

CROMPTON ROAD

Asfordby Hill, Leicestershire



Heritage Statement

October 2020
Final

Document No: TJC2020.131
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OASIS No: thejesso1-405221



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SUMMARY OF PROJECT DETAILS

TJC Project Code: D42
OASIS ID: thejesso I-405221
Project Type(s): Heritage Statement

National Grid Reference: SK 7245 1896 (centred); Postcode LE14 3RA
County: Leicestershire
District/Unitary Authority: Melton
Parish: Asfordby
Elevation: c. 80-95m above Ordnance Datum

Planning Reference(s): 20/00470/OUT

Designation Status(s): Priority of Kirby Bellars, located some 650 m southwest of the site at its nearest point: Scheduled Monument (NHLE: 1009285);
Parish church of St Peter, located some 820 m southwest of the site at its nearest point: Listed Building Grade I (NHLE: 1261717);
Remains of cross 7 metres southeast of Church of St. Peter: Listed Building Grade II (NHLE: 1075138);
Garden, moat and five fishponds at Kirby Bellars is located some 1.02 km south of the site at its nearest point: Scheduled Monument (NHLE: 1010304); and
Manor House located approximately a kilometre southwest of the of site: Listed Building Grade II (NHLE: 1360880).

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Date: 07.10.2020
Version: Final (v1)

ACKNOWLEDGEMENTS

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The staff of Leicestershire Historic Environment Record are thanked for providing background information to the site.

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EXECUTIVE SUMMARY

This report presents the results of a statement of heritage significance for a site at Crompton Road, Asfordby Hill, Leicestershire. The site is located to the south of the A6006 road at the southern end of Crompton Road and is centred on National Grid Reference SK 7245 1896. It has been prepared to inform a planning application for the development of the site for residential use. The site has recently been used as agricultural fields. The eastern field remains in that use, while the western field is currently disused.

There is relatively little evidence for settlement activity in the wider area during the prehistoric and Roman periods. There is, however, evidence for activity during the prehistoric, Roman and medieval periods recorded from an excavation in Asfordby, some 2.1 km west of the site. There is no recorded evidence for remains to survive within the site itself. Cartographic evidence suggests that the site has been used as farmland since the medieval period, if not before. However, it is possible that as yet unknown medieval or earlier remains may survive within the site.

There are several designated heritage assets located within the vicinity of the site, representing secular and ecclesiastical remains dating from the medieval period and are of national significance. A further designated asset represents a farmhouse of the post-medieval period and is of regional significance.

The proposed development may impact upon below ground archaeology, any remains surviving are likely to be of local significance. Any such impacts would be high. The development would have no impacts on the fabric of any designated assets and at most a minor adverse effect on their heritage significance and setting.

It is considered that the proposed development has a low potential to result in a degree of harm to non-designated heritage assets of local significance. There would also be a degree of harm to designated heritage assets, in terms of an effect on their settings. Following construction of the proposed development, the overall impact is considered to be less than substantial harm and would be at the lower end of that scale.

Overall it is considered that the scheme is in compliance with relevant policies from the Melton Local Plan.

I INTRODUCTION

BACKGROUND

This report presents the results of a statement of heritage significance for a site at Crompton Road, Asfordby Hill, Leicestershire. The site is located to the south of the A6006 road at the southern end of Crompton Road and is centred on National Grid Reference SK 7245 1896 (**Figure 1**). It has been prepared to inform a planning application for the development of the site for residential use. The site has recently been used as agricultural fields. The eastern field remains in that use, while the western field is currently disused.

AIMS

In accordance with the requirements of National Planning Policy Framework para. 189 (MHCL 2019), this document describes the archaeological and historical context of the site, analyses its heritage significance and its contribution to the significance of other heritage assets and provides an assessment of the impact of the proposed development. This has been undertaken in line with guidance published by the Chartered Institute for Archaeologists (2017) and Historic England (2019).

SCOPE

This document describes the archaeological and historical context of the site, analyses the heritage significance of the site and its contribution to the significance of other heritage assets, and presents an assessment of the impact of the proposed development. This document considers built heritage.

The scope of this report included desk-based research and a site inspection and walkover survey.

The desk-based research considered inter alia those archaeological records covering a 500m radius around the site, and designated heritage assets covering approximately up to a 1 km radius around the site. This was to provide sufficient background information to place the site within its context and to identify heritage assets that may possess settings which could be affected by the proposed scheme of works at the site.

