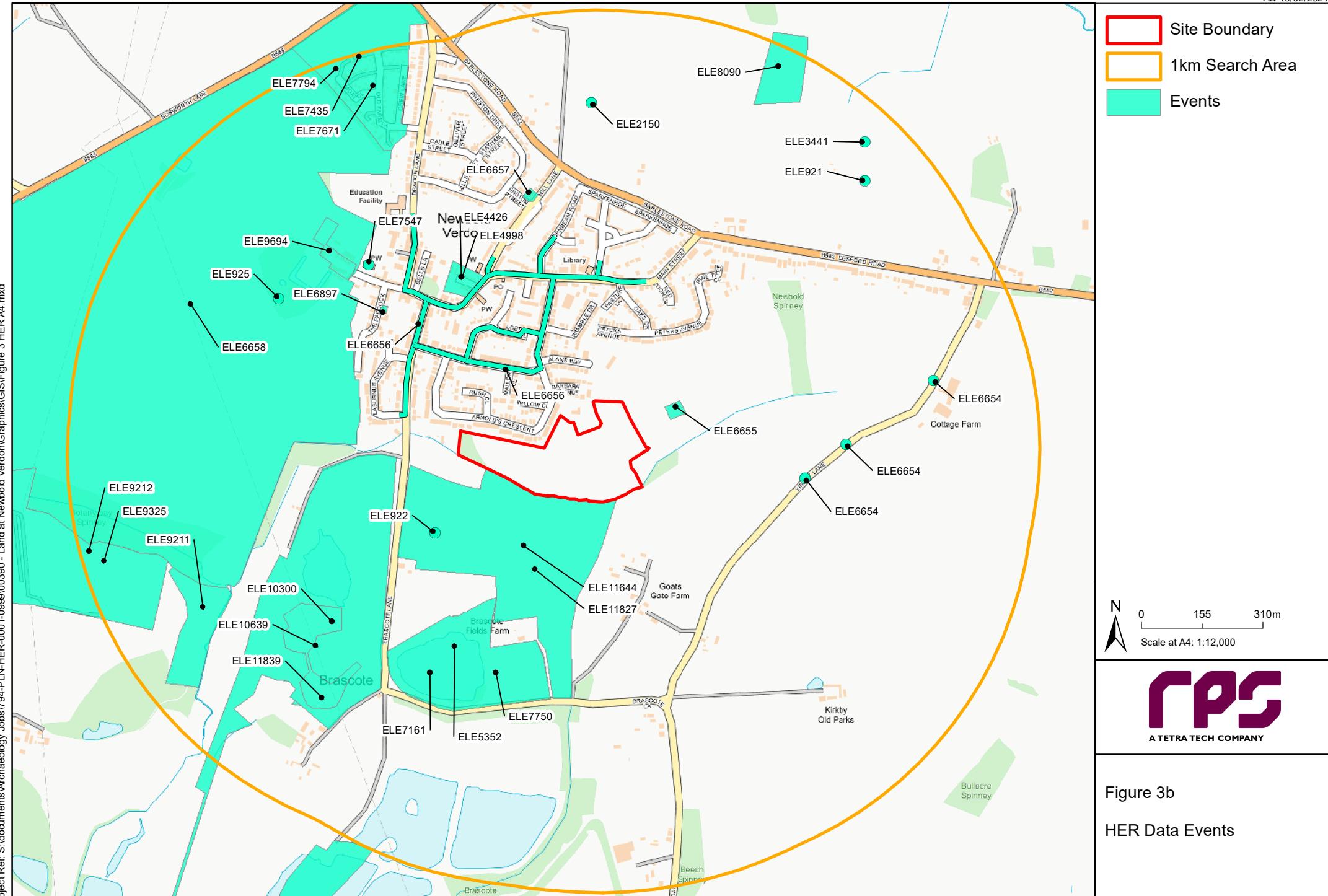
FIGURES

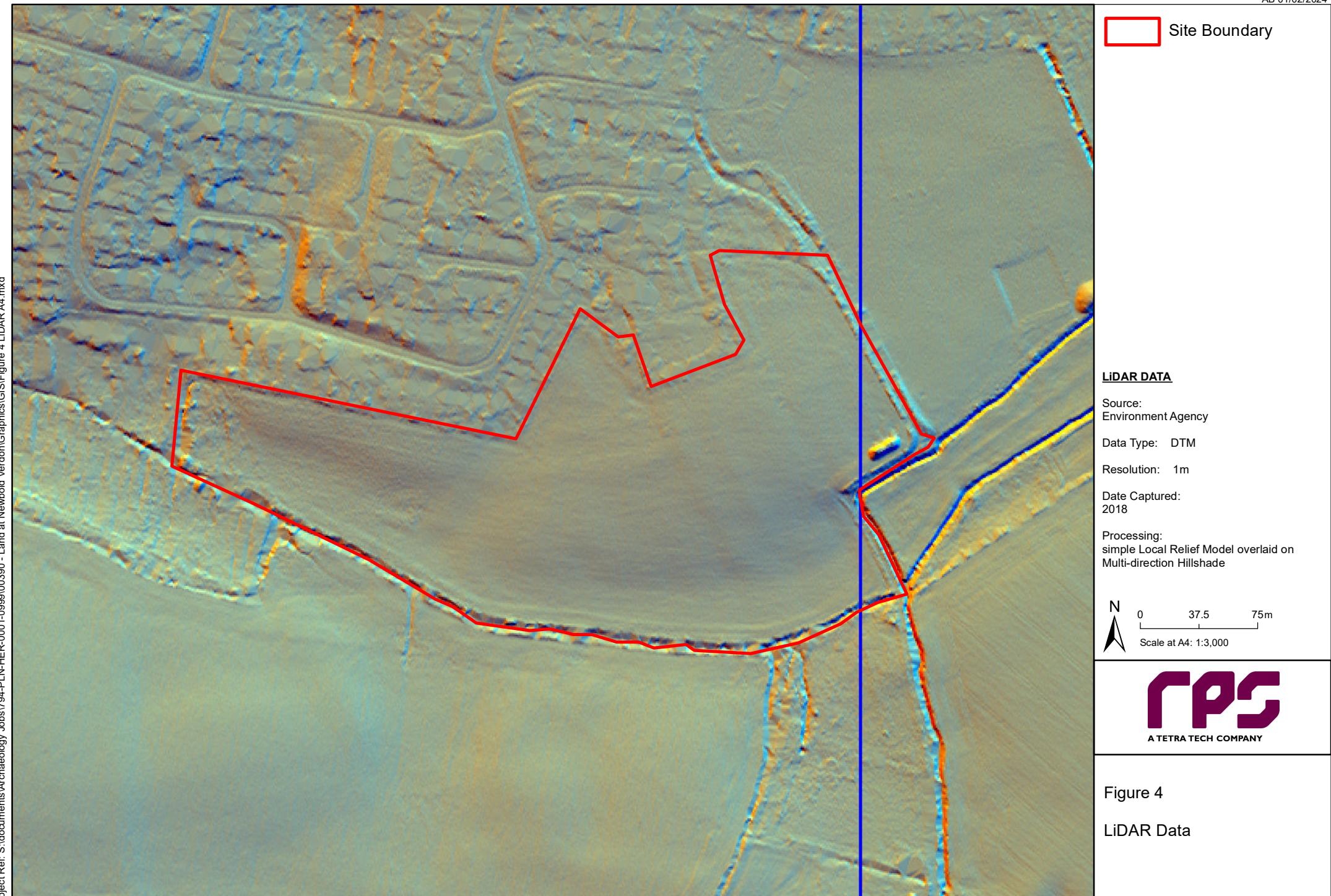


