



View across the northern section of the proposed development site.

Brick Kiln Street, Hinckley

Archaeological Desk-based Assessment

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Archaeological desk-based assessment



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SUMMARY

York Archaeology was commissioned by Fisher German LLP to compile an archaeological desk-based assessment for land at Brick Kiln Street, Hinckley which has been proposed for residential development.

It has been assessed that the Site has low potential for remains from the Palaeolithic to the Romano-British periods due to the small amount of evidence spread across the Study Area. Any such remains would likely be isolated finds and of local significance.

Hinckley is recorded in the Domesday Survey of 1086 and was a well-established settlement at that time. A medieval motte and bailey castle and priory are recorded to the east of the Site within the settlement core. As the Site is outside of the settlement core, it could have been in use as agricultural fields during the early medieval and medieval periods. There is low-medium potential for the survival of such agricultural remains, particularly in the undeveloped northern part of the Site, which would be of local significance.

The agricultural use likely continued in to the post-medieval period and mapping from the late 18th and early 19th centuries indicates fields outside of the main settlement core. There is low-medium potential for post-medieval agricultural remains which would also be of local significance.

Industrial expansion began in Hinckley with the arrival of the stocking frame in the 17th century. Expansion spread along Coventry Road and the first known development of the Site was the construction of the gas works in 1873 in the southern part fronting Coventry Road. The works expanded and were demolished in the 1960s, with remaining elements demolished later. The latest phase of buildings were constructed by the early 1970s. A dye works was located to the east, which later became a hosiery factory. The northern part continued in use as fields, some of which were later used as allotment gardens.

The potential remains identified in the northern part of the Site and the truncated remains of demolished buildings in the southern side will be subject to direct adverse impact from the proposed development.

According to the Phase I Geotechnical report, made ground is likely to be present beneath the Site, particularly in areas occupied by current and historical structures and also associated with historical pavement construction and cut and fill works (Wall 2020). A depth of made ground and differences between the northern and southern parts of the Site are also indicated by historic borehole data held by BGS.

In conclusion, the northern part of the Site has highest potential for preservation of archaeological remains as a lack of development will have resulted in less disturbance of earlier deposits. As the Site was peripheral and land-use was agricultural or horticultural, surviving remains would only be of local significance.

The southern part of the Site contained the known gas works. The demolition process, levelling and truncation by the later buildings would have left demolition deposits and possible foundations. The boreholes also confirm a depth of made ground. The remains are not likely to be well preserved in the ground but building footprints and expansion of the site has been depicted in detail on historic mapping and the site has been captured in black and white photos as presented on the Hinckley Past and Present website. The best preserved remains are likely to be two 20th century circular structures towards the eastern end which are beneath areas used as car parks, with the most recent buildings located towards the west boundary. These remains, if well preserved, would be of low-medium

significance as they represent the industrial archaeological heritage of Hinckley. The remains of the 19th century terraced housing on the western side of Brick Kiln Street may also be preserved and would be of low significance.

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1 INTRODUCTION

1.1 Purpose of the report

- 1.1.1 York Archaeology has been commissioned by Fisher German LLP to compile an archaeological desk-based assessment for land at Brick Kiln Street, Hinckley which has been proposed for residential development (referred to as 'the Site').
- 1.1.2 This desk-based assessment has been compiled in order to establish the known and potential archaeological resource within the Site, in order to assess the potential impacts of the proposed development on that resource.

1.2 Site location, topography & geography

- 1.2.1 The Site, centred on SP 42160 93684, is located within the built-up area of Hinckley, approximately 715m north-west of Hinckley Train Station. The Site is surrounded by residential housing to the north, east, south and south-west, a Lidl supermarket directly to the east and Clarendon Park to the north-west. The Site covers approximately 6ha and sits on an irregular incline with the elevation ranging from 107m at the northern extent to 119m towards the southern extent. It was most recently used as offices for Cadent with associated car parking areas. The majority of buildings have now been demolished.
- 1.2.2 The underlying bedrock geology of the Site is Mercia Mudstone Group, a sedimentary bedrock formed between 252.2 and 201.3 million years ago during the Triassic period, with superficial deposits towards the northern end recorded as Bosworth Clay Member, clay and silt sedimentary deposits formed between 480 and 423 thousand years ago during the Quaternary period. Towards the southern end of the Site the superficial deposits are recorded as Wolston Sand and Gravel sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period (British Geological Survey 2024).
- 1.2.3 Nine boreholes are recorded within the Site by the BGS some of which were sunk for British Gas and Hollycroft relief sewer. Boreholes in the locations of the latest buildings show a depth of made ground containing brick and rubble varying between 3-6.5m in depth. A borehole in the car park area showed no made ground with a sandy clay beneath the topsoil, and layers of clayey sand beneath to a depth of 8'3". Beneath this was a sandy silt with traces of peat to a depth of 10'3" (British Geological Survey 2024).

2 METHODOLOGY

2.1 Aims & scope

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

2.2 The study area

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

2.3 Site inspection

- 2.3.1 A site inspection was carried out on 24th October 2024. All areas of the Site were accessible and were assessed for visible archaeological remains.

2.4 Sources

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

Historic England Designated Heritage Assets

- 2.4.2 Historic England datasets of designated heritage assets (National Heritage List for England) were consulted in October 2024. These datasets contain information on all recorded designated heritage assets in England, i.e., World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites. A gazetteer was compiled of all designated heritage assets within the Study Area (see Appendix 1, Table 1), and the asset reference numbers in the text (1-10 etc) relate to the gazetteer. Their locations are displayed on Figure 2.

Hinckley and Bosworth Borough County Council

- 2.4.3 Hinckley and Bosworth Borough Council was consulted for information on local planning policy and Conservation Areas in September 2024. The Site is not within a Conservation Area, but three fall within the 1km Study Area, shown on Figure 2.

Leicestershire and Rutland Historic Environment Record (HER)

- 2.4.4 The Leicestershire and Rutland HER is a database of recorded archaeological sites, findspots and archaeological events and was consulted for information relating to the Study Area in September 2024. All heritage assets and events have been compiled into gazetteers (Appendix 1, Tables 2 & 3) and are referred to in the text by reference numbers that relate to the

gazetteers. Their locations are displayed on Figures 3 (non-designated assets) and 4 (events), with further details given in Appendix 1, Tables 2 and 3.

Cartographic Sources

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

Documentary Sources

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

Legislation and Planning Documents

- 2.4.7 The treatment of the historic environment within a development and planning context is governed by national legislation set out by the revised National Planning Policy Framework (NPPF) (2023), which itself dictates local authority planning policy. The proposed development is also subject to the local policy set out by the Hinckley and Bosworth Borough Council Core Strategy adopted December 2009.
- 2.4.8 All relevant national and local planning policy documents were consulted in September 2024. These are summarised in Section 3, and relevant excerpts are included in Appendix 2.

2.5 Chronology

- 2.5.1 Where referred to in this document, the main archaeological periods are broadly defined by the following date ranges:
- Palaeolithic 650,000 – 8500 BC;
 - Mesolithic 8500 – 4000 BC;
 - Neolithic 4000 – 2400 BC;
 - Bronze Age 2400 – 700 BC;
 - Iron Age 700 BC – AD 43;
 - Romano-British AD 43 – 409;
 - Early Medieval AD 410 – 1065;
 - Medieval AD 1066 – 1539;
 - Post-Medieval AD 1540 – 1799;
 - 19th Century AD 1800 – 1899;
 - Modern AD 1900 – present.

2.6 Assumptions and Limitations

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

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

3 LEGISLATION & PLANNING BACKGROUND

3.1 National planning policy

- 3.1.1 There is national legislation and guidance relating to the protection and treatment of the historic environment within the development process. The key pieces of legislation are the Ancient Monuments and Archaeological Areas Act (1979) and the Planning (Listed Buildings and Conservation Areas) Act (1990).
- 3.1.2 National planning policy is set out by the revised National Planning Policy Framework (NPPF) published in 2023. The legislation and national policy identify the historic environment as a non-renewable, fragile and finite resource and prioritise its conservation. This includes the setting out of appropriate assessment to ensure damage or loss to the resource is permitted only where it is justified. All NPPF historic environment policy should be read in conjunction with the *Planning Practice Guidance: Conserving and Enhancing the Historic Environment* (Ministry of Housing, Communities and Local Government 2023).
- 3.1.3 Elements of the legislation and national policy of relevance to the proposed development within the Site are summarised in Appendix 2 Table 5.

3.2 Local planning policy

- 3.2.1 Local Authorities are responsible for the protection of the historic environment within the planning system and the formulation of policies to support this obligation. The Site is within the jurisdiction of Hinckley and Bosworth Borough Council which was consulted for local planning policy in September 2024. The Hinckley and Bosworth Core Strategy was adopted in 2009. Relevant policy excerpts are detailed in Appendix 2.

3.3 Planning considerations

- 3.3.1 The Leicester County Council Historic and Natural Environment Team (HNET) made the following comment on an application for outline planning permission, in the pre-determination phase:

“The preservation of archaeological remains is, of course, a ‘material consideration’ in the determination of planning applications. The proposals include operations that may destroy any buried archaeological remains that are present, but the archaeological implications cannot be adequately assessed on the basis of the currently available information. Since it is possible that archaeological remains may be adversely affected by this proposal, we recommend that the planning authority defer determination of the application and request that the applicant complete an Archaeological Impact Assessment of the proposals.”

- 3.3.2 This requires the provision of an archaeological desk-based assessment so that an informed decision can be made as to whether investigative works would be required.

4 RESULTS

4.1 The Site

Heritage assets

- 4.1.1 There are no designated assets within the boundaries of the Site. The closest designated asset is the Grade II listed Church of the Holy Trinity (**24**, 45m east of the Site), built in the early 20th century. The Site does contain one non-designated asset within its boundary and borders a second, to the south-east. The Hinckley Gas Works (**145**) lay within the Site boundaries and occupied the southern half of the Site. The original gas works was constructed in 1834 at the site on Coventry Road and was called the Hinckley Gas Light and Coke Company (Hinckley Past & Present 2024). Due to increased demand, a new and enlarged works was constructed in 1873 and remained in use until the 1960s. It was mostly demolished at this time, with the Coventry Road frontage being removed at the later date of 1975. The works consisted of meters, a large house for materials with a Director's room, Manager's office, meter-fitting place and fitting shops. The gas works also had their own water, gas and electrical systems. Photographs of the Site are available showing the coverage of the buildings on the Site (*ibid*, cannot be reproduced here for copyright reasons). There are no known records of the footprint and extent of the 1834 works.
- 4.1.2 A former hosiery factory stands on Brick Kiln Street (**170**) adjacent to the south-east boundary of the Site. No date is given within the HER but historic mapping shows that buildings in this location appear after 1814, and are depicted on the 1st edition OS map published in 1887. A complex of buildings is labelled as a dye works on the 1903 map and into the 1950s. By the time of the map published in 1968, the dye works has been replaced by a hosiery factory building with a larger footprint. The location of a post medieval windmill (**70**) also lies within 30m of the Site's boundary.
- 4.1.3 The Historic Landscape Characterisation (HLC) classifies the land as post-1880s industrial complexes. At the north-west it borders an area characterised as Ornamental Parkland and Recreation which is represented by Clarendon Park today. The data within the Site and in close proximity indicates that the Site was part of the 19th century industrial expansion of Hinckley.

Site inspection

- 4.1.4 A Site inspection was conducted on 24th October 2024. Weather conditions were dry and sunny. Recent heavy rain had resulted in some saturated ground but this did not significantly impede the inspection in any way.
- 4.1.5 The Site is accessed from Brick Kiln Street. There is no trace of the terraced housing that extended along the street, with the area having been utilised as a parking area with a disused hard-core surface partly overgrown with coarse vegetation (plates 1 and 2). A large modern building, recently demolished, had stood in the southern part of the Site, the ground levels of which remained interspersed with access roads and small parking areas. The surface of the majority of the area was therefore formed by hard-core surfaces and building remnants. A single small modern brick building remains in this area (plates 3 and 4). A strip of vegetation sits between these remains and Coventry Road, which showed some evidence of electrical services installed across parts of it, but for the most part was formed of coarse grass with some trees (plate 5). There is no indication of any surviving remains pertaining to the former gas works that fronted Coventry Road.