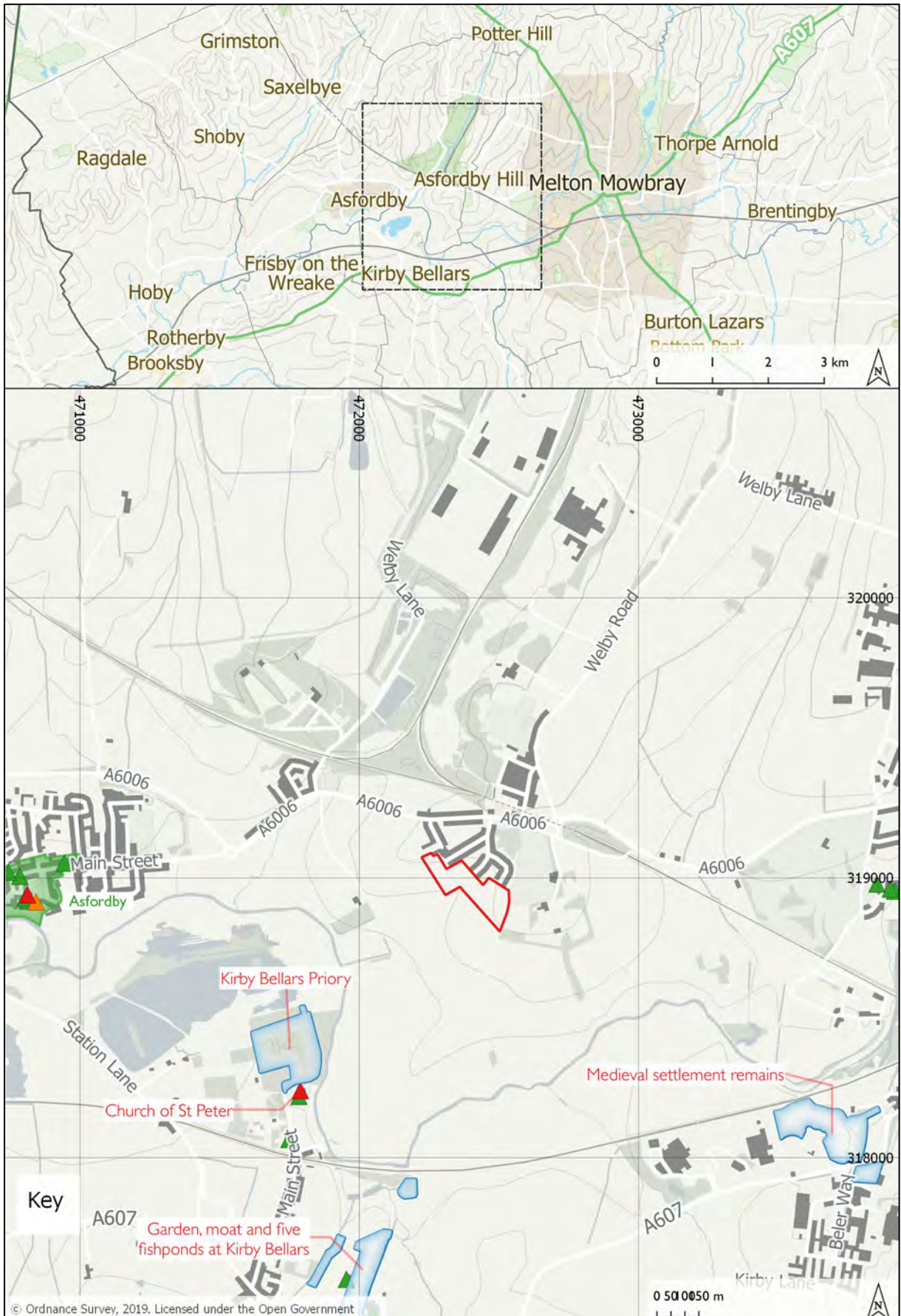


Figure 1: Site location and designated assets

2 METHODOLOGY

INTRODUCTION

This assessment was undertaken in accordance with the Chartered Institute for Archaeologists' standards and guidance for historic environment desk-based assessments (2017), and in reference to the policies and guidance of the National Planning Policy Framework (NPPF).

CONSULTATION

The County Archaeologist has provided advice in a letter dated 3rd June 2020. This noted that the application area *lies within an area which has had very little archaeological investigation therefore the archaeological potential is completely unknown. Within the wider area there is medieval and post-medieval settlement and activity such as the village of Asfordby, the scheduled monument of a priory established in 1316 (MLE3752) and post-medieval railway line.*

Historic England has provided advice in a letter dated 18th August 2020. This noted that the *application site lies to the north and northeast of Kirby Bellars Priory scheduled monument, the grade I listed Church of St Peter, and the Kirby Bellars medieval moat, fishponds and 17th century garden scheduled monument. These sites are situated along the Wreake river valley and their settings include expansive views across the river and over the open countryside to the higher ground around Asfordby Hill. These views form part of the historic landscape context of these sites. They are a positive part of their settings and contribute to our understanding of these sites and their significance. Inappropriate development within that setting could have negative effect, eroding the positive historic landscape and visually intruding or juxtaposing into the way these nationally important historic sites are experienced.The application site lies within these views towards Asfordby Hill.*

Their recommendations noted that *Historic England has concerns with this application on heritage grounds. The application would impact upon setting of nearby designated heritage assets and we consider that insufficient information has been provided. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs of the NPPF.*

LIMITATIONS

The scope of the report is limited to:

- A walkover survey of the site and study area;
- Review of relevant archive and documentary material;

- Consultation of plans and information provided by the Client and their Architect;
- Relevant published literature and websites.

DESK-BASED RESEARCH

A review of information has been undertaken to establish the historic background of the site and study area. The principal sources consulted are listed in **Section 9** of this report, and include:

- The Leicestershire Historic Environment Record online (HER);
- National Record of the Historic Environment dataset;
- The National Heritage List for England – Historic England;
- Documentary sources, including publications and relevant grey literature reports and surveys where available;
- Geological Mapping;
- Historic mapping including relevant Ordnance Survey Maps;
- Historic and modern aerial photographs available inter alia through Britain from Above and Google Earth; and
- Online sources and relevant publications held by The JESSOP Consultancy.

No visit to any archive has been possible because of government restrictions with respect to Covid-19 and web based sources have therefore been used wherever possible.

SITE APPRAISAL

The site was inspected in September 2020 by Dan Slatcher MCI(A) in order to assess its character, identify visible heritage assets and identify factors that may affect the survival or condition of known or potential assets and their settings.

ASSESSMENT

This report provides a discussion of the results of the preceding stages of desk-based research and survey; an assessment of the significance (including a description of their setting) of heritage assets identified at the site and those within the wider area identified to be sensitive to change at the site; an assessment of impact; and recommendations. Details of the methodology and terminology adopted for assessment significance (and setting), sensitivity and impacts is provided in **Section 8**, with consulted guidance listed in **the bibliography**. The assessment is undertaken in reference to relevant legislation and planning policy, as set out in **Section 6**.

TIME PERIODS

The description of archaeological remains, find spots or extant features within the report, makes reference to the following time periods, which describe broad and unequal phases of past human activity:

- Prehistoric – Palaeolithic, Mesolithic, Neolithic (Pre 30,000BC – 2000BC)
- Prehistoric – Bronze Age and Iron Age (2000BC – AD43)
- Roman (AD43 – AD450)
- Saxon/Early Medieval (AD450 – AD1065)
- Later Medieval Period (AD1066-1540)
- Post-Medieval and Modern (AD1541 to present)

3 SITE DESCRIPTION

LOCATION

The site is located some 1.5 km east of the centre of Asfordby, 2.7 km west of the centre of Melton Mowbray, some 200 m to the south of the A6006 road and immediately at the southern end of Crompton Road. The site is centred on National Grid Reference SK 7245 1896 (**Figure 1**).

The site currently comprises two fields, the eastern field being under an arable crop at the time of the site visit and the western field being disused. The site slopes down towards the south and into the centre into a shallow dry valley, roughly following the alignment of Crompton Road. The site is bounded by a hedgerow, timber fencing and housing to the north. To the west the site is bounded by a farm track and to the east by a hedgerow. The western field is bounded by a post and wire fence to the south and the eastern field by a hedgerow to the south.

GEOLOGY

The underlying bedrock geology at the site is mudstone of the Blue Lias Formation, overlain by Diamicton Till around its edges. Closer to the centre the Blue Lias Formation has no recorded superficial deposits while at the centre, in the shallow valley, the bedrock is overlain by Head deposits (BGS 2020).

DESIGNATIONS

The site is undesignated. The following designated assets are located within the vicinity of the site:

- The priory of Kirby Bellars, located some 650m southwest of the site at its nearest point, is a scheduled Monument (NHLE: 1009285);
- The parish church of St Peter, located some 820m southwest of the site at its nearest point, is a listed building, listed at Grade I (NHLE: 1261717);
- The remains of cross 7 metres southeast of Church of St. Peter is a listed building, listed at Grade II (NHLE: 1075138);
- A medieval moat and fishponds which were later incorporated into a 17th century formal garden is located some 1.02km south of the site at its nearest point, is a Scheduled Monument (NHLE: 1010304); and
- Manor House, located approximately a kilometre southwest of the of site, is a listed building, listed at Grade II (NHLE: 1360880).