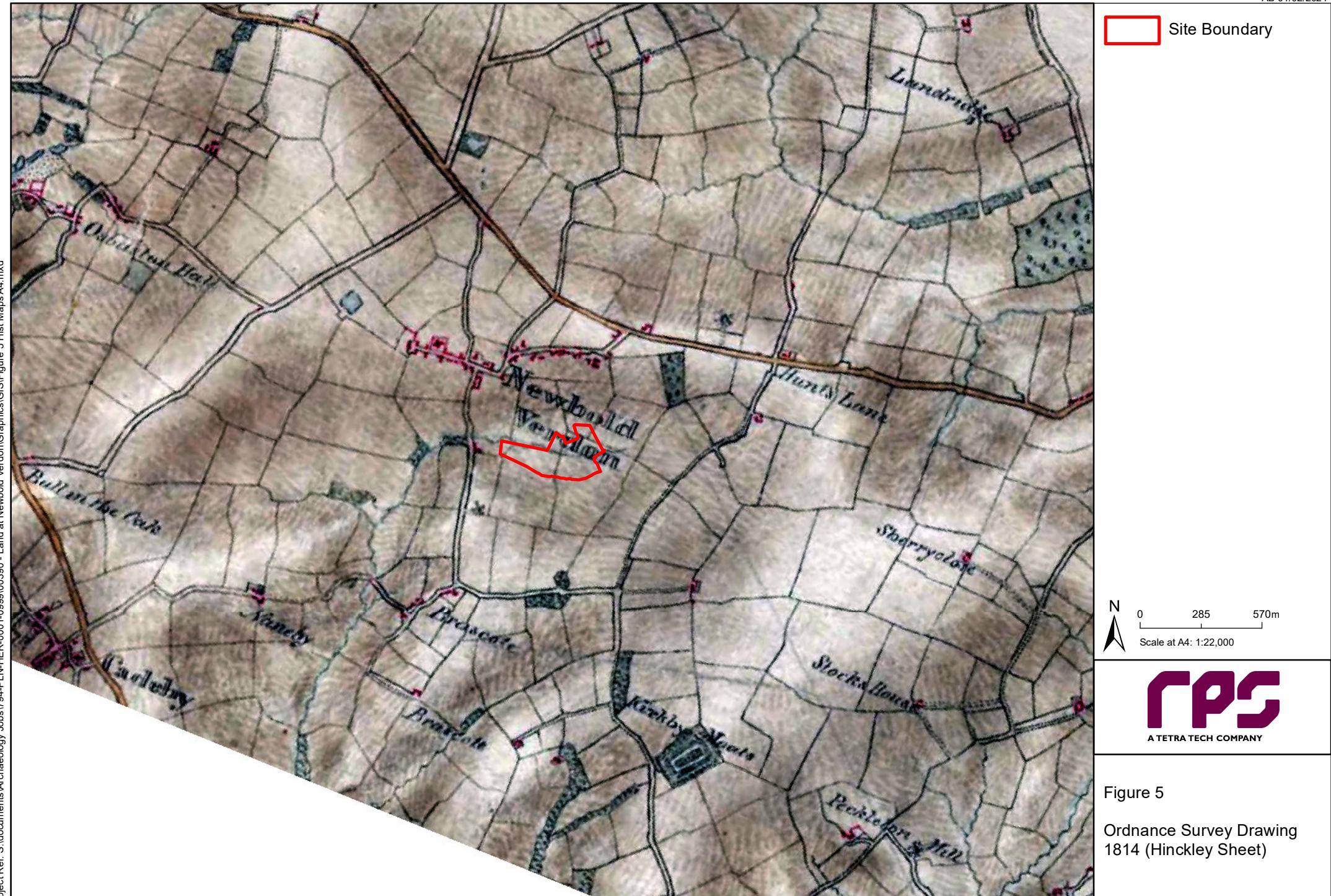


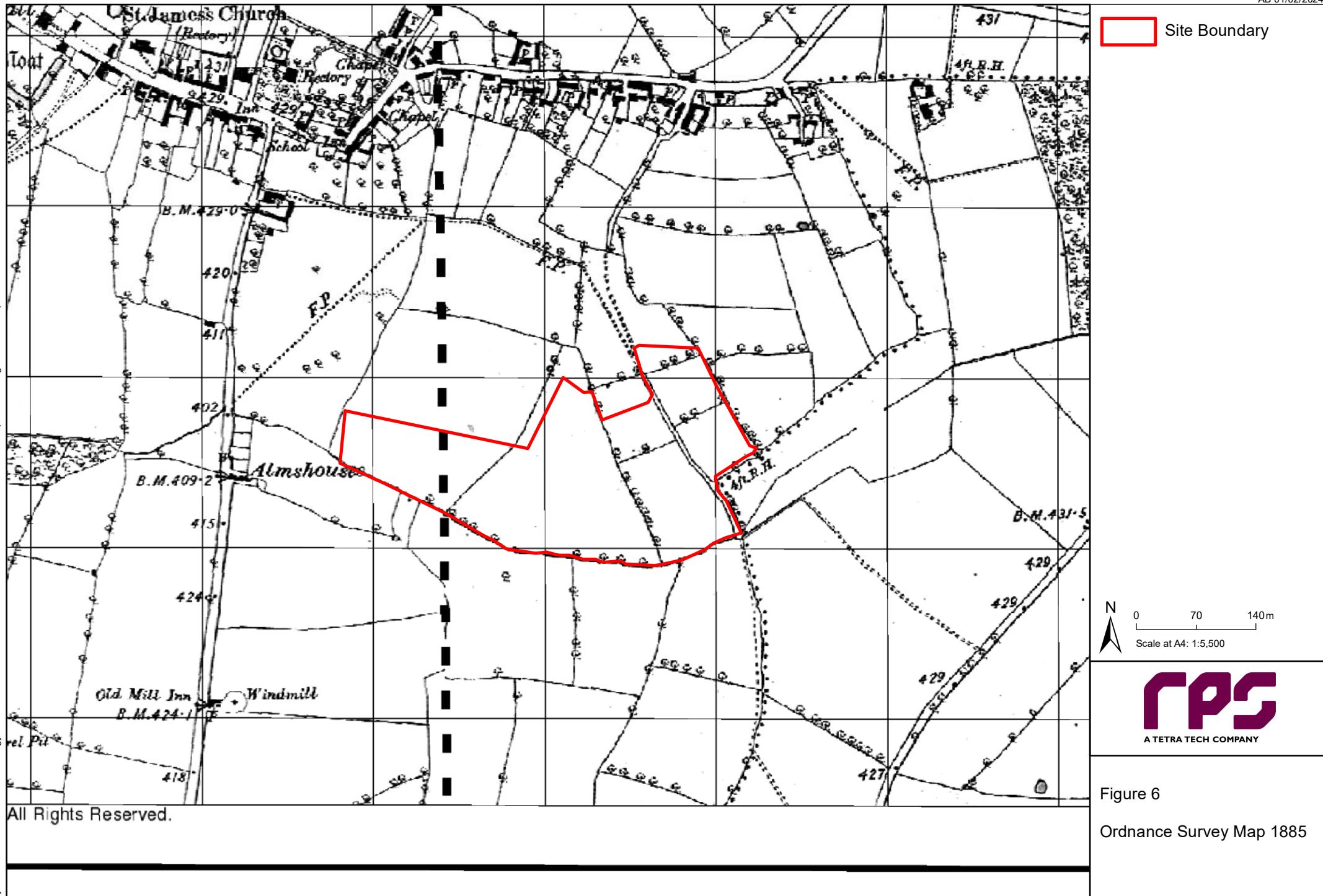


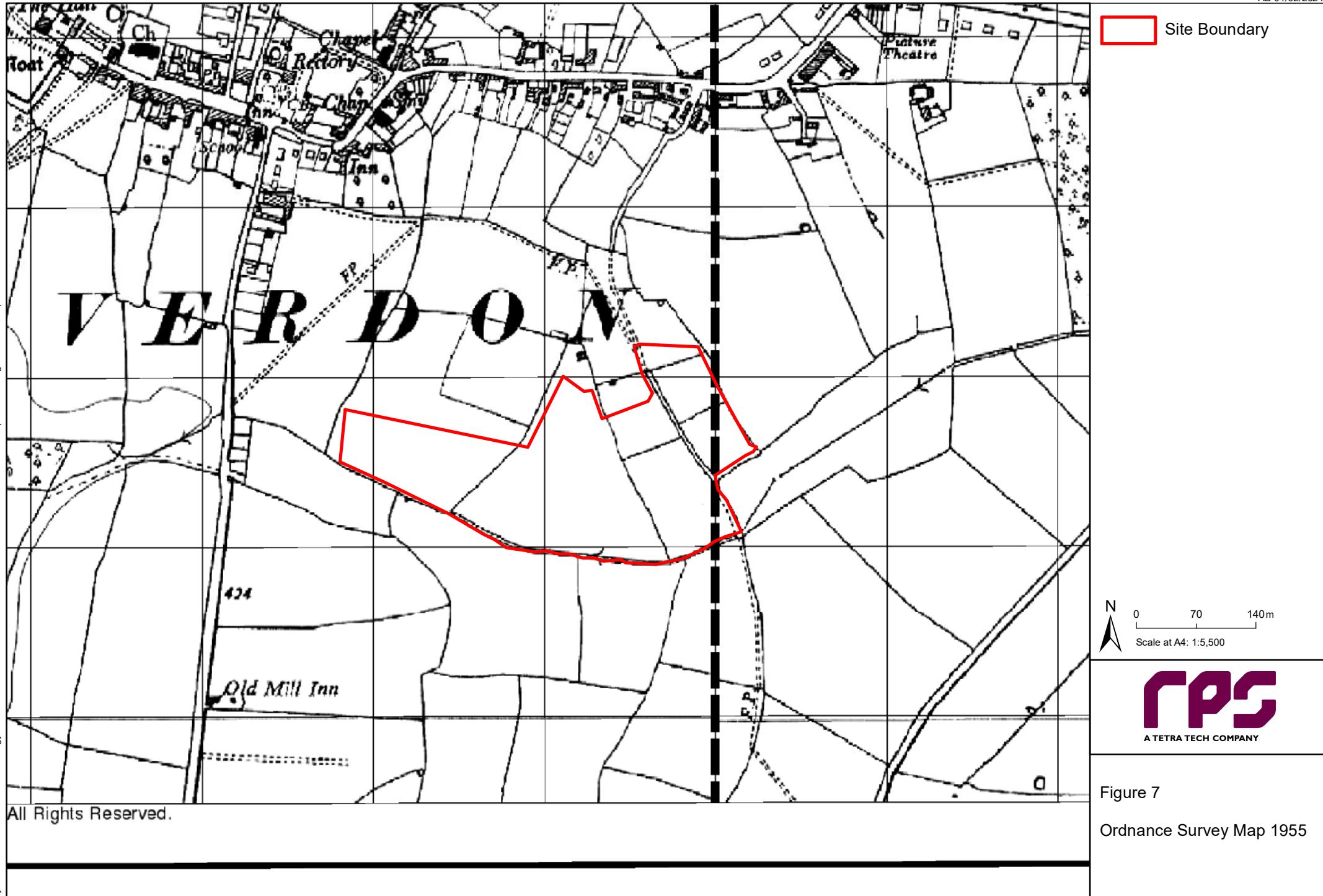