- 4.1.6 Moving north along the main access road through the Site which continues from Brick Kiln Street along the western site boundary, the ground level begins to slope down from south to north. Buildings in the south-central area were raised for levelling purposes. This has the potential to have negated some impact on any underlying remains, but this is entirely dependent on the method of construction and type of foundations. It could not be ascertained if there had been any below ground basements (plates 6-8). The surface across this area was also predominantly formed from levelled buildings recently demolished and hardcore surfaces. Some rubble had been spread across the surface to maintain a level area (plates 9 and 10).
- 4.1.7 The northern boundary and most of the northern area of the Site appeared to match the natural ground level indicated by the surrounding housing developments, assuming no significant ground reduction had occurred during the latter's construction. This area was predominantly a large tarmacked carparking area, with some modern metallic structures, probably former office spaces, which may not have had a significant impact on underlying deposits. In general, this part of the Site showed the most potential for lower development impacts from the most recent phase of occupation. However, towards the south of this area was a considerable steep slope up towards the former buildings in the centre of the Site. This was markedly steeper than the natural slope as indicated by the road and surrounding housing, suggesting that in this part the natural hill slope had been cut into to create a levelled area matching the ground level to the north. If so, this would have had a considerable negative impact on underlying deposits. Some narrow strips of vegetation continued around the hard-core surfaces by the Site boundaries (plates 11-14).
- 4.1.8 The eastern part of the Site extending parallel to Trinity Vicarage Road was once again a tarmac car park surface that was at the same level as the surrounding developments. A large communications tower had been installed adjacent to this part of the Site, with a Lidl supermarket adjacent to the eastern site boundary (plates 15 and 16).
- 4.1.9 In general, the Site is formed of modern, recently demolished building remains and hard-core surfaces. A number of services were visible across the Site, which would also have caused impacts on underlying deposits. Given the nature of the Site it is likely that more services lie beneath the structural remains and exist across the area. Narrow strips of vegetation along the outer site boundaries have been subject to least disturbance from the most recent phase of occupation, although services may continue in these areas. No significant archaeological finds, features or deposits were observed during the Site inspection.



Plate 17: The access to the Site from Coventry Road, looking north along Brick Kiln Street.



Plate 18: Looking east towards the boundary with Brick Kiln Street across the area shown as terraced housing on historic maps.



Plate 19: General view across former building remains in the southern part of the Site, looking north-west.



Plate 20: Extant modern structure close to the southern site boundary, looking south.



Plate 21: Looking west along the southern boundary of the Site.



Plate 22: Looking north along the main access road by the western site boundary.



Plate 23: Raised building platforms in the central area, looking north-east.



Plate 24: As above, looking south-east. Note raised central area, indicating the slope has been cut into along this side.



Plate 25: Looking north-east across the central part of the Site.



Plate 26: Example of the rubble spreads in the Site, looking north-east. The houses to the right are on Trinity Vicarage Road.



Plate 27: Looking north-east across the northern part of the Site. Note steps down and much lower level.



Plate 28: Looking south-west from the northern boundary showing changes in ground level.



Plate 29: Looking along northern boundary showing the strip of vegetation.



Plate 30: Looking south along the eastern Site boundary.



Plate 31: Looking north-east across the eastern arm of the Site. The Grade II listed Church of the Holy Trinity is visible right of centre.



Plate 32: Looking east towards the Church of the Holy Trinity with Trinity Vicarage Road to the left.

4.2 The Study Area

Archaeological events within the study area

- 4.2.1 The HER holds records of ninety-three archaeological events within the Study Area (**225-317**, Figure 4), of which fifty-three are desk-based assessments or historic building recording, featuring no invasive investigations. No events fall within the Site boundaries or in the immediate vicinity.
- 4.2.2 The closest invasive investigation to the Site boundaries lies approximately 260m to the east. This was a trial trenching evaluation carried out in 1999 (**232**). A number of test pits and open area investigations were conducted and archaeological deposits of medieval and post medieval date encountered. This reflects activity in proximity to the core of the village.

Heritage assets within the Study Area

- 4.2.3 In total, the Study Area contains thirty-one designated assets comprising three Conservation Areas, a Scheduled Monument and various buildings listed at Grade II* and II (**1-31**, Figure 2). These range in date from the early medieval to the modern period. The closest to the Site is the Grade II listed Church of the Holy Trinity (**24**), approximately 45m to the east. The Site is not within or adjacent to any of the Conservation Areas, which all lie over 150m to the east of the Site.
- 4.2.4 The Leicestershire HER holds records of a further one hundred and ninety-three non-designated heritage assets within the Study Area (**32-224**, Figure 3). These comprise extant and former buildings, documentary and cartographic evidence, and findspots for artefacts (figure 3). These findspots are the result of casual discoveries and formal archaeological investigations. The historic village core is also recorded within these non-designated assets (**55**) and lies approximately 140m to the east of the Site. One asset lies within the Site boundaries (**145**), a 19th century Gas Works, and three within the immediate vicinity (**43**, **70**, **170**) as discussed in section 4.1.
- 4.2.5 The assets will be discussed further in the relevant chronological section below. All information is drawn from the Leicestershire Historic Environment Record unless otherwise stated. All designated assets, non-designated assets and events are listed in Appendix 1, Tables 1-3.

4.3 Archaeological and historical background

Prehistoric

- 4.3.1 The HER data contains seven non-designated heritage assets dating from the Palaeolithic to the Iron Age Periods (**32-38**). The closest of these to the Site is a Neolithic leaf shaped arrowhead (**35**), found in a garden on Merevale Close. This lies approximately 200m south-west of the Site. Prehistoric flints have also been collected during a number of fieldwalking exercises, conducted in the 1970s and 1990s, to the north and north-west of the Site (**32-34**). Additional flints were discovered during evaluation trenching at some of these locations. Excavations at St Mary's Road also recovered several worked flint items (**36**).
- 4.3.2 In addition to the flint objects recovered from the Study Area, a Bronze Age spearhead (**37**) was discovered during earth moving operations south of the railway in the 1980s. An Iron Age brooch (**38**), was also recovered from the area of Hinckley Castle although the provenance of this object has come into question.

- 4.3.3 Although evidence of activity has been recovered from the Study Area, the findings have been sparse and provide little clarity on any activity taking place. Whilst features were discovered within proximity of one of the flint scatters during evaluations, these were later deemed to be natural or plough scars.

Romano-British period

- 4.3.4 Evidence of Roman activity within the Study Area is also limited. Six non-designated assets record the findspots for a number of Roman artefacts, but no evidence of sustained activity **(39-44)**. Two of these records relate to Roman pottery found during archaeological investigations. A single sherd was found during evaluation trenching on Holliers Walk **(40)** and seven sherds from a programme of fieldwalking **(42)** to the north-west of the Site. Roman pottery has also been recovered from the site of the medieval priory **(39)**, to the east.
- 4.3.5 The remaining three records include two instances of isolated metal finds: a Roman brooch **(44)** and two Roman coins **(43)**, as well as the findspot for a Roman stone mortar **(41)** near the Rugby Road Railway Bridge. The coins represent the closest Roman activity to the Site, recovered from gardens on Walton Terrace approximately 50m to the south of the Site.
- 4.3.6 A number of Roman sites are known from outside of the Study Area. The Roman road of Watling Street runs north-west to south-east between Hinckley and Nuneaton and formed a thoroughfare from Wroxeter to London. No Roman settlements are known within Hinckley's environs but several are known within the wider landscape along Watling Street (Beavin 1980) including at Mancetter, Hartshill, Barwell, Burbage and Sapcote (Pickering 1934). The finds present within the Study Area demonstrate Hinckley's position within this wider Roman landscape.

Early medieval and medieval periods

- 4.3.7 The settlement of Hinckley is recorded within the Domesday Book of 1086 as being within the lands of Earl Aubrey of Coucy, in the hundred of Guthlaxton. Sixty-nine households are recorded with a mixture of villagers, freemen, smallholders, and slaves (Palmer & Powell-Smith 2024). The origin of the name 'Hinckley' is recorded as being a woodland relating to a man named Hinc or Hynca (Cox 2005). The earliest dated remains identified within the settlement are those of Hinckley Priory **(45)**, which sits within the historical core of Hinckley **(55)**.
- 4.3.8 Hinckley Priory is recorded within documentary sources as being a small Benedictine religious cell established in the 11th or 12th century. Short lived timber buildings, discovered during excavations in 2015 (Higgins 2016), corroborate this dating. Evidence suggests that these structures were agricultural rather than residential structures. A number of fish ponds, or possible moat, are also attributed to the priory and are recorded both within the documentary sources and included as a non-designated asset **(51)**. The site of this priory is non-designated **(45)** and lies approximately 450m east of the Site, within the historic core of Hinckley. The Grade II* listed Church of the Assumption of St Mary **(3)**, a 14th century Parish church, lies adjacent to the priory and has remained in use to the current day. Its burial ground went out of use in the 19th century **(59)**. Documentary evidence suggests that clergy from the priory also served the church (Wallis 2012).
- 4.3.9 The Study Area contains the Scheduled Monument of a Motte and Bailey Castle **(1)**. This dates to the 12th century and was built by the Earl of Leicester. This castle was in use from the mid-12th century until the 14th century. In 1361, it was described as ruinous. It survives as a piece

of semi-circular raised ground, 600m east of the Site. Remains of the moat (46) are also recorded within the HER data.

- 4.3.10 The majority of the additional fourteen non-designated assets included within the Leicestershire HER lie within the historical core of the settlement. The extent of this core has been mapped as non-designated asset (55) based on a 1782 plan of the town. The Site lies approximately 150m outside of this central core. This area is also covered by the Hinckley town centre conservation area (30). The assets include documentary sources for a medieval market (52), the find spots for medieval features and finds (47, 49-50, 57-8), and the location of a complex, multi-period property (60). This property was later the residence of the Atkins family and features numerous additions and alterations. Medieval features survived despite these later alterations.
- 4.3.11 Six assets lie outside of the core area. To the north of the Site, medieval pottery has been identified during fieldwalking (56) and evaluation trenching (48). No medieval features were identified in association with these finds. To the south-east of the Site, a watching brief identified fragments of brick and stone similar to that of the priory (61), thought to relate to buildings on Priory lands. To the east of the Site, directly adjacent to the mapped extent of the settlement core, two instances of medieval road remains are recorded (53-4). The alignment of these surfaces is ambiguous, although it is mentioned within the record that one ran along Regent Street. Originally these were believed to be Roman (Pickering 1934), but have been dated as medieval within the HER data. These two road surfaces are the closest medieval assets to the Site and lie approximately 250m east of Site.

Post-medieval

- 4.3.12 Hinckley went through a large expansion within the latter half of this period. Until the 17th century, the town remained relatively small and rural in nature, with a recorded population of approximately 1000 inhabitants. The development of the stocking frame, and its introduction to Hinckley in the 1640s, led to an explosion in the town's population. By the 19th century, the population of Hinckley was recorded as 5158 inhabitants (Hinckley & Bosworth Borough Council 2013).
- 4.3.13 As a consequence of the growth within the village, fourteen surviving buildings dating to this period have been designated. Forty-five non-designated assets are also recorded within the HER data. All of the designated assets for this period lie within the Hinckley Town Centre Conservation Area and settlement core. Thirteen of the fourteen designated assets are houses, some with shops attached (4-16) and are Grade II listed. A Grade II* Listed Unitarian Chapel (2) is also included. This was constructed in 1722, following purchase of the land in 1720, and boasted several prominent members of local hosiery families amongst its congregation. The burial ground associated with this is included as a non-designated asset (95).
- 4.3.14 The non-designated assets also include sixteen houses (62-4, 71-5, 78-9, 89-92, 94, 102). Many of these are later in date, 18th century, but believed to include earlier timber elements. Several public houses are also included (77, 80, 93, 103, 107, 117-8) as well as additional public buildings and services (87, 100, 101, 104, 113) such as churches and associated burial grounds. Other non-designated assets include archaeological evidence of post-medieval activity (65-6, 88), discovered during invasive investigations, and outbuildings (76, 82, 84) within the settlement core. Outside of the settlement core, documentary sources document the location of four windmills (67-70) and the route of four turnpike roads (96-99).

- 4.3.15 Before the advent of the powered machine, hand knitting would have been conducted within the domestic setting as a cottage industry. Driven by the enclosure act, and the need for alternative sources of income, many of the village's farm buildings were converted for use as workshops. Towards the end of the post-medieval period this industry stagnated within the village and was revived in the by the arrival of steam power. The Grade II listed framework knitters' cottages (**6**) are examples of this cottage industry, while two former textile factories (**85-6**) reflect later advancement.
- 4.3.16 John Prior's map of Leicestershire from 1777 (plate 17) shows that the Site lay outside of the developed core along a turnpike road (**96**), now called Coventry Road. The windmill closest to the site (**70**) is not shown on this map, but is on the OS Surveyor's drawing of 1814 giving a late 18th or early 19th century date.