PLANNING BACKGROUND

Planning permission was granted by Melton Borough Council for the erection of 16 dwellings on Land Adjacent to Crompton Road Asfordby Hill in November 2018 (Planning Ref: 17/00821/FUL). No conditions concerning archaeology of heritage formed part of this permission. This site is located between the two halves of the site each proposed for built development and contains that part of the site proposed for the road linking the two halves.

The site is allocated for housing (Policies ASFH 1 and ASFH 2) in the Melton local plan 2011-2036. An outline planning application was made on the site in April 2020 for the erection of up to 100 dwellings, with all matters reserved other than means of access on Land Adjacent to Crompton Road Asfordby Hill (Planning Ref: 20/00470/OUT). The design and access statement produced as part of the current proposal notes that all dwellings will be two-storey in height.



Figure 2: Site Plan

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4 UNDERSTANDING THE SITE – ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

INTRODUCTION

The following baseline has been prepared in reference to sources outlined in **Section 2** and listed in **Section 8**. A figure showing the sites of heritage assets, referred to within the text by **HA** numbers, is reproduced as **Figure 3**, corresponding to a full gazetteer of sites is included in **Appendix 3**.

ARCHAEOLOGICAL AND HISTORICAL BASELINE

Prehistoric and Roman

There is little confirmed recorded evidence for prehistoric and Roman activity within or around the site.

Mesolithic, Late Neolithic–Early Bronze Age and Iron Age period activity was identified during excavations carried out in advance of residential development at Loughborough Road, Asfordby, located on the north-west edge of Asfordby village, some 2.1 km west of the site. The site lies on glacial till (Jarvis 2012: 1). Jarvis (2012: 29) notes that the Wreake valley may have been conducive to Mesolithic occupation and that the excavated Asfordby site, along with another at Eye Kettleby may have been areas to which people returned and reoccupied periodically. The Beaker pottery assemblage, dating from early Bronze Age, is the largest by far so far discovered in Leicestershire (Jarvis 2012: 30) and derives from at least 16 vessels (Jarvis 2012: 9). Evidence for agricultural activity during the Iron Age, Roman and medieval periods was also found (Jarvis 2012: 29).

During the Roman period, the site was located some 8 km to the east of the Fosse Way, in this section running from Leicester to Newark, and some 5 km to the south of the Roman road running east from the Fosse Way to Grantham. There are few records of Roman activity in the area.

A sherd of Roman pottery, with sherds dating from the Anglo Saxon, medieval and later periods, was found adjacent to the north wall of St Peters church in 1965 (HER number MLE3747). This together with splashes of lead and tin may indicate a metal working site, perhaps of Roman, but more likely later date (**HAI**).

It is possible that the Head deposits within the site may contain or mask early archaeology.

MEDIEVAL

The Domesday Book of 1086 indicates that many of the local settlements were in existence by then. Asfordby formed part of the kings estate and was held by Ralph Framen. Kirby Bellars was

part of the estate of Geoffrey de la Guerche and was held by Ralph. Melton Mowbray was similarly part of Geoffrey de la Guerche's estate and was held by William and Roger. Welby was held by Geoffrey de La Guerche; Hugh Burdet, Godwin and Ralph from Countess Judith (Williams & Martin).

Fox (2013a: 1) notes that the name *"Kirby (Chirchebi in the Domesday Survey), suggests that the Vikings, who were originally pagan, could have re-named an Anglo-Saxon settlement that already had a church."* Fox goes on to note that *"although there are no definite Anglo-Saxon features in the present building, archaeological finds in the churchyard from this period include 100 sherds of pottery, a loom weight and a brooch."* In addition, Fox notes that a *"carved stone from the same period has been found in a Main Street wall."* At Asfordby, the parish church of All Saints (a listed building, listed at Grade I, NHLE: 1360866) dates from the 14th Century but has earlier origins.

The priory of Kirby Bellars (**HA3**), located some 650 m southwest of the site at its nearest point, was founded as a chantry in 1316, becoming an Augustinian priory in 1359. The priory church was a separate chapel having the same dedication as the church to the south. By 1440 the priory possessed a chapter house. The religious house was dissolved in 1534. The site is a Scheduled Monument (NHLE: 1009285).

The parish church of St Peter, located some 820 m southwest of the site at its nearest point, contains fabric dating from the 13th Century, with additions during the 14th, 15th, and 16th Centuries. The first known incumbent was rector William de Pratis, first named in 1220 (Fox 2013a: 2). The church formed part of the priory from 1319 until the dissolution (Fox 2013a: 2). The church is a listed building, listed at Grade I (NHLE: 1261717).

A medieval moat and fishponds which were later incorporated into a 17th Century formal garden is located some 1.02 km south of the site at its nearest point, which is represented by the nearest pond. The fishponds to the west are located some 1.2 km from the site, while the scheduled area around the moat is located some 1.28 km south of the site at its nearest point. The moated site is known from documents to be of medieval origin. A 14th Century reference describes the hall and many associated buildings as being both inside and outside the moat, traces of buildings and medieval roof tiles have been recorded from the moated area. The medieval house was replaced by the present one on a different site in the 17th Century, at which time the formal garden earthworks were laid out by Sir Erasmus de la Fontaine, who held the site from 1604-1672. The site is a Scheduled Monument (NHLE: 1010304). The moated site may represent the manor house of Roger Beler, and his descendants, who were major local landowners (Fox 2013b: 2).

The field pattern shown on later mapping, in particular the first edition six inch to the mile Ordnance Survey (OS) map of 1884 (**Appendix 1.2**) indicates that the area around Welby may have been

used for medieval ploughing. The area around and within the site was subject to later enclosure and may have represented common grazing during the medieval period.

There are no recorded medieval remains in the area immediately around the site, or within it and no evidence for medieval settlement activity within the site.

POST MEDIEVAL AND MODERN

The wider area and the site itself appear to have continued as common fields into the post medieval period.

Manor House is located approximately a kilometre southwest of the site. The building was a farmhouse and is currently a house. The structure contains elements dating from the early 17th Century onwards and is a listed building, listed at Grade II (NHLE: 1360880).

The Ordnance Survey (OS) Surveyors Drawing of 1816 (**Appendix I.1**) shows the wider area as being rural in nature. Asfordby is shown as a village sized settlement, with Welby marked as a hamlet, while Kirby Bellars is shown laid out along its main street. Kirby Park is shown to the east of the settlement. The field boundaries at the site show an earlier alignment to those on later mapping, in particular the southern boundary of the eastern part of the site has not been formed and the alignment of the brook to the east follows a slightly different course. These drawings were typically accurate and there is no reason to doubt that the boundaries were anything other than as shown at time of survey.