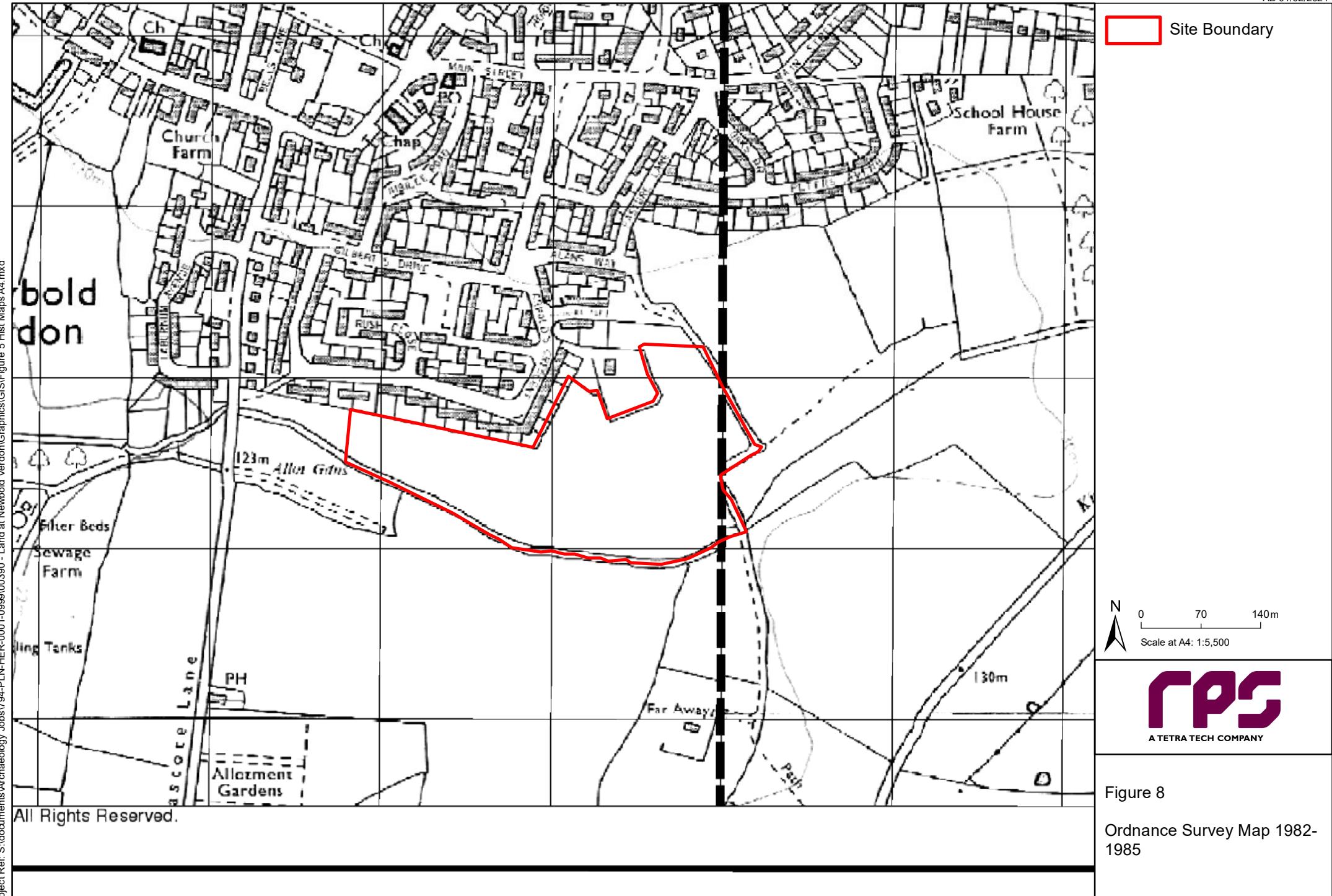












Site Boundary

N
0 70 140m
Scale at A4: 1:5,500

rps
A TETRA TECH COMPANY

Figure 8
Ordnance Survey Map 1982-1985



PLATES

LAND SITUATED TO THE EAST OF BRASCOTE LANE AND TO THE SOUTH OF ARNOLD'S CRESCENT, NEWBOLD VERDON, LEICESTERSHIRE; HERITAGE STATEMENT