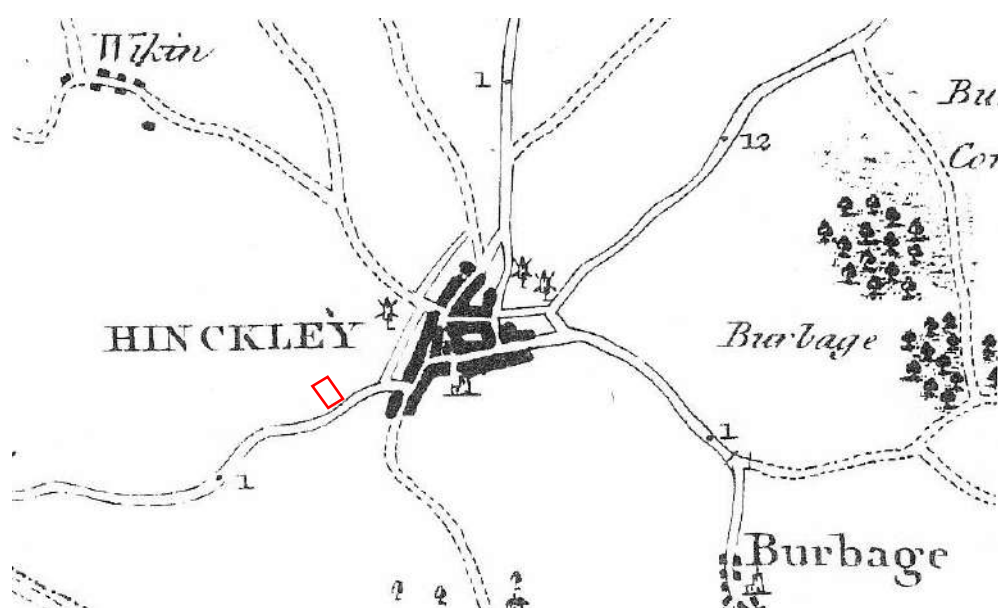


Plate 17: Prior's map of 1777. Approximate location of Site outlined in red.

19th century and modern period

- 4.3.17 During the early 19th century, Hinckley's main industry was still dominated by hand weavers. These were replaced by steam powered frames in factories towards the later part of the 19th century and the population grew to 11000 by the year 1900 (Hinckley Past & Present 2024). The town was first supplied with gas in 1834, with power supplied from the Hinckley Gas Works (ibid.).
- 4.3.18 The Study Area contains six Grade II Listed Buildings dated to the 19th century (**17-22**), all within the Hinckley town centre Conservation Area.
- 4.3.19 The HER records 61 non-designated heritage assets within the Study Area. These include houses (**83, 108-111, 115, 127, 146-150**), terraced housing (**124, 159**), commercial buildings such as banks and public houses (**116, 126, 128-130, 141, 144, 156, 161**) and public buildings such as churches and schools (**120-121, 123, 125, 131-132, 134-135, 151-152, 155, 165**).
- 4.3.20 The industrial remains include sites of hosiery or other factories and warehouses (**133, 137-140, 142, 153-154, 157-158, 160, 162-163, 166-167, 183**). The Gas Works (**145**) has already

been discussed in section 4.1). Other structures include wells (**105**), the water tower of the water works (**164**) and a coach works (**114**). Elements of infrastructure include a turnpike road (**122**) and the London & North Western Railway branch (**136**).

- 4.3.21 The Study Area contains six Grade II Listed Buildings dating to the modern period (**23-28**), mostly within the Conservation Areas apart from a War Memorial (**25**) and the Church of the Holy Trinity (**24**) which is close to the Site.
- 4.3.22 The modern period non-designated heritage assets represent former or extant buildings including hosiery factories and industrial buildings (**170-172, 174-180, 186, 188-189, 191-192, 194, 202-204, 217, 219**), commercial business and shops (**181, 184-185, 187, 190, 193, 196, 199-200, 201, 206, 213**), public buildings (**168-169, 197, 205, 207, 208, 210, 211, 214-215, 218, 220**) and housing (**173, 198**).
- 4.3.23 The gas works within the Site (**145**) and nearby hosiery factory (**170**) show that the industrial expansion of the town did extend for some way along Coventry Road, although there are no assets recorded on the HER further out to the west along this road.
- 4.3.24 The Ordnance Survey Surveyor's Drawing of 1814 shows that the Site is on the periphery of the town and is fields (plate 18). The windmill near the Site is depicted (**70**).



Plate 18 OS Surveyor's Drawing 1814. Indicative location of Site outlined in red.

- 4.3.25 The OS map published in 1889 shows expansion along Coventry Road (plate 19). Brick Kiln Street is now labelled with rows of terraced housing along each side, although the origin of the name is not clear. The outlines of the Gas Works and Dye Works buildings are shown but only the gas works are labelled. These would be the 1873 buildings, and the extent and

footprint of the original 1834 gas works is unknown. The northern part is divided into fields. By 1903, the gas works has expanded to the north taking over the western part of what was field 306 (plate 20). By 1924, another gas holder has been constructed and there is a small reservoir in the fields to the north (plate 21). More residential housing has been constructed along the southern side of Coventry Road and allotment gardens are labelled to the north-east. By 1938, the remainder of the field has been incorporated into the gas works and another gas holder constructed (plate 22). Rows of housing are now shown along both sides of Trinity Vicarage Road. There is no change to the configuration of the Site in 1955 (plate 23). In 1968, the fields to the north now have a drain and the north-eastern area is labelled as allotment gardens (plate 24). The Dye Works has become a hosiery factory.

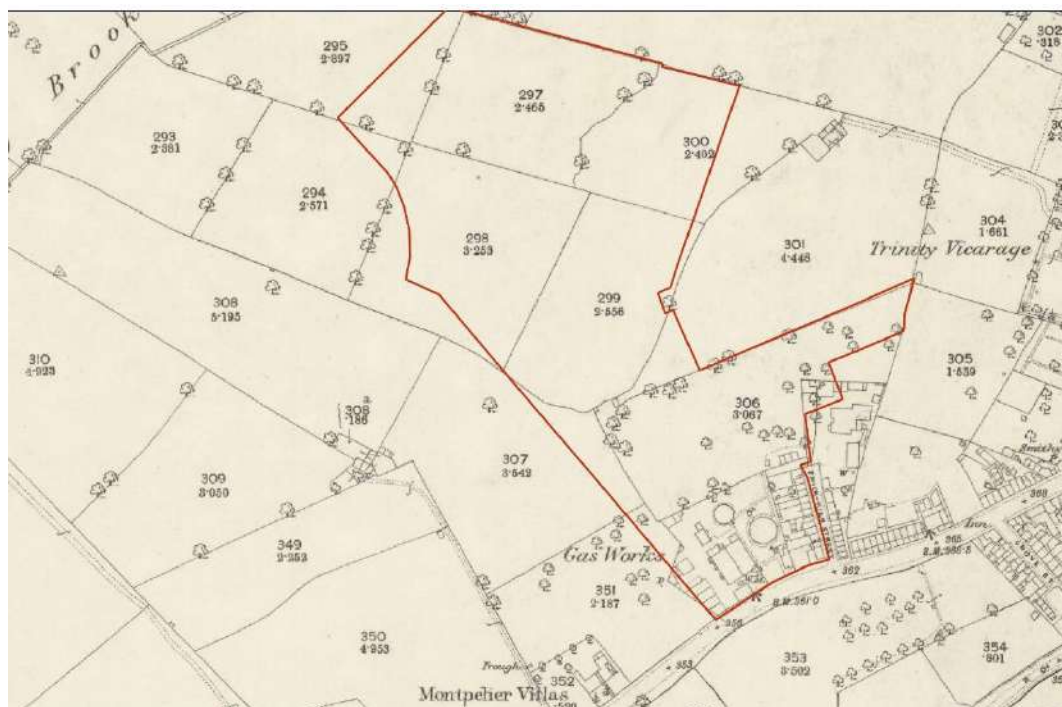


Plate 19 Ordnance Survey map published 1889 (25 inch to 1 mile). Site outlined in red.



Plate 20 Ordnance Survey map published 1903 (25 inch to 1 mile). Site outlined in red.



Plate 21 Ordnance Survey map published 1924 (25 inch to 1 mile). Site outlined in red.

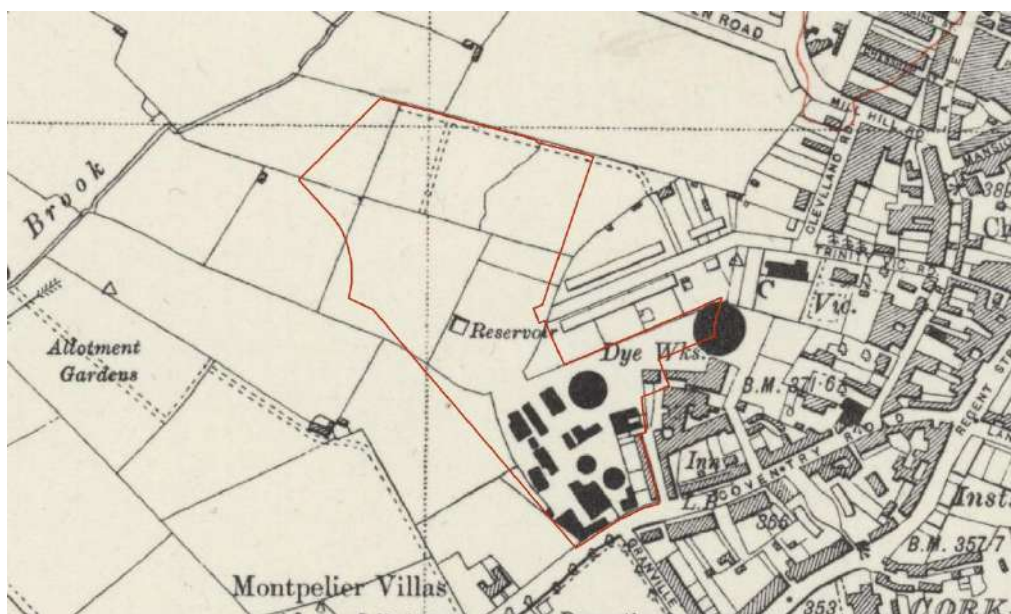


Plate 22 Ordnance Survey map published 1938 (6 inch to 1 mile). Site outlined in red.

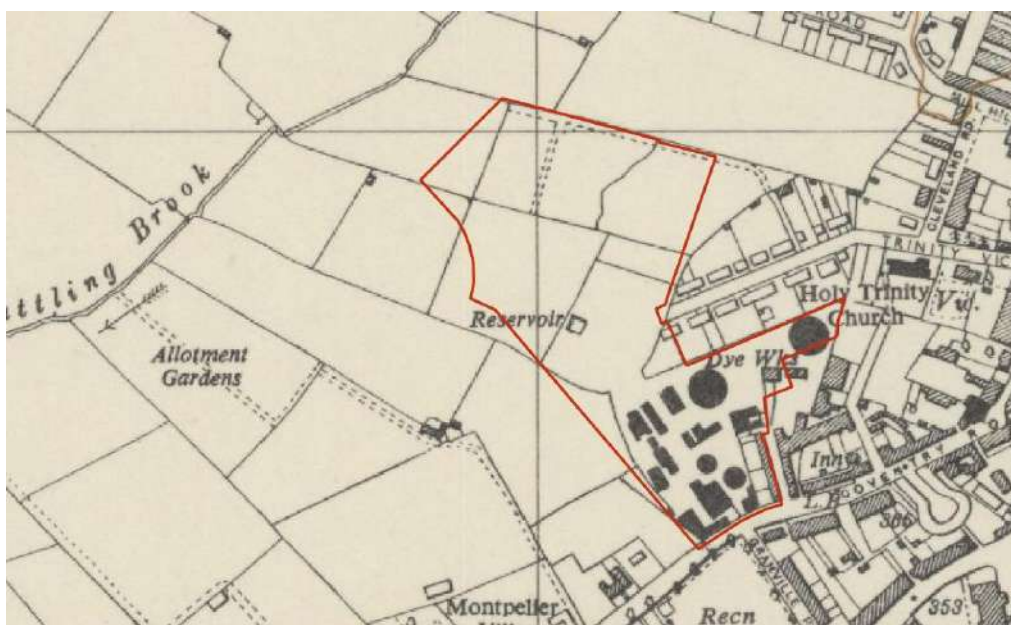


Plate 23 Ordnance Survey map published 1955 (6 inch to 1 mile). Site outlined in red.



Plate 24 Ordnance Survey map published 1968 (6 inch to 1 mile). Site outlined in red.

- 4.3.26 By 1971, significant demolition of the gas works had occurred and a refuse tip located at the western edge of the site opposite the end of Trinity Vicarage Road would most likely have been used for refuse from the demolition. This small area is recorded as historic landfill (Wall 2020). By 1975, the refuse tip was no longer mapped and a building was shown in its place, likely to be depot and offices that were recently demolished. The remaining structures of the gas works were demolished in the late 1990s and the buildings on the Site were used as offices by Cadent.