Asfordby and the neighbouring parish of Sysonby were subject to tithe surveys in 1851 and 1845 respectively. Only a small part of Asfordby was titheable, presumably because most of it had been enclosed by then, through an Act of Parliament of 1761 (Tate & Turner 1978: 153). Much of Sysonby was titheable, however, and the tithe map of 1845 shows that at the boundary between the parishes, immediately east of the eastern boundary of the site, the land was owned by the Earl of Besborough (not illustrated).

The first edition six inch to the mile Ordnance Survey (OS) map of 1884 (**Appendix I.2**) shows the Midland Railway (Nottingham to Melton Mowbray) line running from northwest to southeast to the north of the site (**HA5**). A railway tunnel is shown as part of this line to the northeast of the site. To the north of the main railway line is a branch line – the Holwell Branch (**HA6**), with sidings and The Holwell Iron Works. The Midland Railway opened in 1880.

To the south of the railway is a minor road, with Cliff Spinney to its south. Adjacent to the site is 'Pasture House' a farmhouse with outbuildings. The site itself is shown as being located within two agricultural fields.

The OS edition of 1902 (**Appendix 1.3**) indicates that the Holwell Works had expanded considerably since the previous OS edition of some 18 years previously. Much larger quarried areas are shown and further infrastructure including railway lines and buildings, has been added. The disposition at the site was virtually unchanged.

The OS edition of 1952 (**Appendix 1.4**) shows that by this time Crompton Road, Glebe Road, Stanton Road and Houghton Close had all been laid out, with houses constructed along them. Google Earth indicates that the site itself remained as arable land until at least 2012 and the early post-war disposition appears to have remained relatively unchanged until the recent construction of houses at the southwest end of Glebe Road.

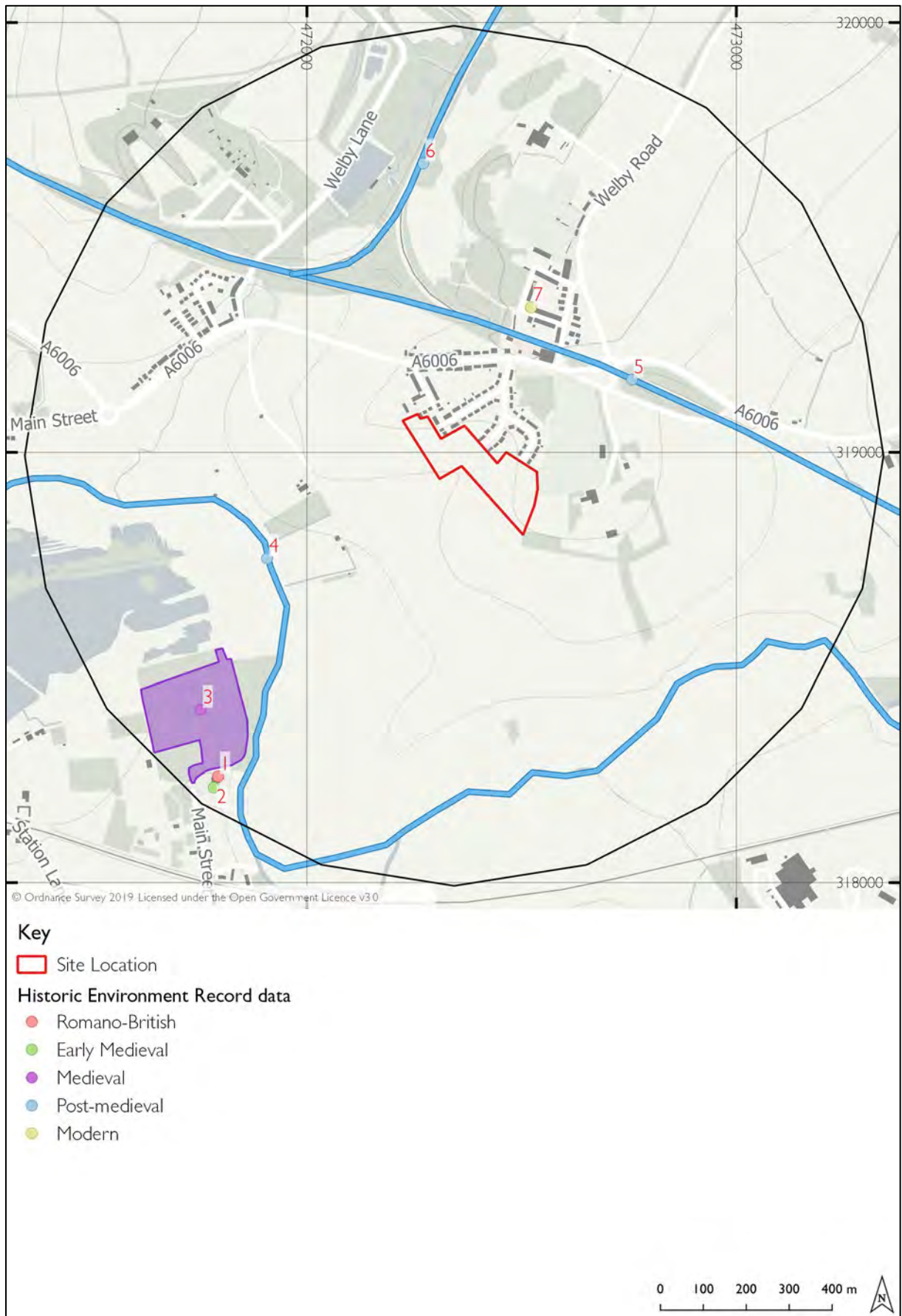


Figure 3: Historic Environment Record data

5 UNDERSTANDING THE SITE – LANDSCAPE CHARACTER

INTRODUCTION

The following section presents the results of the appraisal of the landscape at the site. The Leicestershire Historic Landscape Characterisation is presented as **Figure 4**.

LANDSCAPE CHARACTER

The historic character of the site is recorded as comprising “Planned Enclosure” by the Leicestershire Historic Environment Characterisation project (see **Figure 4**).

Historic mapping shows the evolution of the site from the early 19th Century to the present. In 1816 the site is shown overlying a narrow irregular strip of land to the south, approximately aligned perpendicular to the River Wreake, and an amorphous area of land to the north through which roads are dotted, typical of areas of common. The form of the fields to the south of the site are rectangular and straight sided, illustrative of planned enclosure of the late 18th Century onwards. Settlement within this landscape is largely concentrated within the settlements, with few outlying development, comprising an isolated building near to the river to the west of the site and a farmstead to the south which appears to be contemporary with the enclosures around it. The form of enclosure to the south of the Weake is markedly different, on the whole being larger and stippled, presumably indicating meadows formed along the flood plain.