Plate 1: View across the easter part of the site towards the south



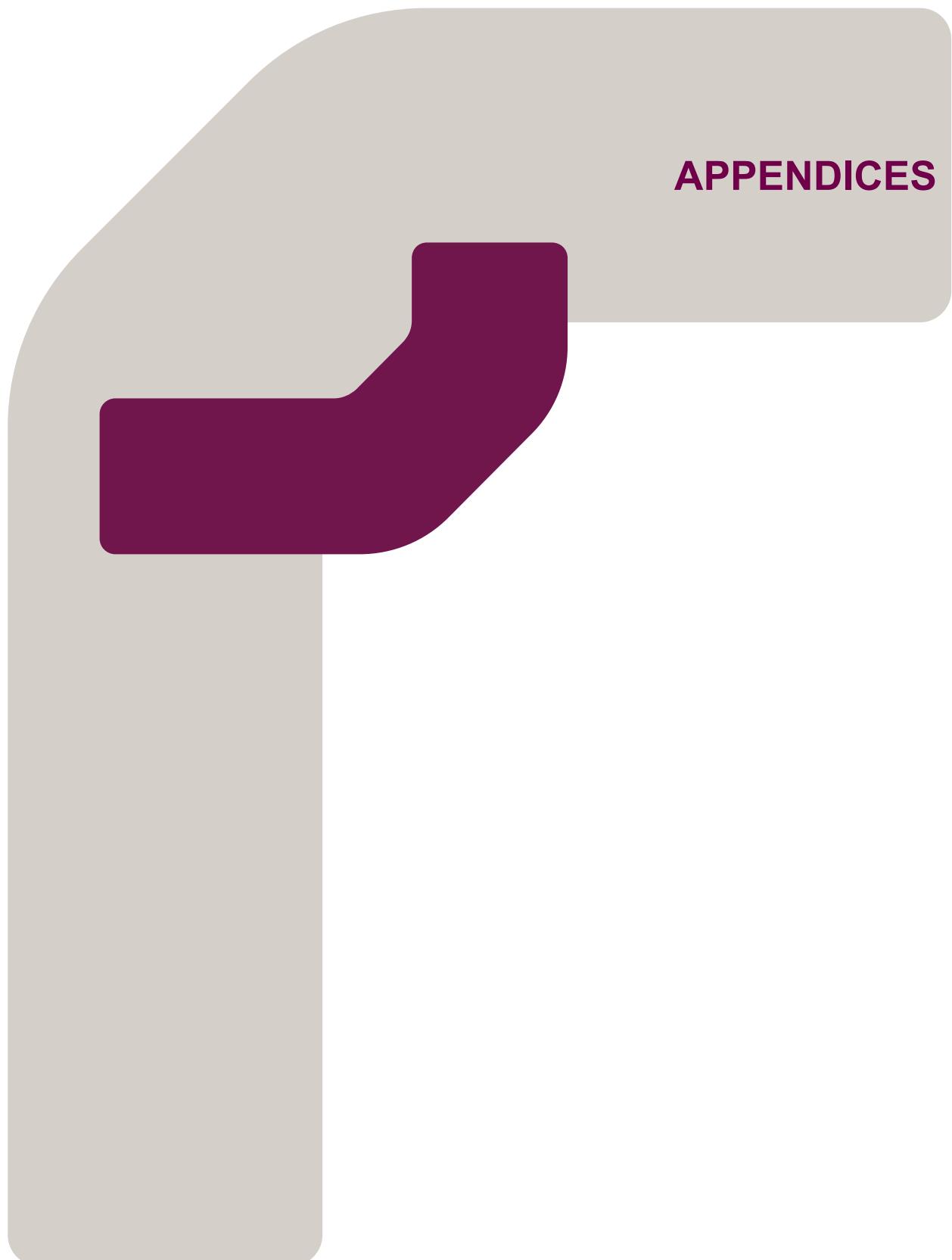
Plate 2: View towards the small overgrown mound/spoil heap within the south-eastern part of the site

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Plate 3: View across the site towards the north-west

APPENDICES



Appendix 1

Gazetteer of HER Entries

Leicestershire & Rutland Historic Environment Records (HER Request from 31/01/2024, Ref: FS581856636)

HER No.	Name and Description	Location	Date
	Monument		
MLE10024	Pit/ditch at Mill Lane, Newbold Verdon	SK 447 039	Undated
MLE11740	K6 TELEPHONE KIOSK, MAIN STREET, NEWBOLD VERDON	SK 444 037	Modern
MLE6358	Worked flint found south-east of The Fields Farm, Newbold Verdon	SK 449 042	Early Bronze Age
MLE8376	Pit at Arnold's Crescent, Newbold Verdon	SK 445 034	Undated
MLE2977	Brascote Mill, Newbold Verdon	SK 444 030	Post-Medieval to Modern
MLE27104	Mesolithic flint from north of Brascote	SK 4415 0282	Mesolithic
MLE11731	GATES & SIDE SCREENS AT THE OLD RECTORY, MAIN STREET (NORTH SIDE), NEWBOLD VERDON	SK 444 037	Late Post-medieval to Modern
MLE21277	Turnpike Road, Foston Lane to Osbaston	SK 5159 0042	Post-medieval
MLE9250	Undated road surface, Main Street, Newbold Verdon	Not displayed	Post-medieval
MLE11730	THE OLD RECTORY, 16, BELL LANE (NORTH SIDE), NEWBOLD VERDON	SK 444 037	Post-medieval to Modern
MLE11732	CHURCH OF ST. JAMES, MAIN STREET (NORTH SIDE), NEWBOLD VERDON	SK 443 037	Early Medieval to Modern
MLE11733	NEWBOLD VERDON HALL, MAIN STREET (WEST SIDE), NEWBOLD VERDON	SK 442 038	Post-medieval to Modern
MLE11734	PAVILION AT NW CORNER OF FORECOURT AT NEWBOLD VERDON HALL, MAIN STREET (NORTH SIDE), NEWBOLD VERDON	SK 442 038	Post-medieval to Modern
MLE11735	PAVILION AT SW CORNER OF FORECOURT AT NEWBOLD VERDON HALL, MAIN STREET (SOUTH SIDE), NEWBOLD VERDON	SK 442 037	Post-medieval to Modern
MLE11736	PAVILION AT SE CORNER OF FORECOURT AT NEWBOLD VERDON HALL, MAIN STREET (SOUTH SIDE), NEWBOLD VERDON	SK 442 037	Post-medieval to Modern
MLE11737	CHURCH FARMHOUSE & FENCE, 16, MAIN STREET (SOUTH SIDE), NEWBOLD VERDON	SK 443 037	Post-medieval to Modern
MLE11738	COB COTTAGE, 36, MAIN STREET (SOUTH SIDE), NEWBOLD VERDON	SK 445 036	Post-medieval to Modern
MLE11739	IVY COTTAGE, 92, MAIN STREET (SOUTH SIDE), NEWBOLD VERDON	SK 447 037	Post-medieval to Modern
MLE17226	Baptist Chapel, Main Street, Newbold Verdon	SK 446 037	Post-medieval to Modern
MLE19855	Possible Bronze Age barrow north of Brascote Lane, Brascote, Newbold Verdon	SK 444 027	Bronze Age