Plate 25 Aerial image showing the locations of the latest phase of development, mainly along the western boundary.

Uncertain date

- 4.3.27 Three undated non-designated assets are included within the HER data. These comprise a possible pit and ditch (**221**), possible wall footings (**222**) and an undated ditch that could be geological rather than archaeological (**223**).

5 DISCUSSION & CONCLUSIONS

5.1 Archaeological potential

- 5.1.1 There is a small amount of evidence of prehistoric activity, dating from the Neolithic to the Iron Age, but the spread does not allow for conclusions as to land-use or occupation. It is considered that there is a low potential for prehistoric remains which would likely be isolated finds. Any such remains would be of low significance.
- 5.1.2 The Site sat within an active wider Roman landscape but there is no known occupation in close proximity. The nearest finds of two coins likely represent casual loss. There is low potential for further isolated finds which would be of low significance.
- 5.1.3 Hinckley is recorded in the Domesday Survey of 1086 indicating that it was a well-established settlement at this time. The Site is outside of the core of the settlement and could have been agricultural land. There is low-medium potential that such remains could have survived in the northern part of the Site, and these would be of low significance.
- 5.1.4 The medieval motte and bailey castle and Hinckley Priory sat to the east of the Site within the historic core. Medieval pottery from fieldwalking to the north of the Site could represent agricultural scatters. The Site lay outside of the historic core and there is low-medium potential that agricultural remains have survived in the northern part of the Site, which would again be of low significance.
- 5.1.5 The historic mapping suggests that agricultural use of lands surrounding the settlement core continued into the post-medieval period. Any remains of agriculture prior to development of the Site would also be of low significance.
- 5.1.6 Hinckley underwent expansion starting from the 17th century, related to the introduction of the stocking frame. Hosiery was an important industry for the local economy. Expansion along Coventry Road occurred some time between 1814 and 1889, with the gas works originally constructed in 1834 and replaced in 1873. The works underwent various extensions and was mostly demolished in the 1960s. Further elements were demolished in 1975. The occupied southern part of the Site shows raised and levelled ground, and historic boreholes in this area indicates deposits of made ground several metres in depth. There is high potential that remains of former structures survive beneath the southern part of the Site as demolition deposits or remnants of foundations although truncation and disturbance will have occurred during the construction of the last phase of buildings used by Cadent (now also demolished). The latest buildings were constructed along the western boundary and there is highest potential for survival of two circular structures which would be located beneath car park areas (Figure 5). The easternmost appears on the map of 1924 (but not 1903) and the other on the map of 1938 (but not 1924). Both are 20th century structures. Such remains would be of low-medium significance as they represent the first introduction of gas to the town which was used by businesses and domestically. They also represent the industrial expansion of the town in the 19th century and the first known development of the plot which was outside of the historic core. The remains have archaeological and historic interest. Given the extent of disturbance, it is anticipated that identifying any remains from the earlier 1834 works would be problematic as these would most likely be beneath the 1873 buildings and subject to the greatest disturbance.
- 5.1.7 A row of terraced housing on the west side of Brick Kiln Street was also built in the 19th century and their former location has not been built over. There is potential for remains of these

structures to survive immediately west of Brick Kiln Street, and they would be of low significance.

- 5.1.8 The northern area of the Site was shown as peripheral land to the settlement core and was likely in use as fields from the post-medieval period, and possibly earlier. Part of the Site was used for allotment gardens. The lack of development will have preserved any earlier remains. Any such remains would most likely be agricultural and horticultural (representing use as allotments) and would be of very low significance.

5.2 Potential development impacts

- 5.2.1 The proposed development consists of the construction of residential housing with associated access and landscaping which will require intrusive groundworks. The potential remains identified in the northern part of the Site and the truncated remains of demolished buildings in the southern side will be subject to direct adverse impact from the proposed development.

5.3 Conclusions and recommendations for further works

- 5.3.1 According to the Phase I Geotechnical report, made ground is likely to be present beneath the Site, particularly in areas occupied by current and historical structures and also associated with historical pavement construction and cut and fill works. Monitoring wells were identified presumably for monitoring the remediation process of the gas works (Wall 2020). Intrusive ground investigations had not been carried out at this time but are recommended by the report (ibid). This would also confirm the depth of made ground and the differences between the northern and southern parts of the Site.
- 5.3.2 In conclusion, the northern part of the Site has highest potential for preservation of archaeological remains as a lack of development will have resulted in less disturbance of earlier deposits. As the Site was peripheral and land-use was agricultural or horticultural, surviving remains would only be of low significance.
- 5.3.3 The southern part of the Site contained the known gas works. The demolition process, levelling and truncation by the later buildings would have left demolition deposits and possible foundations. The boreholes also confirm a depth of made ground. The remains are not likely to be well preserved in the ground but building footprints and expansion of the site has been depicted in detail on historic mapping and the site has been captured in black and white photos as presented on the Hinckley Past and Present website. The best preserved remains are likely to be two 20th century circular structures towards the eastern end which are beneath areas used as car parks, with the most recent buildings located towards the west boundary. These remains, if well preserved, would be of low-medium significance as they represent the industrial archaeological heritage of Hinckley. The remains of the 19th century terraced housing on the western side of Brick Kiln Street may also be preserved and would be of low significance.

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APPENDIX 1: HERITAGE ASSETS WITHIN THE STUDY AREA

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

Map no.	NHLE	Name	Designation	Period
1	1010299	REMAINS OF THE MOTTE AND BAILEY CASTLE AT HINCKLEY	Scheduled Monument	Medieval
2	1295167	THE GREAT MEETING	Grade II* Listed Building	Post Medieval
3	1361297	CHURCH OF THE ASSUMPTION OF ST MARY	Grade II* Listed Building	Medieval
4	1361295	FOUR SEASONS FRUITERERS	Grade II Listed Building	Post Medieval
5	1074226	MILLETS	Grade II Listed Building	Post Medieval
6	1294992	30, LOWER BOND STREET	Grade II Listed Building	Post Medieval
7	1074227	F HINDS	Grade II Listed Building	Post Medieval
8	1178342	STAGE 1	Grade II Listed Building	Post Medieval
9	1180092	SWONEWS	Grade II Listed Building	Post Medieval
10	1295108	FRANCIS AND MISTER MINT	Grade II Listed Building	Post Medieval
11	1361292	SUTTONS	Grade II Listed Building	Post Medieval
12	1361296	HENRY CLARKE LIMITED	Grade II Listed Building	Post Medieval
13	1074221	3 The Borough	Grade II Listed Building	Post Medieval
14	1074222	THE CASTLE RESTAURANT	Grade II Listed Building	Post Medieval
15	1074228	HINCKLEY AND RUGBY BUILDING SOCIETY	Grade II Listed Building	Post Medieval
16	1178354	23 Castle Street	Grade II Listed Building	Post Medieval
17	1180214	THOMAS FLAVELL	Grade II Listed Building	19th Century
18	1361294	2 AND 2A, CASTLE STREET	Grade II Listed Building	19th Century
19	1074223	BARCLAYS BANK	Grade II Listed Building	19th Century
20	1361293	UNITED REFORMED CHURCH	Grade II Listed Building	19th Century
21	1391481	ATKINS BROTHERS (HOSIERY) FACTORY	Grade II Listed Building	19th Century

22	1074233	FORMER LIBRARY AND NUMBER 5	Grade II Listed Building	19th Century
23	1475008	Hinckley Former Constitutional Club	Grade II Listed Building	Modern
24	1180269	CHURCH OF THE HOLY TRINITY	Grade II Listed Building	Modern
25	1454914	War Memorial at St Peter's Roman Catholic Church	Grade II Listed Building	Modern
26	1074224	WAR MEMORIAL	Grade II Listed Building	Modern
27	1074225	WAR MEMORIAL WALL	Grade II Listed Building	Modern
28	1391310	THE HOLLY BUSH PUBLIC HOUSE	Grade II Listed Building	Modern
29		Hollycroft, Hinckley	Conservation Area	
30		Hinckley town centre	Conservation Area	
31		Druid Street, Hinckley	Conservation Area	

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

Map no.	HER ID	Name	Period
32	MLE6063	Lower Palaeolithic finds from north of Roston Drive, Hinckley	Lower Palaeolithic
33	MLE2900	Flint scatter from north of Roston Drive, Hinckley	Upper Palaeolithic to Late Bronze Age
34	MLE2899	Prehistoric flint from north of Outlands Drive, Hinckley	Early Mesolithic to Late Bronze Age
35	MLE19788	Neolithic arrowhead, 6, Merevale Close, Hinckley	Neolithic
36	MLE22694	Late prehistoric flints from The Vicarage, St Mary's Road, Hinckley	Late Neolithic to Early Bronze Age
37	MLE6351	Bronze Age spearhead, Flood Relief Basin, Burbage	Middle Bronze Age
38	MLE6500	Iron Age brooch from Hinckley Castle	Iron Age
39	MLE18561	Roman pottery from the Priory site, Hinckley	Roman
40	MLE25037	Roman pot sherd from Holliers Walk, Hinckley	Roman
41	MLE6791	Roman mortar from Rugby Road Railway Bridge, Burbage	Roman
42	MLE9143	Roman finds from north of Roston Drive, Hinckley	Roman
43	MLE7941	Roman coins from Walton Terrace, Hinckley	Roman
44	MLE7939	Roman brooch, Flood Relief Basin, Burbage	Roman
45	MLE2878	Hinckley Priory	Early Medieval
46	MLE16342	Possible castle rampart, Argents Mead, Hinckley	Medieval
47	MLE16343	Medieval pottery, Argents Mead, Hinckley	Medieval

48	MLE17967	Medieval/post-medieval pottery from Outlands Drive, Hinckley	Medieval
49	MLE22085	Possible medieval feature, Argents Mead, Hinckley	Medieval
50	MLE2877	Possible medieval well, Lower Bond Street, Hinckley	Medieval
51	MLE2880	Medieval/post-medieval ponds, Hall House/Hinckley Priory	Post-medieval
52	MLE2884	Medieval market place, The Borough/Market Place, Hinckley	Medieval
53	MLE2885	Cobbled surface, Lancaster Road, Hinckley	Medieval
54	MLE2896	Possible medieval road remains, Regent Street, Hinckley	Medieval
55	MLE2901	Historic settlement core of Hinckley	Early Medieval to Late Post-medieval
56	MLE9477	Medieval and post-medieval pottery from Outlands Drive, Hinckley	Medieval
57	MLE18291	Medieval/post-medieval finds from north of Sketchley Brook, Burbage	Medieval
58	MLE21398	Medieval pit south of the council offices, Argents Mead, Hinckley	Medieval
59	MLE21409	St Mary's Church burial ground, Church Walk, Hinckley	Medieval - 19th Century
60	MLE17983	39-41a, Regent Street, Hinckley	Medieval
61	MLE20731	Medieval/early post-medieval remains, Coley Close, Hinckley	Medieval
62	MLE15728	Site of a timber framed house, Atkins, Lower Bond Street, Hinckley	Post-medieval
63	MLE17980	9-11, Regent Street, Hinckley	Post medieval
64	MLE25034	Site of C18th/C19th buildings, 32-44, New Buildings, Hinckley	Post medieval
65	MLE25036	Post-medieval activity, Holliers Walk, Hinckley	Post-medieval
66	MLE27763	Post-medieval backyard activity, 11, Wood Street, Hinckley	Post medieval
67	MLE2881	Post-medieval garden, Hall House, Hinckley	Post-medieval
68	MLE2886	Post-medieval windmill, Mill Hill, Hinckley	Post-medieval
69	MLE2888	Post-medieval windmill west of Grammar School, Hinckley	Post-medieval
70	MLE2889	Post-medieval windmill south of Hollycroft Park, Hinckley	Post-medieval
71	MLE9165	1 Regent Street, Hinckley	Post-medieval
72	MLE2879	Hall House, Hinckley Priory	Post-medieval
73	MLE17970	60/60a, Castle Street, Hinckley	Post medieval
74	MLE17974	112, Castle Street, Hinckley	Post medieval
75	MLE17975	116-118, Castle Street, Hinckley	Post medieval
76	MLE17978	Building rear of 65/67, Castle Street, Hinckley	Post medieval
77	MLE17979	Barley Sheaf Public House, 13a, King Street, Hinckley	Post medieval
78	MLE17984	20, Mansion Street, Hinckley	Post medieval
79	MLE2876	Site of timber framed houses, Church Walk, Hinckley	Post-medieval