Later Ordnance Survey mapping illustrates the dramatic effect of the arrival of the Midland Railway and Howell Branch to the north of the site, corresponding with the formation of a new focus for development around Asfordby Hill which expanded greatly during the mid-20th Century. The development shown on the previous map to the south of the site had gone by 1884, with Pasture House farm formed to the north. The boundaries within the area have also evolved, with subdivision of the commons to the north and the rearrangement of fields to the south and east occurring by the end of the 19th Century. The eastern boundary of the site had also been formed by this date.

The character of the landscape at the site has changed greatly through a period of increasingly intensive enclosure and farming of the latter post-medieval, the development of significant infrastructure projects, and the rapid expansion of settlement at Asfordby Hill in the mid-20th Century. The extent of change, and fragmentation of earlier landscape characters, has substantially eroded the heritage interest inherent in its form and appearance, and consequently the contribution it makes to the setting of nearby heritage assets.

SITE APPRAISAL

At the time of the site visit in September 2020, the site was divided into two fields. The western field (**Appendices 2.1** and **2.2**) had clearly previously been used for agriculture but is currently fallow and overgrown, with evidence of drainage works associated with the nearby recent housing developments having been undertaken. This field slopes down to the east and is bounded mostly by a post and wire fence with some hedgerow plants to the south, with a hedgerow boundary to the adjacent field to its east. The eastern field (**Appendix 2.2**) is currently in use for arable agriculture, and currently contains a wheat crop. This field slopes down to the west and is bounded by hedgerows. The hedgerow between the two fields forms the base of a shallow valley. There are views to the south from the site and the steeple of the church of St. Peter in Kirby Bellars (**Appendix 2.3**). The large barn at Pasture House is located immediately to the northwest of the site.

On the basis of this assessment, it is considered that the site has the potential to lie within the setting of the following designated heritage assets:

- The priory of Kirby Bellars, located some 650 m southwest of the site at its nearest point, is a scheduled Monument (NHLE: 1009285);
- The parish church of St Peter, located some 820 m southwest of the site at its nearest point, is a listed building, listed at Grade I (NHLE: 1261717);
- A medieval moat and fishponds which were later incorporated into a 17th century formal garden is located some 1.02 km south of the site at its nearest point, is a Scheduled Monument (NHLE: 1010304); and
- Manor House, located approximately a kilometre southwest of the of site, is a listed building, listed at Grade II (NHLE: 1360880).

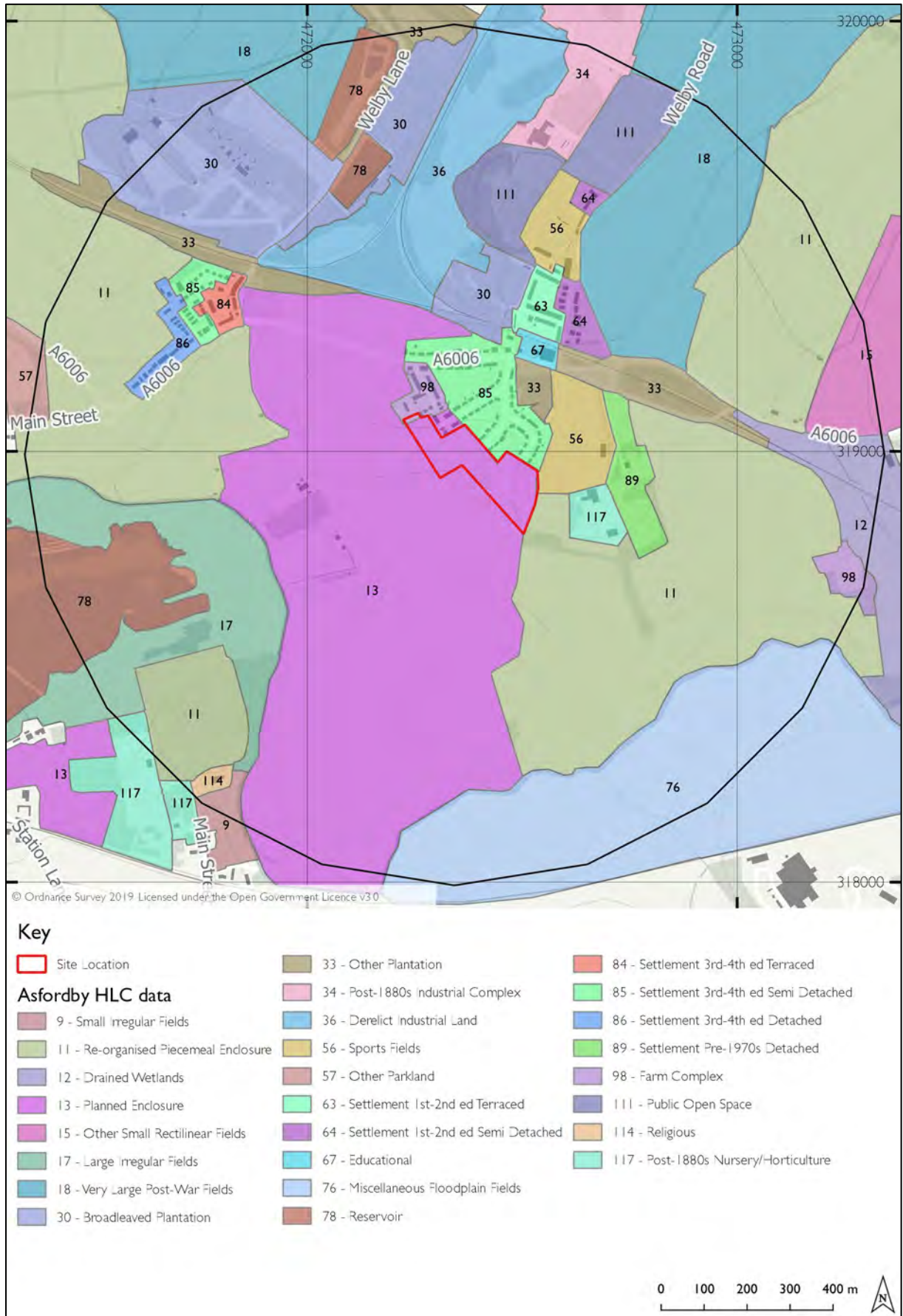


Figure 3: Historic Landscape Characterisation data

6 UNDERSTANDING THE SITE – SIGNIFICANCE

INTRODUCTION

The following heritage assets have been identified as potentially sensitive to development with the site:

- Archaeological remains;
- Medieval Period Designated Assets (including Kirby Bellars Priory, St Peter's Church & garden, moat and five fishponds at Kirby Bellars);
- Manor House Grade II Listed Building.