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MLE19856	Bronze Age pits, north of Brascole Lane, Newbold Verdon	SK 445 027	Middle Bronze Age
MLE22398	Site of pavilion at north-east corner of the forecourt at Newbold Verdon Hall, Newbold Verdon	SK 4429 0378	Post-medieval to Modern
MLE22399	Kitchen garden, Newbold Verdon Hall, Newbold Verdon	SK 4421 0387	Post-medieval
MLE23206	Roman pottery kiln site north of Manor Farm, Brascole, Newbold Verdon	SK 4416 0283	Roman
MLE23207	Undated quarrying north-west of Manor Farm, Brascole, Newbold Verdon	SK 4409 0276	Undated
MLE25603	Primitive Methodist Chapel, Main Street, Newbold Verdon	SK 4460 0370	Post-medieval to Modern
MLE26296	Former school, 24, Main Street, Newbold Verdon	SK 4445 0368	Post-medieval to Modern
MLE26298	Primary School, Dragon Lane, Newbold Verdon	SK 4441 0394	Modern
MLE26300	Miners Welfare Hall, Dragon Lane, Newbold Verdon	SK 4441 0380	Modern
MLE26301	Newbold Verdon Working Men's Club & Institute Ltd, Main Street, Newbold Verdon	SK 4487 0378	Modern
MLE26426	C20th cemetery, St James's Church, Newbold Verdon	SK 4433 0385	Modern
MLE27084	Bronze Age ring ditch, cremation and pit alignment	SK 4414 0281	Early Bronze Age to Late Iron Age
MLE27085	Anglo-Saxon sunken feature houses north-west of Brascole, Newbold Verdon	SK 4413 0283	Early Anglo Saxon
MLE27085	Anglo-Saxon sunken feature houses north-west of Brascole, Newbold Verdon	SK 4413 0283	Early Anglo Saxon
MLE27086	Medieval enclosure north of Manor Farm, Brascole	SK 4424 0268	Late Anglo Saxon to Early Medieval
MLE2710	Possible medieval/post-medieval park north of Naneby Hall, Cadeby	SK 434 029	Early Medieval to Post-medieval
MLE2971	Cropmarks east of Newbold Spinney, Newbold Verdon	SK 458 035	Bronze Age
MLE2972	Roman site north of Newbold Spinney, Newbold Verdon	SK 456 041	Roman
MLE2974	Newbold Mill, Newbold Verdon	SK 455 039	Post-Medieval
MLE2975	Possible Iron Age enclosure north-east of The Mill Inn, Newbold Verdon	SK 445 031	Iron Age
MLE2976	Pit alignment south of Newbold Spinney, Newbold Verdon	SK 452 032	Bronze Age to Late Iron Age
MLE2984	Moated site south of The Hall, Newbold Verdon	SK 441 037	Medieval

LAND SITUATED TO THE EAST OF BRASCOTE LANE AND TO THE SOUTH OF ARNOLD'S CRESCENT, NEWBOLD VERDON, LEICESTERSHIRE; HERITAGE STATEMENT