80	MLE29384	Site of the Bishop Blaize Inn, Mansion Street/The Borough, Hinckley	Post medieval
81	MLE9161	Site of medieval/post-medieval house, 5-7 Regent Street, Hinckley	Medieval - Post Medieval
82	MLE16356	Buildings to rear of 3 Regent Street, Hinckley	Post medieval
83	MLE17968	22-24, The Borough, Hinckley	19th Century
84	MLE19817	Demolished farm buildings, north of Sketchley Brook, Hinckley	Post medieval
85	MLE27539	Former hosiery factory at 96, Factory Road, Hinckley	Post medieval
86	MLE27540	Former textile factory at 2A, Gopsall Road, Hinckley	Post medieval
87	MLE29377	Friends Burial Ground, Druid Street, Hinckley	Post medieval
88	MLE16344	Post-medieval pits, Argents Mead, Hinckley	Post medieval
89	MLE16355	3 Regent Street, Hinckley	Post medieval
90	MLE17973	106, Castle Street, Hinckley	Post medieval
91	MLE17982	27, Regent Street, Hinckley	Post medieval
92	MLE17985	45, Regent Street, Hinckley	Post medieval
93	MLE18003	Duke of Rutland Public House, 10, Lower Bond Street, Hinckley	Post medieval
94	MLE24275	2 & 2a, The Borough, Hinckley	Post medieval
95	MLE21414	Unitarian Chapel burial ground, Baines Lane, Hinckley	Post medieval - 19th Century
96	MLE20657	Turnpike Road, Leicester to Nuneaton	Post medieval
97	MLE20915	Turnpike Road, Hinckley to Tonge, Ibstock to Measham	Post medieval
98	MLE20918	Turnpike Road, Market Bosworth to Measham, Burton on Trent & Hinckley	Post medieval
99	MLE20924	Turnpike Road, Hinckley to Lutterworth to Welford Field	Post medieval
100	MLE26221	Site of Independent Chapel, Stockwell Head, Hinckley	Post medieval
101	MLE29380	Site of General Baptist Chapel and burial ground, Wood Street, Hinckley	Post medieval
102	MLE22440	Site of Castle Hill House, Castle Hill, Hinckley	Post medieval
103	MLE29386	Site of the Blue Bell Inn, Lower Bond Street, Hinckley	Post medieval
104	MLE18008	Former Wesleyan Chapel, Stockwell Head, Hinckley	Post medieval
105	MLE10509	Post-medieval/modern wells at Wood Street, Hinckley	19th Century
106	MLE17915	Site of hosiery factory, Praetor House, Upper Bond Street, Hinckley	19th Century
107	MLE17916	Queens Head and adjacent cottage, Upper Bond Street, Hinckley	Post medieval
108	MLE17920	Hinckley Working Men's Club ('The Hall'), Stockwell Head, Hinckley	19th Century
109	MLE17971	62, Castle Street, Hinckley	19th Century
110	MLE17972	66, Castle Street, Hinckley	19th Century
111	MLE17977	128, Castle Street, Hinckley	19th Century
112	MLE19818	Industrial hearth, east of reservoirs, Hinckley	19th Century
113	MLE21227	Burial vault at St Mary's churchyard, Hinckley	Post medieval
114	MLE27451	Site of Fulleylove's Coachworks and John J Edward's Garage, Regent Street/Horsefair, Hinckley	19th Century
115	MLE27762	Site of 7-9, Wood Street, Hinckley	19th Century

116	MLE29385	The Black Horse, 44, Upper Bond Street, Hinckley	19th Century
117	MLE29387	Former Blue Boar Inn, 33, Regent Street, Hinckley	Post medieval
118	MLE29388	Site of The Boot Inn, Coventry Street, Hinckley	Post medieval
119	MLE6006	Post-medieval cistern, 4 John Street, Hinckley	19th Century
120	MLE25588	Site of Particular Baptist Chapel, New Buildings, Hinckley	19th Century
121	MLE16707	Hinckley Baptist Church, Baptist Walk, Hinckley	19th Century
122	MLE21283	Turnpike Road, Hinckley to Rugby	19th Century
123	MLE9162	Dominican Priory, St. Albert's Nursing Home, Hinckley	19th Century
124	MLE18560	Hunter's Row, south of St Mary's Church, Hinckley	19th Century
125	MLE24126	Site of Holy Trinity Church/Parish Hall, Trinity Lane, Hinckley	19th Century
126	MLE17986	Bank, 13, The Borough, Hinckley	19th Century
127	MLE17976	120, Castle Street, Hinckley	19th Century
128	MLE17998	Dog and Gun Public House, 28, The Borough, Hinckley	19th Century
129	MLE17999	The Union Hotel, 2, Stockwell Head, Hinckley	19th Century
130	MLE18004	The Greyhouse Public House, 9, New Buildings, Hinckley	19th Century
131	MLE18007	Former Police Station, Stockwell Head, Hinckley	19th Century
132	MLE25589	Site of Primitive Methodist Chapel, Three Tuns Yard, Hinckley	19th Century
133	MLE17921	Site of hosiery factory, Lawrence House, Wood Street, Hinckley	19th Century
134	MLE17992	St Mary's Church of England School, 1-3, Station Road, Hinckley	19th Century
135	MLE26222	Site of Particular Baptist Chapel, Blue Boar Yard, Hinckley	19th Century
136	MLE16084	London & North Western Railway, South Leicestershire branch	19th Century
137	MLE16839	Hosiery factory, 94, Factory Road, Hinckley	19th Century
138	MLE17886	Brocklehurst Building, Hosiery warehouse, Upper Bond Street, Hinckley	19th Century
139	MLE17919	Concordia Theatre, Stockwell Head, Hinckley	19th Century
140	MLE17923	Site of hosiery factory, New Buildings, Hinckley	19th Century
141	MLE18000	Castle Inn, 113, Castle Street, Hinckley	19th Century
142	MLE18001	7, Church Walk, Hinckley	19th Century
143	MLE22086	Site of C19th vicarage, south-east of the church, Hinckley	19th Century
144	MLE18006	Bank, 10, Market Place, Hinckley	19th Century
145	MLE21632	Gas Works, Coventry Road, Hinckley	19th Century
146	MLE17987	1 & 3, New Buildings, Hinckley	19th Century
147	MLE17988	84-86, Castle Street, Hinckley	19th Century
148	MLE17989	88-90, Castle Street, Hinckley	19th Century
149	MLE17990	92-94, Castle Street, Hinckley	19th Century
150	MLE17991	96-98, Castle Street, Hinckley	19th Century
151	MLE18009	Site of Wesleyan Methodist chapel, New Buildings, Hinckley	19th Century
152	MLE27705	Holliers Walk Primary School, Holliers Walk, Hinckley	19th Century

153	MLE15825	Hosiery factory, 16-20 Hill Street, Hinckley	19th Century
154	MLE17997	99, Castle Street, Hinckley	19th Century
155	MLE25587	Primitive Methodist Chapel, Albert Road, Hinckley	19th Century
156	MLE29378	Argyle House, 3-5, New Buildings, Hinckley	19th Century
157	MLE17936	Hosiery factory, 56, Upper Bond Street, Hinckley	19th Century
158	MLE17885	Sunbro hosiery factory, Graphic House, Druid Street, Hinckley	19th Century
159	MLE17925	Davenport Terrace, Hinckley	19th Century
160	MLE17137	Sketchley Dye Works, Burbage	19th Century
161	MLE17917	Laban Tansey works, 66 Druid Street, Hinckley	19th Century
162	MLE17939	Hosiery factory, 55, Druid Street, Hinckley	19th Century
163	MLE17941	Hosiery factory, 29, Albert Road, Hinckley	19th Century
164	MLE16700	Hinckley Water Tower, Highfields Road	19th Century
165	MLE21658	37, Station Road, Hinckley	19th Century
166	MLE17935	Shoe factory, 51, Factory Road, Hinckley	19th Century
167	MLE26182	Site of hosiery factory, 126A, Castle Street, Hinckley	19th Century
168	MLE29375	Hinckley General Hospital, Mount Road, Hinckley	Modern
169	MLE17927	Hinckley Library, Lancaster Road, Hinckley	Modern
170	MLE17929	Hosiery factory, Brick Kiln Street, Hinckley	Modern
171	MLE17931	Hosiery factory, Rugby Road, Hinckley	Modern
172	MLE17932	Site of hosiery factory, Southfield Road, Hinckley	Modern
173	MLE18002	1-15, Council Road, Hinckley	Modern
174	MLE27520	Former hosiery factory at 23, Alma Road, Hinckley	Modern
175	MLE27536	Former factory on Factory Road, Hinckley	Modern
176	MLE27541	Former hosiery factory, 16-20 Hill Street, Hinckley	Modern
177	MLE27543	Former hosiery factory at 2-4, Queens Road, Hinckley	Modern
178	MLE27544	Former hosiery factory, Stockwell Head, Hinckley	Modern
179	MLE27545	Site of former hosiery factory at 130, Upper Bond Street, Hinckley	Modern
180	MLE27546	Site of former hosiery mill at Wood Street, Hinckley	Modern
181	MLE17994	Post Office, 22, Station Road, Hinckley	Modern
182	MLE17922	Davenport hosiery factory, Wood Street, Hinckley	Modern
183	MLE10609	Site of hosiery factory, Trinity Lane, Hinckley	19th Century - Modern
184	MLE17940	Co-op bakery building, 34, Druid Street, Hinckley	Modern
185	MLE19933	Mill Hill Works (Olympia Palace), Mill Hill Road, Hinckley	Modern
186	MLE17937	Puffer's Unique Works, Druid Street, Hinckley	Modern
187	MLE25473	Site of the Odeon Cinema, 16, The Borough, Hinckley	Modern
188	MLE17938	Puffer site no. 2, hosiery factory, Druid Street, Hinckley	Modern
189	MLE24338	Sketchley Dye Works Stable and Garage, Rugby Road, Burbage	Modern
190	MLE29382	Site of Billiard Hall, Station Road, Hinckley	Modern
191	MLE17914	Site of hosiery factory, 24-28, Upper Bond Street, Hinckley	Modern
192	MLE17930	Benco Works, Rugby Road, Hinckley	Modern
193	MLE17996	49-51, Castle Street, Hinckley	Modern
194	MLE20888	Factory, 24, Station Road, Hinckley	Modern

195	MLE20889	Electricity Sub Station, rear of Station Road, Hinckley	Modern
196	MLE25474	Site of Palladium Cinema, New Buildings, Hinckley	Modern
197	MLE22346	Drill Hall, Brunel Road, Hinckley	Modern
198	MLE29296	Madina Masjid (Mosque), 102, Rugby Road, Hinckley	Modern
199	MLE17995	39, Castle Street, Hinckley	Modern
200	MLE21226	Shops, 2-14, Rugby Road, Hinckley	Modern
201	MLE19811	The Regent Theatre/Gaumont Cinema/Classic Cinema, 2, Rugby Road, Hinckley	Modern
202	MLE17884	Moore and Osbourne's Factory, 28-32, Albert Road, Hinckley	Modern
203	MLE17928	Hosiery factory, Regent Street, Hinckley	Modern
204	MLE17934	Site of hosiery factory, 45, Factory Road, Hinckley	Modern
205	MLE18005	Masonic Hall, St Mary's Road, Hinckley	Modern
206	MLE18011	140, Castle Street, Hinckley	Modern
207	MLE24256	St Peter's Roman Catholic Church, Leicester Road, Hinckley	Modern
208	MLE24258	The Priory, Leicester Road, Hinckley	Modern
209	MLE24259	Sculpture of Christ the Mediator, St Peter's Roman Catholic Church, Hinckley	Modern
210	MLE21747	Westfield Junior School, Westfield Road, Hinckley	Modern
211	MLE21748	Westfield Community Centre, Rosemary Way, Hinckley	Modern
212	MLE22778	St George's Ballroom, 4, The Horsefair, Hinckley	Modern
213	MLE18608	The Danilo cinema, 2, Trinity Lane, Hinckley	Modern
214	MLE18607	Police Station, Hollycroft, Hinckley	Modern
215	MLE21749	Westfield Infant School, Ashford Road, Hinckley	Modern
216	MLE17926	Davenport Knitwear, John Street, Hinckley	Modern
217	MLE17867	Site of former Council Offices, Argents Mead, Hinckley	Modern
218	MLE21750	Battling Brook Primary School, Frederick Avenue, Hinckley	Modern
219	MLE17918	Richard Roberts hosiery factory, New Street, Hinckley	Modern
220	MLE26114	St Peter's Church, Leicester Road, Hinckley	Modern
221	MLE18290	Possible features north of Sketchley Brook, Burbage	Unknown
222	MLE19938	Possible wall footings, 13-15, Station Road, Hinckley	Unknown
223	MLE9473	Undated ditch, Outlands Drive, Hinckley	Undated
224	MLE16705	48 Lower Bond Street, Hinckley	