The designated assets located within the vicinity of the site mostly represent secular and ecclesiastical remains dating from the medieval period. The medieval assets are considered together because of their proximity to one another, and their temporal and possibly tenurial associations.

The following statement of significance follows the methodology and terminology set out in **Section 10**.

BELOW GROUND ARCHAEOLOGY

There is relatively little evidence for settlement activity in the wider area during the prehistoric and Roman periods. There is, however, evidence for activity during the prehistoric, Roman and medieval periods recorded from an excavation in Asfordby, some 2.1km west of the site. There is no recorded evidence for remains to survive within the site itself. Cartographic evidence suggests that the site has been used as farmland since the medieval period, if not before. However, it is possible that medieval or earlier remains may survive within the site.

The overall potential for encountering archaeological remains at the site is considered to be **low**.

Significance

The potential archaeological remains at the considered are considered to possess potential **local heritage significance** in their capacity to contribute towards our knowledge of the age, form and function of early settlement along the Wreake valley.

MEDIEVAL PERIOD DESIGNATED ASSETS

The medieval period designated assets located within the vicinity of the site represent secular and ecclesiastical remains dating from the medieval period.

Kirby Bellars Priory is located some 650m southwest of the site at its nearest point. The priory is situated on low lying ground on the west bank of the River Wreake, and includes the earthworks of an Augustinian priory comprising a moated site and boundary banks and ditches. The earthworks cover an area measuring almost 200m square to the north of St Peter's church. The centre of the monument is occupied by a square moated site, currently dry, measuring approximately 100 x 100m in overall dimensions. Connecting channels indicating the water management system run from the north-east and south-east corners of the moat. The surface of the moat island has an uneven appearance and is likely to contain the remains of buildings. The priory is a Scheduled Monument (NHLE: 1009285).

The parish church of St Peter, located some 820m southwest of the site at its nearest point, is a parish church of the 13th, 14th, 15th, and 16th Centuries (**Appendices 2.6** and **2.7**). The north aisle was demolished in 1690. Restoration work was undertaken during the late 18th century and in 1820. The nave was re-roofed, and parapets added in 1885. The south aisle was restored 1889 and re-roofed in 1897. The building is of coursed and squared ironstone and brick, with limestone ashlar dressings and copper, lead and slate roofs. There is a west tower with a spire, a nave with clerestory, a chancel, a south aisle, and a south porch. The church is a listed building, listed at Grade I (NHLE: 1261717).

The remains of a 14th Century cross is located some 7 metres south east of the Church of St. Peter, within the churchyard. The cross is of limestone and comprises a square plinth with broached corners, and a square shaft with chamfered corners. The cross stands approximately 1 m high. The remains of cross 7 metres southeast of Church of St. Peter is a listed building, listed at Grade II (NHLE: 1075138).

A medieval moat and fishponds which were later incorporated into a 17th Century formal garden is located some 1.02km south of the site at its nearest point. The monument is divided into three separate areas and consists of a medieval moat and fishponds which were later incorporated into a 17th century formal garden. The medieval moated site is rectangular and measures 70 x 50m overall. The formal garden earthworks, dating to the 17th Century, include a series of banks, rectangular fishponds and two prospect mounds at either end of the gardens area.

The second area lies to the west of this and comprises a series of three fishponds in a line, the longest of which is 65m long. The third area lies 150m to the north and contains a water-filled pond

adjacent to the railway, marking the northern extent of the site. The garden, moat and five fishponds at Kirby Bellars is a Scheduled Monument (NHLE: 1010304).

Physical Surroundings and Experience:

The setting of the designated assets is formed by each other, their topographic position, and the surrounding semi-rural landscape. The key positive components of the setting comprises the relationship between the sites and the village of Kirby Bellars, present since the medieval period; and their position at the base of a wide valley adjacent to the River Wreake.

The character of the landscape surrounding these assets has a fragmentary legibility of previous land use, reflected in the position of the local historic settlements, the connecting roads between them, and the boundaries of some fields. The predominant character of the area remains rural, although largely shaped by post-medieval to modern land use and the development of the Wreake valley as a communications corridor with a canal, multiple railway lines, and corresponding new settlement.

The site lies within an area of post-medieval enclosure, its present boundaries largely established in the mid to late 19th Century, and on the edge of the mid-20th Century suburban development of Ashfordby Hill. The settlement is presently visible from the designated sites around Kirby Bellars, formed below the crest of the hillside to their north-east (**Appendix 2.8-9**). Due to the topography of the site, it is visible just below them at a highly oblique angle. Intervening vegetation partially screens these views. Due to the increasingly steep topography of the land south of the site, the fields below it are more visible from the base of the valley. Views taking in the site and the designated assets from the south show a similar arrangement (**Appendix 2.10**). The presence of development at Ashfordby Hill on the hillside opposite these designated assets does detract slightly from their setting, in representing a visible non-historic settlement that erodes the legibility of the historic geography of the site, however the harm caused to their significance is minimal. Within these views the site is largely visible as a thin margin of agricultural land along the fringe of the later development, and is considered to make a neutral contribution to the setting of the designated assets.

Summary of Significance

The site of Kirby Bellars Priory, gardens and landscape features, and St Peters; Church are considered to possess a **national level** of heritage significance, deriving from:

- * Its **architectural interest**, which makes a **high contribution** to the significance of St Peter's Church, as an important example of medieval architecture with later high-quality alterations. There is also associated **artistic interest** in the craftsmanship exhibited in the fabric and attached monuments of the building.

- * Its **historic interest**, which makes a **high contribution** to their significance, in relation to the historical importance of the sites to the development of the local area and their associated value with nationally significant events; their well-documented history; and their illustrative historic interest in reflecting changing historical political events, fashion in land use and social aspirations of the wealthier classes in the late medieval and post-medieval periods, and the symbolic value of the designated assets as part of the local community.
- * Its **archaeological interest**, which makes a **high contribution** to its significance primarily in relation to the high research value of below ground remains within these assets to increasing our understanding of sites and events of national interest and importance, and the embodied evidence for the origins and past changes in the fabric of St Peters' Church.

Setting makes a medium contribution to the significance of the designated assets in that they retain their surrounding rural landscape, with the adjacent village of Kirby Bellars, although larger than shown on early maps, not having expanded much beyond its early 19th century extent. The site makes a neutral contribution.

MANOR HOUSE

Manor House represents a former farmhouse, now house, located approximately a kilometre southwest of the of site. It is a Grade II listed building (NHLE: 1360880). The building dates from the early 17th Century and c.1820, with 19th Century additions and late 20th Century alterations.

The structure is of ironstone rubble and brick, and is partly rendered. The roofs are steep pitched and of concrete tile and slate. There is a stone ridge stack, raised in brick. The building is of two-storeys, three bays and is L-shaped in plan. The interior has a span beam with egg and dart moulding, and a plain chamfered span beam. There are two Tudor arched ashlar fireplaces with cove and rebated moulding, one with traces of painting. The early 19th Century rooms have moulded cornices.