MLE2985	Manor house site south of The Hall, Newbold Verdon	SK 441 037	Medieval
MLE2987	Fishponds south and west of The Hall, Newbold Verdon	SK 440 032	Post-medieval
MLE2988	Newbold Verdon Hall formal gardens	SK 438 030	Post-medieval
MLE2990	Deserted settlement, Brascote, Newbold Verdon	SK 442 026	Late Anglo Saxon to Late Medieval
MLE2991	Enclosure cropmark south-west of Newbold Hall, Newbold Verdon	SK 437 034	Iron Age
MLE2992	Historic settlement core of Newbold Verdon	SK 446 037	Late Anglo Saxon to Post-medieval
MLE3017	Cropmarks north-east of Kirkby Old Parks, Kirkby Mallory	SK 456 029	Bronze Age to Late Iron Age
MLE3047	Prehistoric pit alignment, Kirby Becks, Kirkby Mallory	SK 449 021	Bronze Age to Late Iron Age
MLE9249	Pit alignment south-west of Newbold Hall, Newbold Verdon	SK 438 036	Bronze Age
Events			
ELE2150	1970s fieldwalking, south-east of the George & Dragon, Newbold Verdon	SK 449 042	
ELE3441	1980 geophysical survey and excavation north of Newbold Spinney, Newbold Verdon	SK 456 041	
ELE921	1977 fieldwalking north of Newbold Spinney, Newbold Verdon	SK 456 040	
ELE922	1978 fieldwalking, north-east of The Mill Inn, Newbold Verdon	SK 445 031	
ELE925	1981 excavation at the moated site at Newbold Verdon	SK 441 037	
ELE6654	2002 watching brief during water main improvements at Newbold Verdon, Leicestershire	SK 456 033	
ELE7547	Project Gargoyle, Church of St James, Main Street, Newbold Verdon	SK 443 037	
ELE6656	1997-8 watching brief during water mains renewal in Newbold Verdon, Leicestershire	SK 447 036	
ELE10300	2017 trial trenching, Cadeby Quarry Extension (Phases 2a & 2b), Brascote, Newbold Verdon, Leicestershire	SK 4419 0280	
ELE10639	2015 geophysical survey, Cadeby Quarry, Manor Farm Extension	SK 4406 0258	
ELE11644	2021 geophysical survey, land off Brascote Lane, Newbold Verdon, Leicestershire	SK 4468 0297	
ELE11827	2022 trial trenching, land at Brascote Lane, Newbold Verdon, Leicestershire	SK 4468 0297	

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ELE11839	2017 strip, map and sample excavation, Phases 2A & 2B Extension, Brascote Lane, Cadeby Quarry, Newbold Verdon, Leicestershire	SK 4421 0278	
ELE4998	2007 trial trenching at The Rectory, 57, Main Street, Newbold Verdon	SK 44571 03751	
ELE5352	2005 geophysical survey, Cadeby Quarry, Leicestershire	SK 43729 02485	
ELE6655	2002 watching brief, Alan's Way, Newbold Verdon, Leicestershire	SK 4511 0341	
ELE6657	2002 watching brief at Mill Lane, Newbold Verdon, Leicestershire	SK 447 039	
ELE6658	1994 archaeological survey: Hall Farm, Newbold Verdon	SK 4358 0373	
ELE6897	2009 watching brief at Church Farmhouse, 16, Main Street, Newbold Verdon	SK 443 036	
ELE7161	2005 summary and interpretation of the results of a geophysical survey by Stratascan Ltd at the proposed Cadeby Quarry Extension, Leicestershire	SK 437 024	
ELE7435	2011 geophysical survey, Dragon Lane, Newbold Verdon	SK 443 042	
ELE7671	2011 trial trenching, Dragon Lane, Newbold Verdon	SK 443 042	
ELE7750	2006-8 watching brief and recording at Cadeby Quarry, Cadeby	SK 437 024	
ELE8090	1979 fieldwalking survey, north of Wrask Farm	SK 453 042	
ELE9211	2014 geophysical survey, Hall Farm, Newbold Verdon	SK 4338 0312	
ELE9212	2014/5 assessment of indirect impacts, Hall Farm, Newbold Verdon	SK 4357 0294	
ELE9325	2015 assessment of direct impacts, Hall Farm, Newbold Verdon, Leicestershire	SK 4357 0294	
ELE9694	2002 building survey of Newbold Verdon Hall	SK 4425 0378	
NHLE No.	Scheduled Monument		
1009198	MOATED SITE SOUTH OF THE HALL		
	Listed Buildings		Grade
1074089	NEWBOLD VERDON HALL	SK 44217 03817	Grade I
1074087	THE OLD RECTORY	SK 44500 03756	Grade II
1074088	GATES AND SIDE SCREENS THE OLD RECTORY	SK4448103708	Grade II
1074090	PAVILION AT SOUTH WEST CORNER OF FORECOURT AT NEWBOLD VERDON HALL	SK 44234 03785	Grade II
1074091	CHURCH FARMHOUSE AND FENCE	SK4438903720	Grade II
1115714	COB COTTAGE	SK 44577 03673	Grade II
1115715	K6 TELEPHONE KIOSK ADJOINING NUMBER 49, MAIN STREET	SK4449603701	Grade II
1115770	CHURCH OF ST JAMES	SK 44333 03786	Grade II

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1115785	PAVILION AT NORTH WEST CORNER OF FORECOURT AT NEWBOLD VERDON HALL	SK 44251 03810	Grade II
1320265	PAVILION AT SOUTH EAST CORNER OF FORECOURT AT NEWBOLD VERDON HALL	SK 44279 03758	Grade II
1361386	IVY COTTAGE	SK4478003739	Grade II



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