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

Map no.	HER ID	Name	Date
225	ELE905	1971-3 fieldwalking, Wykin Springs Sands, Hinckley	1971
226	ELE10998	1976 watching brief, Co-op Superstore, Hinckley Castle	1976
227	ELE10999	1988 watching brief, car park off Church Walk, Hinckley Castle	1988

228	ELE5848	1998 watching brief during groundworks for an extension to St. Mary's C of E Primary School, Hinckley	1988
229	ELE5092	1997 desk-based assessment for 5-7, Regent Street, Hinckley, Leicestershire	1997
230	ELE5089	1999 desk-based assessment for alteration and extension to 79/81, Upper Bond Street, Hinckley, Leicestershire	1999
231	ELE5091	1999 desk-based assessment for land off Strathmore Road, Hinckley, Leicestershire	1999
232	ELE5823	1999 trial trenching, land at 5-7, Regent Street, Hinckley, Leicestershire	1999
233	ELE5824	1999 building survey, 5-7, Regent Street, Hinckley, Leicestershire	1999
234	ELE5849	1999 trial trenching on land at Strathmore Road, Hinckley, Leicestershire	1999
235	ELE5072	2000 desk-based assessment for re-development of Hinckley Bus Station site, Hinckley, Leicestershire	2000
236	ELE5825	2000 reconstruction of timber framing, 5-7, Regent Street, Hinckley, Leicestershire	2000
237	ELE5062	2001 desk-based assessment for land off Outlands Drive, Hinckley, Leicestershire	2001
238	ELE5068	2001 desk-based assessment, The Manor, Hollycroft Crescent, Hinckley, Leicestershire	2001
239	ELE5822	2001 further investigations, 1-3, Regent Street, Hinckley, Leicestershire	2001
240	ELE5843	2001 trial trenching, The Manor, Hollycroft Crescent, Hinckley, Leicestershire	2001
241	ELE5850	2001 watching brief undertaken at 14, Upper Bond Street Hinckley, Leicestershire	2001
242	ELE6276	2001 impact assessment, 1-3 Regent Street, Hinckley, Leicestershire	2001
243	ELE6282	2001 desk-based assessment, Grass Plots, Hinckley, Leicestershire	2001
244	ELE5090	2002 desk-based assessment of land adjacent to Trinity Lane and Mansion Street, Hinckley, Leicestershire	2002
245	ELE5836	2002 trial trenching, land adjacent to Outlands Drive, Hinckley, Leicestershire	2002
246	ELE5837	2002 geophysical and field survey at land adjacent to Outlands Drive, Hinckley, Leicestershire	2002
247	ELE5844	2002 watching brief at the Manor, Hollycroft Crescent, Hinckley, Leicestershire	2002
248	ELE5851	2002 watching brief undertaken on land off St. Mary's Road, Hinckley, Leicestershire	2002

249	ELE4171	2003 watching brief and photographic building recording on land at Trinity Lane, Hinckley, Leicestershire	2003
250	ELE4663	2003 historic building recording, 1-3 Regent Street, Hinckley, Leicestershire	2003
251	ELE5069	2003 desk-based study and building assessment of land at Druid Street, Hinckley, Leicestershire	2003
252	ELE7298	2003-5 archaeological investigations on the Priory site	2003
253	ELE6277	2004 desk based assessment, land at Lower Bond Street, Hinckley, Leics	2004
254	ELE6286	2004 survey of the factory complex at 96, Factory Road, Hinckley	2004
255	ELE11898	2005 desk-based assessment, proposed retail development adjacent to 67, Stockwell Head, Hinckley, Leicestershire	2005
256	ELE4041	2005 desk-based assessment for a proposed residential development at Wood Street, Hinckley	2005
257	ELE4107	2005 trial trenching, Wood Street, Hinckley	2005
258	ELE4214	2005 desk-based assessment: Former Atkins Mill, Lower Bond Street, Hinckley	2005
259	ELE4333	2005 historic building photographic survey of a redundant factory unit forming part of 16-20, Hill Street, Hinckley	2005
260	ELE4650	2006 watching brief, Argent's Mead, Hinckley	2006
261	ELE7808	2006 Historic Buildings Assessment, Mill Hill Works, Mill Hill Road, Hinckley	2006
262	ELE7857	2006 photographic survey and watching brief for 1a, The Borough & 2/2a, Castle Street, Hinckley	2006
263	ELE4918	2007 desk-based assessment for proposed residential development at 12, Mansion Street, Hinckley	2007
264	ELE5564	2008 desk-based assessment, Sketchley Brook, Hinckley	2008
265	ELE5675	2008 buiding survey (Level 3) of the Goddard and Paget Building, The Atkins Factory, Lower Bond Street, Hinckley	2008
266	ELE5976	2008 watching brief at the Concordia Theatre, Stockwell Head, Hinckley	2008
267	ELE6278	2008 Architectural condition survey, The Goddard Building, Hinckley	2008
268	ELE6283	2008 historic building assessment and photographic survey of Atkins' Factory, Lower Bond Street, Hinckley	2008
269	ELE6428	2008 watching brief at 12, Mansion Street, Hinckley	2008
270	ELE7753	2008 building assessment of the Laban Tansey Building, Ashcroft House, 127, Upper Bond Street, Hinckley	2008

271	ELE7914	2008 standing building survey of the 1926 extension to the former Atkins Works, Lower Bond Street, Hinckley	2008
272	ELE9829	2008 design and access statement at Upper Bond Street, Hinckley	2008
273	ELE5845	2009 photographic survey of St Albert's Nursing Home, Priory Walk, Hinckley, Leicestershire	2009
274	ELE7216	2009 archaeological work at The Great Meeting Place Chapel, Hinckley	2009
275	ELE7245	2009 geophysical survey at Sketchley Brook, Hinckley, Leicestershire	2009
276	ELE7246	2009 fieldwalking survey on land adjacent to Sketchley Brook, Hinckley, Leicestershire	2009
277	ELE7906	2009 impact assessment report of the proposed development of the former Atkins Brothers Works, Lower Bond Street, Hinckley	2009
278	ELE7922	2009 watching brief at the Goddard and Paget Building, The Atkins Factory, Lower Bond St, Hinckley	2009
279	ELE6775	2010 desk study and impact assessment, land at Hinckley Bus Station, Hinckley	2010
280	ELE7466	2010 desk-based assessment for land at Argent's Mead, Hinckley	2010
281	ELE7642	2005-10 photographic survey of the former Swonews Newsagents, 53-55, Castle Street, Hinckley	2010
282	ELE7685	2010 trial trenching on land at Sketchley Brook, Hinckley	2010
283	ELE8675	2010 building assessment, Hinckley Bus Station, Hinckley	2010
284	ELE7659	2011 desk-based assessment, Flutters Bingo Site, Hinckley, Leicestershire	2011
285	ELE8100	2011 desk-based assessment: The Vicarage, St Mary's Road, Hinckley	2011
286	ELE8673	2011 desk-based assessment, Earl Shilton to Hinckley Pipeline	2011
287	ELE8479	2012 watching brief at Sketchley Brook, Hinckley	2012
288	ELE8685	2012 watching brief at The Chestnuts, 25, Mount Road, Hinckley	2012
289	ELE8803	2012 trial trenching at The Vicarage, St. Mary's Road, Hinckley	2012
290	ELE8559	?2013 watching brief at Coley Close	2013
291	ELE8716	2013 desk-based assessment: sewerage pipeline from Barwell Pumping Station to Hinckley Waste Water Treatment Works	2013
292	ELE9434	2013 watching brief during excavation of an electricity cable trench at Argent's Mead, Hinckley	2013

293	ELE8953	2014 photographic survey of Flutters Bingo Hall (formerly the Regent Theatre), Rugby Road, Hinckley	2014
294	ELE8977	2014 Heritage Assessment for the development of the proposed leisure centre on Argent's Mead, Hinckley	2014
295	ELE9087	2014 trial trenching at Argent's Mead, Hinckley	2014
296	ELE9088	2014 monitoring of borehole survey at Argent's Mead, Hinckley	2014
297	ELE9089	2014 desk-based assessment for proposed Leisure Centre site, Argent's Mead, Hinckley	2014
298	ELE9091	2014 historic building survey, Hinckley & Bosworth Council Offices, Argent's Mead, Hinckley	2014
299	ELE9285	2014 photographic survey of the HORSIA hut at Westfield Junior School, Westfield Road, Hinckley	2014
300	ELE9425	2014 photographic survey of the Benco Works, Rugby Road, Hinckley	2014
301	ELE9426	2014 photographic recording of electricity sub station, Waterloo Road, Hinckley	2014
302	ELE9427	2014 photographic survey of 24, Station Road, Hinckley	2014
303	ELE9723	2014 watching brief on land at 5, London Road, Hinckley	2014
304	ELE9804	2014 trial trenching on land off Argents Mead, Hinckley, Leicestershire	2014
305	ELE9927	2015 excavations at The Vicarage, St Mary's Road, Hinckley	2015
306	ELE11750	2017 watching brief, Hinckley Castle, Argent's Mead, Hinckley, Leicestershire	2017
307	ELE10815	2019 desk-based assessment, The Holly Bush Restaurant, Upper Bond Street, Hinckley, Leicestershire	2019
308	ELE10867	2019 historic building recording, Sketchley Garage Site, Rugby Road, Burbage	2019
309	ELE11202	2019 trial trenching, land at Holliers Walk, Hinckley, Leicestershire	2019
310	ELE11456	2019 excavation, Holliers Walk, Hinckley, Leicestershire	2019
311	ELE11488	2019 historic building survey, hosiery factory at 23, Wood Street, Hinckley, Leicestershire	2019
312	ELE11758	2019 historic building survey, Essentia House, 56, Upper Bond Street, Hinckley, Leicestershire	2019
313	ELE12281	2019 geophysical survey, Sketchley Farm, Burbage, Leicestershire	2019
314	ELE12115	2020 desk-based assessment, Former Holliers Walk Primary School, Albert Road, Hinckley, Leicestershire	2020

315	ELE12135	2021 trial trenching, land at 11, Wood Street, Hinckley, Leicestershire	2021
316	ELE12151	2021 desk-based assessment, Hinckley Transfer	2021
317	ELE12462	2023 watching brief, Hinckley Castle Ditch, Argents Mead, Hinckley, Leicestershire	2023

APPENDIX 2: NATIONAL & LOCAL PLANNING POLICY

Table 5: National planning policy

Title	Content
Ancient Monuments and Archaeological Areas Act 1979 (as amended)	Scheduled Monuments and Archaeological Areas of Importance (AAIs or their equivalent) are afforded statutory protection and the consent of the Secretary of State (DCMS), as advised by English Heritage [Historic England], is required for any works.
Planning (Listed Buildings and Conservation Areas) Act (1990)	The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (that is those buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance). A Listed Building may not be demolished or altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted. There are three grades of listed building (in descending order): • Grade I: buildings of exceptional interest; • Grade II*: particularly important buildings of more than special interest; and • Grade II: buildings of special interest, warranting every effort to preserve them.
NPPF Chapter 16, Paragraph 195	Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
NPPF Chapter 16, Paragraph 196	Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.
NPPF Chapter 16, Paragraph 197	When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
NPPF Chapter 16, Paragraph 198	Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to: a) assess the significance of heritage assets and the contribution they make to their environment; and b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