Physical Surroundings and Experience:

The setting of the listed building is formed by the gardens and grounds in which it is located, the road through the village immediately to the east and the fields on the east side of the road. The more formal gardens to the west also form part of the setting of the listed building, as does the parish church of St Peter, the spire of which is visible when standing immediately adjacent to the property. Overall, the contribution of setting to the significance of the listed building is medium in that it retains its surrounding village and rural landscape.

Summary of Significance

Manor House is considered to possess a **national level** of heritage significance, deriving from:

- * Its **architectural interest**, which makes a **high contribution** deriving from its design value in terms of their expression of the architecture of rural settlement from the 17th Century and later.
- * Its **historic interest**, which makes a **medium contribution** to their significance, in relation to the historical association of the site with the development of Kirkby Bellars, and the symbolic value of the listed building as part of the local community.
- * Its **archaeological interest**, which makes a **medium contribution** to its significance primarily in relation to the embodied evidence in its fabric for both its construction and phasing.

Setting makes a medium contribution to the significance of the designated asset in that it retains its surrounding village and rural landscape. The site is not considered to contribute towards the setting of the asset.

7 IMPACT ASSESSMENT

PLANNING CONTEXT

Change arising to the historic environment from the planning process is managed through legislation, planning policy and practice guidance, and Historic England advice to ensure affected heritage assets are conserved in a manner appropriate to their significance.

Legislation

The principal legislation relevant to the protection of the historic environment at the site comprise:

Historic Buildings and Ancient Monuments Act 1953 makes the effect of proposals on registered parks, gardens, and battlefields a material consideration in planning decisions.

Ancient Monuments and Archaeological Areas Act 1979 which affords protection to Scheduled Monuments and Areas of Archaeological Interest.

Planning (Listed Buildings and Conservation Areas) Act 1990 which provides planning controls for works affecting Listed Buildings and Conservation Areas.

Local Planning Policy

The current adopted development plan comprises the Melton Local Plan 2011-2036, adopted on October 10, 2018. Relevant policies from the Local Plan are as follows:

Policy EN13 – Heritage Assets The NPPF provides national policy for considering proposals which affect a heritage asset. This includes the need to assess the effect of a proposal on the significance of an asset and the need for a balanced judgment about the scale of any harm or loss and the significance of the heritage asset.

Melton Borough has a number of important historic assets. These include Listed Buildings, Conservation Areas, Scheduled Monuments (SMs) and non-designated heritage assets (ranging from nationally to locally important heritage features).

The Borough of Melton contains heritage assets that are at risk through neglect, decay or other threats. These will be conserved, protected and where possible enhanced.

The Council will take a positive approach to the conservation of heritage assets and the wider historic environment through:

- A) seeking to ensure the protection and enhancement of Heritage Assets including non-designated heritage assets when considering proposals for development affecting their significance and setting. Proposed development should avoid harm to the significance of historic sites, buildings or areas, including their setting.
- B) seeking new developments to make a positive contribution to the character and distinctiveness of the local area.
- C) ensuring that new developments in conservation areas are consistent with the identified special character of those areas, and seeking to identify new conservation areas, where appropriate;
- D) seeking to secure the viable and sustainable future of heritage assets through uses that are consistent with the heritage asset and its conservation;
- E) allowing sustainable tourism opportunities in Heritage Assets in the Borough where the uses are appropriate and would not undermine the integrity or significance of the heritage asset: and
- F) the use of Article 4 directions where appropriate.
- G) taking account of any local heritage assets listed in Neighbourhood Plans.

National Planning Policy

The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF, 2019). In relation to designated heritage assets (such as listed buildings, scheduled monuments, and conservation areas) NPPF recommends great weight is to be given to their conservation (para. 194), that proposals causing substantial harm should be refused consent unless the harm can be adequately justified (para. 195), and that less than substantial harm is weighed against the public benefits of the proposal. For non-designated heritage assets, NPPF recommends that the effect of the proposal is considered in determining a proposal, giving a balanced judgement in regard to the scale of harm and the significance of the asset (para. 197).

PROPOSED DEVELOPMENT – POTENTIAL IMPACTS

The proposals for the redevelopment of the site comprise the construction of a new residential dwellings, with associated infrastructure. Up to 100 new dwellings are proposed.

IMPACT ASSESSMENT

Heritage Assets Within the Site

Assets within the site may comprise below ground archaeology, dating from the prehistoric period onwards.

Cartographic evidence suggests that the site has been used as farmland since the medieval period, if not before. However, it is possible that medieval or earlier remains may survive within the site.

Impacts on below ground archaeology are likely to derive from excavation and bulk earthmoving. Impacts on any surviving below ground archaeology are likely to be high.

Designated Assets

The site has been identified as lying within the setting of the group of designed medieval heritage assets at Kirby Bellars, including the Scheduled Monument of Kirby Bellars Priory (NHLE: 1009285); the Grade I Listed parish church of St Peter (NHLE: 1261717); and the Scheduled Monument of the garden, moat and five fishponds at Kirby Bellars (NHLE: 1010304).

Whilst their overall setting makes a medium contribution to their heritage significance of the designated assets, this is specifically in relation to the geographic surroundings and their relationship with Kirby Bellars and one another. Their sensitivity to the wider historic landscape character, particularly that area north of the River Wreake where the site is situated, is determined to be low due to the extent of change that has occurred in the post-medieval and modern period. This is illustrated in the classification of the area in the Leicestershire HLC as 'Planned Enclosure', which is not reflective of the medieval position.

The proposed development would be partly screened from these assets by existing vegetation and would be difficult to see from the churchyard of St. Peters in Kirby Bellars (**Appendices 2.5, 2.6 and 2.7**). Similarly, it would not be visible from the remains of cross 7m south-east of Church of St. Peter (NHLE: 1075138), because this asset is located immediately south of the church (**Appendix 2.6**). Nor would it be visible from Manor House in Kirby Bellars (NHLE: 1360880), because of intervening vegetation (**Appendix 2.4**). St. Peter's church steeple is widely visible including from the site and this would not change. Neither would the proposed development affect in combination views of the steeples of St. Peters at Kirby Bellars or the parish church of All Saints at Asfordby which mark the centres of historic settlements in the area.