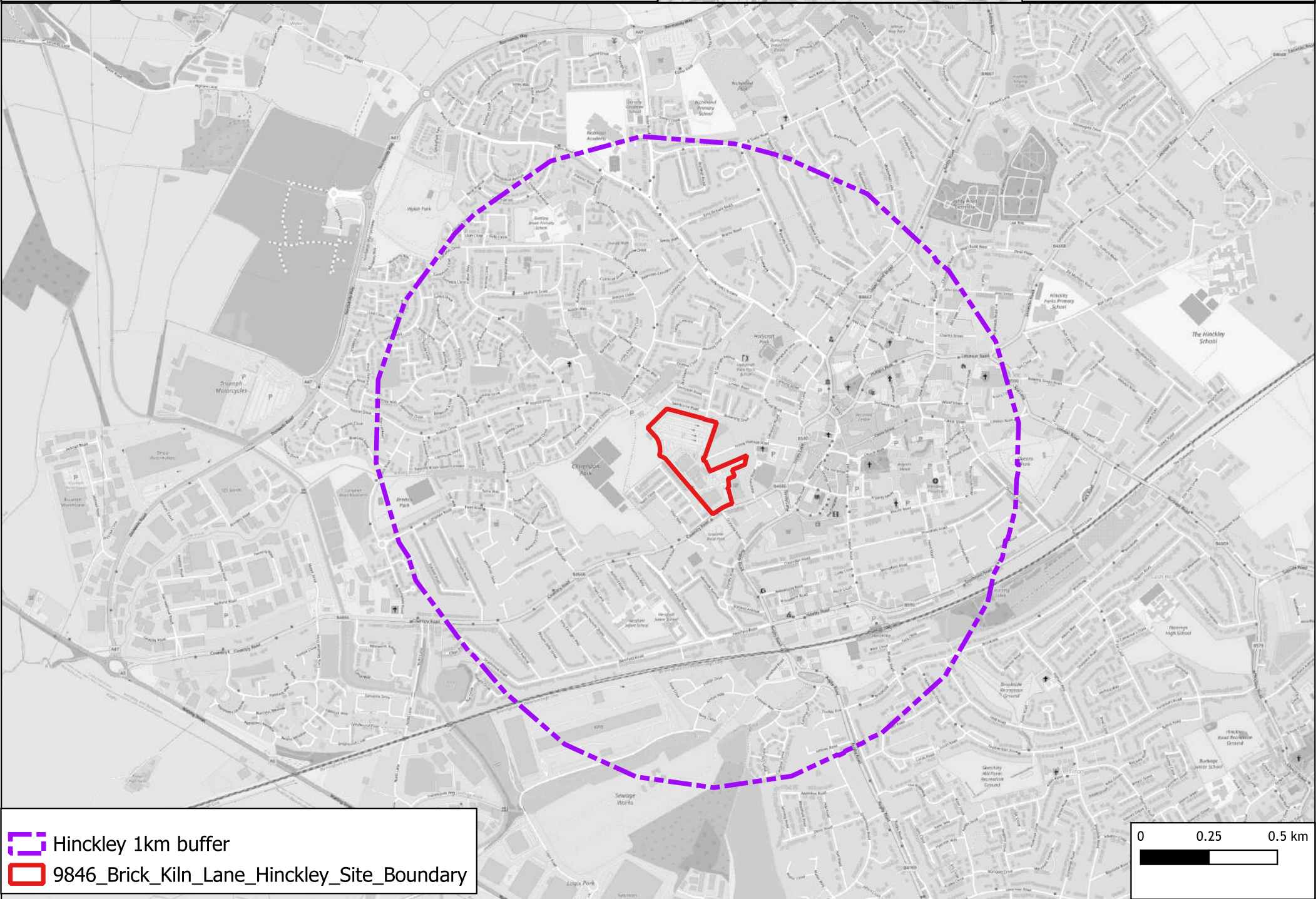
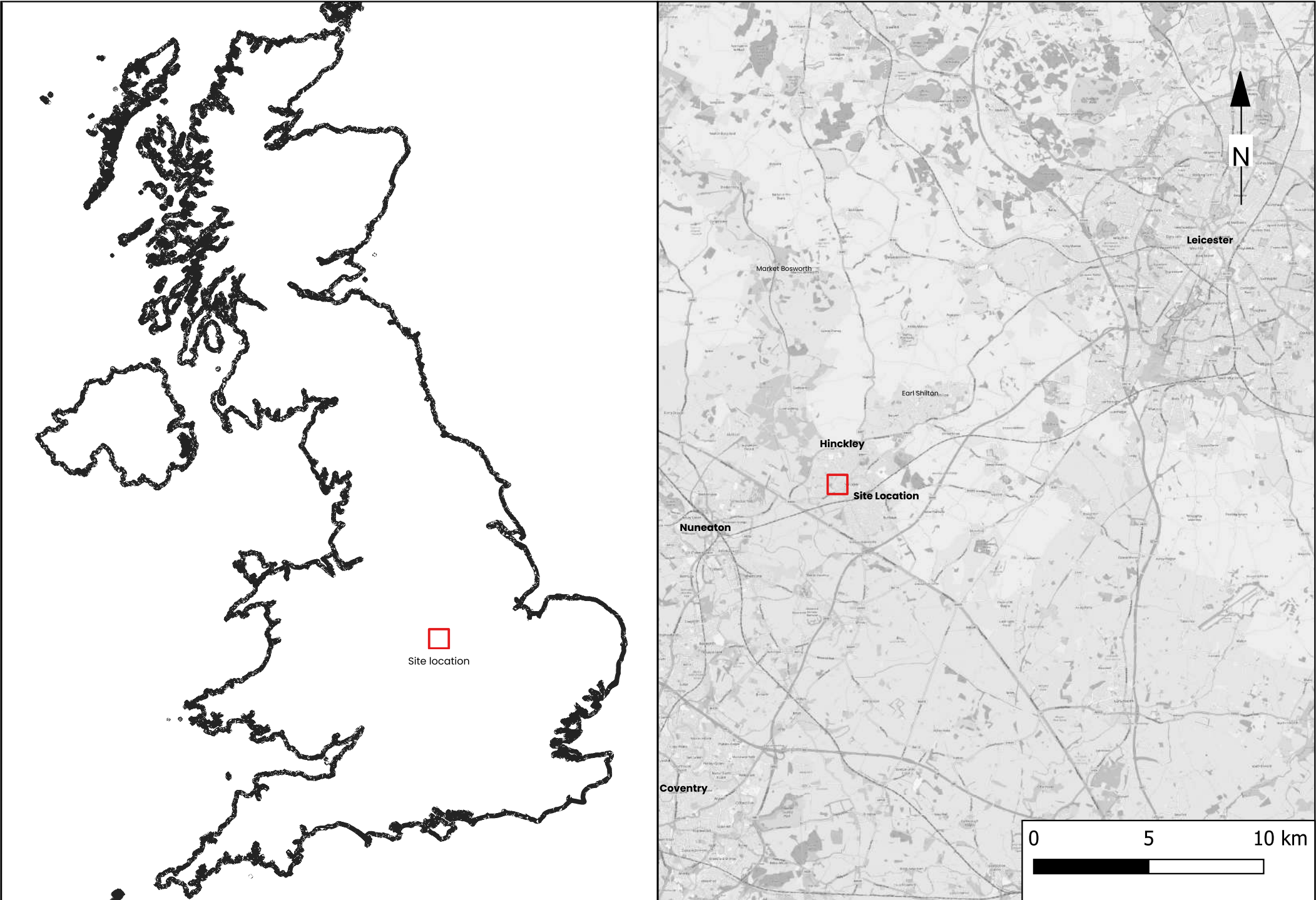
NPPF Chapter 16, Paragraph 199	Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.
NPPF Chapter 16, Paragraph 200	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
NPPF Chapter 16, Paragraph 201	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
NPPF Chapter 16, Paragraph 202	Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
NPPF Chapter 16, Paragraph 203	In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
NPPF Chapter 16, Paragraph 204	In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.
NPPF Chapter 16, Paragraph 205	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
NPPF Chapter 16, Paragraph 206	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
NPPF Chapter 16, Paragraph 207	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial

	harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
NPPF Chapter 16, Paragraph 208	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.
NPPF Chapter 16, Paragraph 209	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
NPPF Chapter 16, Paragraph 210	Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
NPPF Chapter 16, Paragraph 211	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible ⁶⁴ . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
NPPF Chapter 16, Paragraph 212	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.
NPPF Chapter 16, Paragraph 213	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
NPPF Chapter 16, Paragraph 214	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

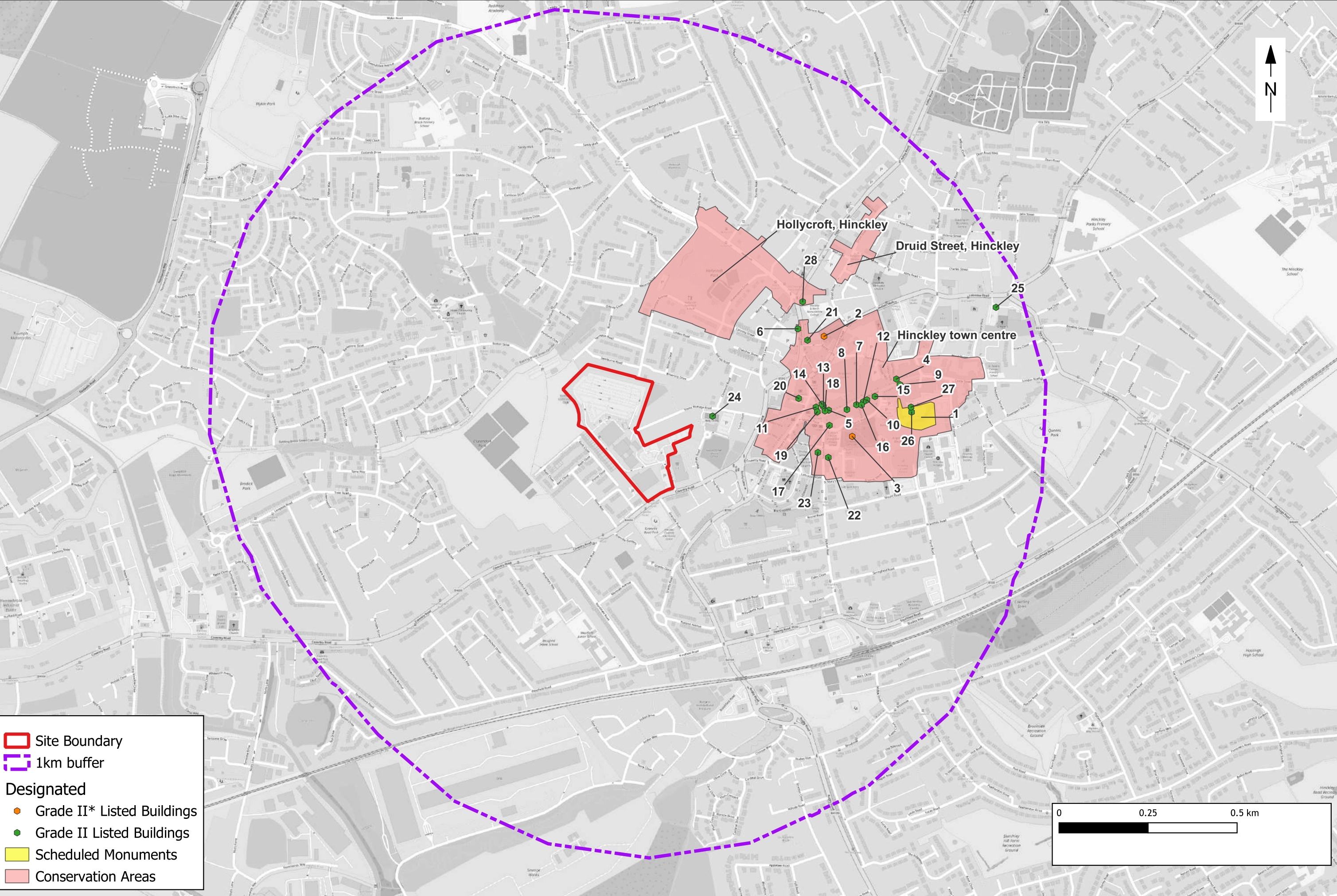
Table 6: Local planning policy

Title	Content
Hinckley & Bosworth Local Plan: Core Strategy (adopted 2009)	Spatial Objective 10: Natural Environment and Cultural Assets: To deliver a linked network of green infrastructure, enhancing and protecting the borough's distinctive landscapes, woodlands, geology, archaeological heritage and biodiversity and encourage its understanding, appreciation, maintenance and development.
Hinckley & Bosworth Local Plan: Core Strategy: Environment (adopted 2009)	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.
Hinckley & Bosworth Local Plan: Heritage Strategy (2018-2023)	The Heritage Strategy provides a vision and key aims and objectives for the borough's heritage. It is supported by a detailed Background and Action Plan document which reviews the national and local heritage context, summarises key issues and challenges for the heritage sector and service delivery before setting out detailed actions and initiatives to achieve the aims and objectives of the strategy.
Hinckley & Bosworth Local Plan: Heritage Strategy (2018-2023) key aims & objectives	1: Increase understanding and awareness of heritage with improved accessibility: • To ensure information on heritage assets is up-to-date, accurate and accessible • To increase accessibility to the historic environment 2: Implement positive action to manage and enhance heritage: • To ensure conservation areas are adequately protected and thoroughly understood • To develop and adopt a list of local heritage assets • To support and promote the development of characterisation studies • To maximise opportunities to deliver heritage-led regeneration projects • To implement high quality public realm improvements • To regularly review planning policy relating to heritage matters to ensure the tools are available to guide decision taking • To provide pro-active enforcement to secure improvements to the historic environment • To address heritage at risk through appropriate management techniques • To maximise funding opportunities for heritage projects and delivery of enhancements to the historic environment 3: Ensure a partnership approach to care for our heritage 4: The promotion and enjoyment of heritage: • To support the discovery and exploration of heritage • To advertise best practice in dealing with heritage • To celebrate and promote achievement in the historic environment
Hinckley & Bosworth Local Plan (2001): saved policies	BE13: Initial assessment of sites of archaeological interest and potential BE14: Archaeological field evaluation of sites BE15: Preservation of archaeological remains in situ BE16: Archaeological investigation and recording [No details of the content of these policies could be found in the documents available on the HB Borough Council website]

FIGURES



 Hinckley 1km buffer
 9846_Brick_Kiln_Lane_Hinckley_Site_Boundary



Site Boundary

1km buffer

Designated

Grade II* Listed Buildings

Grade II Listed Buildings

Scheduled Monuments

Conservation Areas



Figure 02: Designated Assets
Brick Kiln Street, Hinckley

Drawn by: Rosemary Hughes

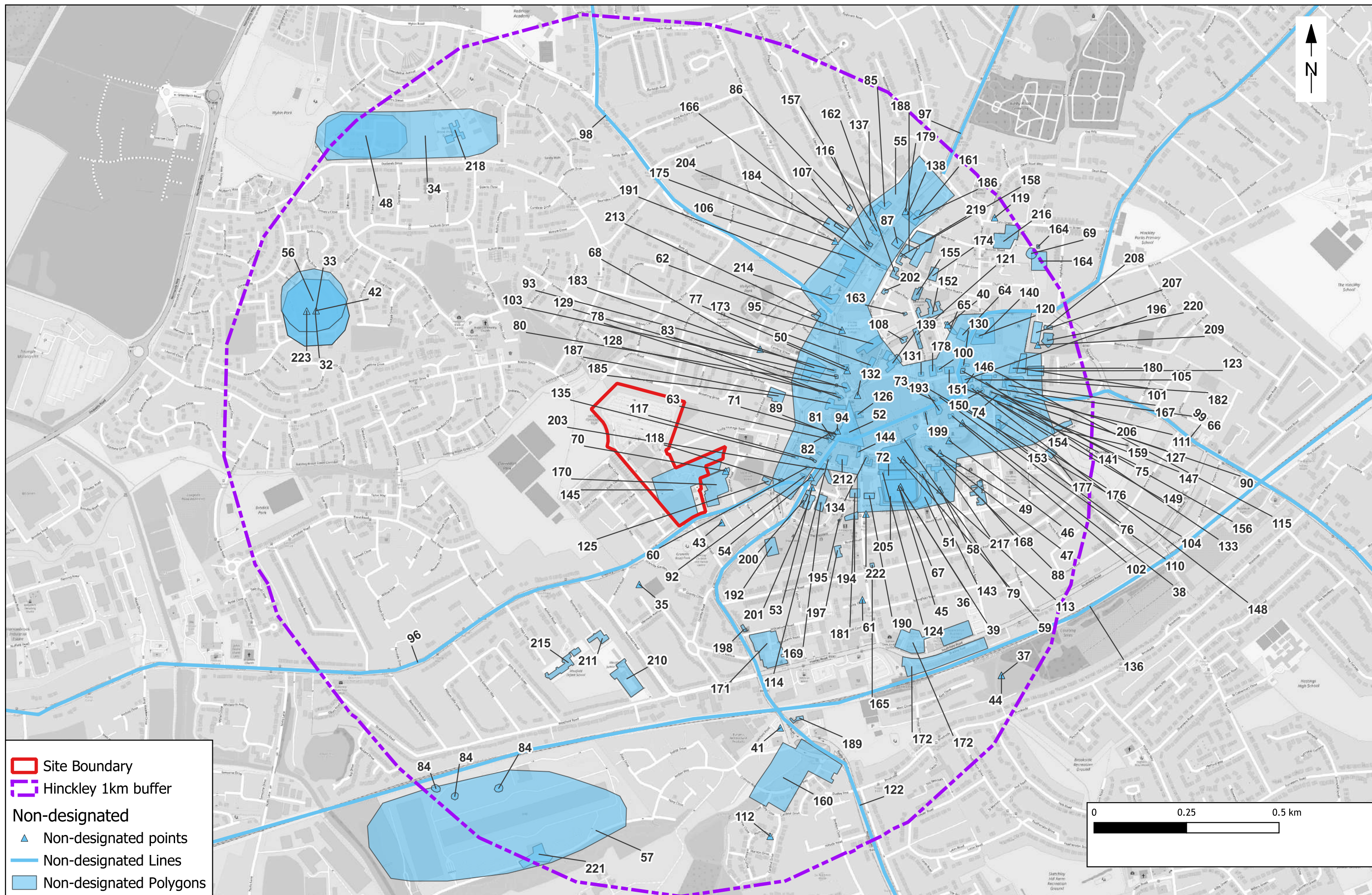
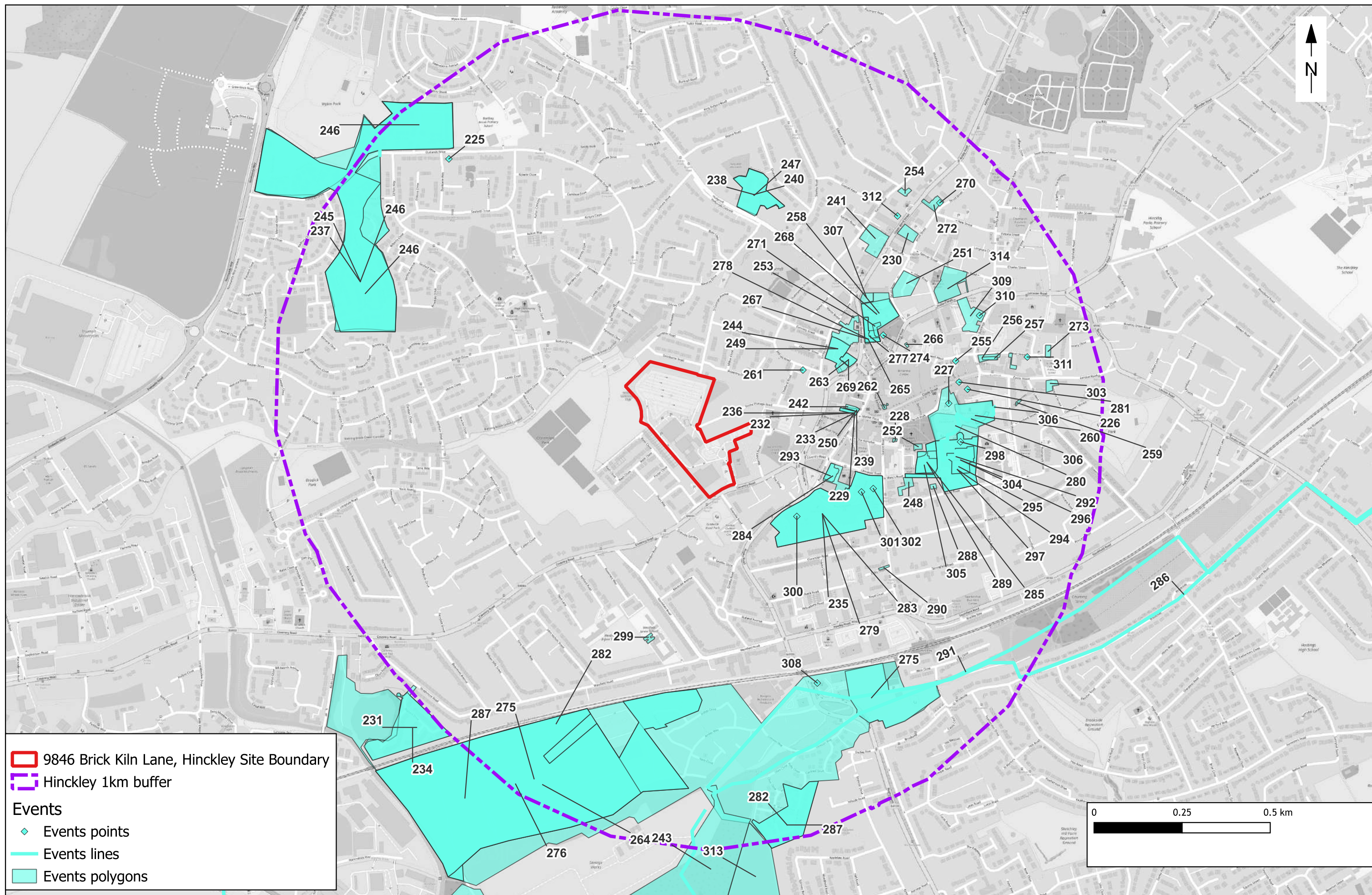


Figure 03: Non-Designated Assets
Brick Kiln Street, Hinckley

Drawn by: Rosemary Hughes

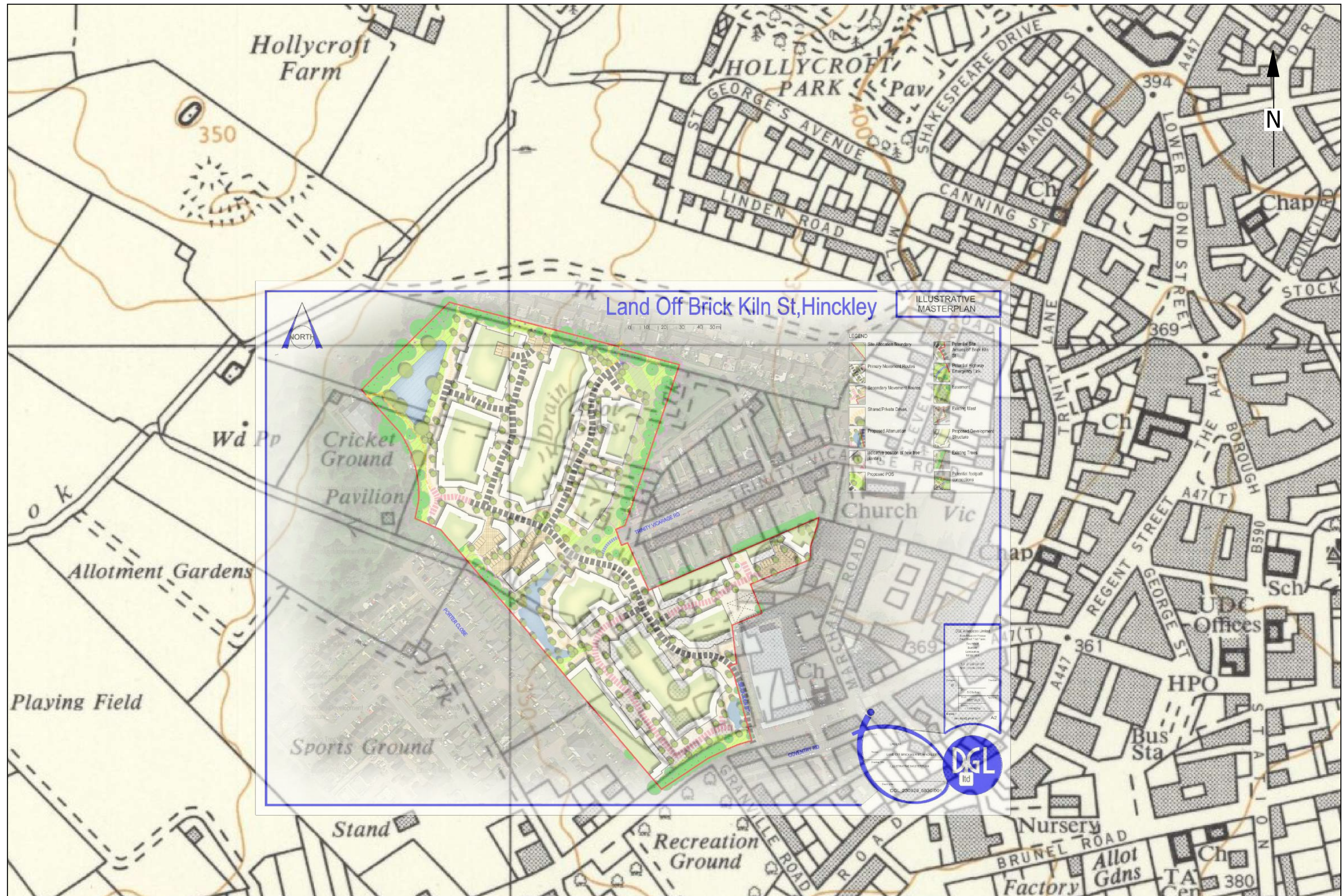


▭ 9846 Brick Kiln Lane, Hinckley Site Boundary
- - - Hinckley 1km buffer
Events
◆ Events points
— Events lines
▭ Events polygons



Figure 04: Events
Brick Kiln Street, Hinckley

Drawn by: Rosemary Hughes



Drawn by: L. Horsley