Where visible, for example from a gateway in the hedgerow forming the eastern boundary of the right of way leading from the northern end of Main Street in Kirby Bellars to the lakes to the east Kirby Bellars Priory (NHLE: 1009285, **Appendix 2.8**), or from the fields containing the garden, moat

and five fishponds at Kirby Bellars (NHLE: 1010304, **Appendices 2.9** and **2.10**), the proposed development would be seen against the background of existing residential development of a similar scale and would in effect bring that development forward towards the designated assets. In the eastern field of the development site, this would involve bringing built development southeast to a line just behind that of the existing relatively newly constructed houses at the south-west end of Glebe Road. In the western field, development would be brought forward by approximately 50m southwest of its current boundary and to an alignment with the large barn at Pasture House, located immediately to the northwest of the site.

Whilst it is recognised that the development of Asfordby Hill forms a negative element of the setting of designated assets described above, the harm here is historic and long-standing. Even discounting the mitigation offered by intervening vegetation, the development would be a barely perceptible increase on the mass of this settlement as seen in views across the valley, and would not represent an increase in the perceived scale of development or introduce new features on the skyline which would increase its prominence. It is therefore considered that the proposal would have no impacts on the fabric of the designated assets, and at most a minor adverse impact on their setting resulting in a barely perceptible change to the contribution it makes to their significance.

IMPACTS ON OTHER DESIGNATED ASSETS

There would be no impacts on any other designated assets.

8 DISCUSSION

SUMMARY OF SIGNIFICANCE

The site represents an area of agricultural land on the fringes of the mid-20th Century suburban development of Asfordby Hill. The agricultural use of the site had been established by the post-medieval period, potentially with earlier medieval origins, whilst the present boundaries which make up the site are largely 19th Century in date. Whilst there is no known evidence for earlier activity within the site or its immediate vicinity, evidence from further afield illustrates the Wreake Valley was inhabited during the prehistoric to medieval period. The archaeological potential of the site is considered to be low, with any surviving buried remains considered to most likely be of local significance, although an uncertain potential for more significant archaeology remains a possibility.

The site lies on the northern side of the valley of the River Wreake, overlooking a group of medieval sites at the base of the valley around Kirby Bellars, including the scheduled remains of a priory and manor house (NHLE: 1009285 & 1010304) and a Grade I Listed church (NHLE: 1261717). The site is considered to make a neutral contribution to the setting, and therefore significance, of these assets.

SUMMARY OF IMPACT

Impacts on below ground archaeology are likely to derive from excavation and bulk earthmoving. Impacts on any surviving below ground archaeology are likely to be high.

The proposed development would have no impacts on the fabric of any designated assets. It is considered that the development would result in at most a minor adverse effect on their heritage significance and setting.

CONCLUSION

The proposed development may impact upon below ground archaeology, any remains surviving are likely to be of local significance. Any such impacts would be high. The development would have no impacts on the fabric of any designated assets and at most a minor adverse effect on their heritage significance and setting.

It is considered that the proposed development will result in a degree of harm to undesignated heritage assets of local significance. There would also be a degree of harm to designated heritage assets, in terms of an effect on their settings. Following construction of the proposed development, the overall impact is considered to be less than substantial harm and would be at the lower end of that scale.

Overall it is considered that the scheme is in compliance with relevant policies from the Melton Local Plan.

9 METHODOLOGY

ASSESSING SIGNIFICANCE

The significance of heritage assets is their value to this and future generations because of the archaeological, architectural, artistic or historic interest embodied in their physical presence and way in which they are experienced, i.e. their setting (after definitions in National Planning Policy Framework). Planning Practice Guidance (PPG; MHCLG, 2018) defines these heritage interests as (compatible values of Historic England's *Conservation Principles* (2008) shown in italics):

- **Archaeological interest** (*Evidential value*): As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and Artistic interest** (*Aesthetic value*): These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest** (*Historic and Communal value*): An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Note: NPPF terminology is adopted, rather than Conservation Principles' four heritage values, to ensure compliance with current planning policy.

The assessment of heritage interest is undertaken in consultation with GPA 2 (Historic England, 2015); Part 4 of the British Standard 7913:2013 *Guide to the Conversion of Historic Buildings*; Chartered Institute for Archaeologist standards and guidance (2014); and the staged approach for understanding significance published in HEAN 12 (Historic England, 2019):

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits;
2. Understand the significance of the asset(s);
3. Understand the impact of the proposal on that significance;
4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF;
5. Look for opportunities to better reveal or enhance significance.

In addition, the assessment of setting follows the staged approach published in GPA 3 (Historic England, 2015b; step 5 of which is not relevant at this stage):

1. Identify which heritage assets and their settings are affected;
2. Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid harm;
5. Make and document the decision and monitor outcomes

By understanding the heritage interest of an asset or place, it is possible to derive an assessment of overall significance through reference to published guidance and assessment criteria:

Heritage Significance		
International	Heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List (section II.D of UNESCO, 2019).	1
High National	Heritage assets of exceptional interest, and of particular or national importance that fulfil the criteria for listing at a high grade (i.e. as a Scheduled Monument, or Grade I or II* Listed Building / Registered Park and Garden) (DCMS 2013 & 2018 & https://historicengland.org.uk/listing/selection-criteria/).	2
National	Heritage assets of special interest that fulfil the criteria for listing (i.e. as a Conservation Area, Grade II Listed Building / Registered Park and Garden, Registered Battlefield or Protected Wreck Site) (DCMS, 2018) & https://historicengland.org.uk/listing/selection-criteria/ .	3
Regional	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda.	4
Local / Negligible	Heritage asset of limited interest that fails to fulfil the criteria for local listing or only slightly contribute to the objectives of a regional research agenda, typically due to poor preservation, survival or restricted contextual associations.	5

Heritage assets or places recognised to be of sufficient significance to receive formal status under law or policy intended to sustain those values (such as a Listed Building, Scheduled Monument or Conservation Area) are commonly referred to as *Designated Heritage Assets*. Assets recognised to have heritage significance, but insufficient to meet the criteria for statutory designation, are referred to as *Non-Designated Heritage Assets*. It should be noted, however, that designation does not automatically bestow national or higher significance as in rare circumstances designation can be reversed where significance has been misjudged or denuded; and it is equally possible for non-designated assets to be demonstrably of national or higher significance, warranting designation.

Assessment of Contribution

Elements of a heritage asset, including elements of their setting, may not contribute equally to its significance, reflecting the varying degree of heritage interest embodied in its fabric, where there is capacity for an asset to support change without loss of significance, and where there are opportunities for significance to be enhanced. Contribution to significance is expressed in line with the following scale:

Contribution to Significance		
High	Element is fundamental to the key heritage interest/s that define the significance of the asset, and of potential national, or higher, heritage significance in its own right.	H
Medium	Element makes an important contribution to the significance of the asset, comprising an aspect of regional significance that has been affected by no more than moderate (under 50%) loss.	M
Low	Element makes a slight contribution to the significance of the asset, comprising an aspect of local significance, of fabric of potential higher value which has been affected by substantial (over 50%) loss such that its contribution to significance is greatly reduced.	L
Neutral	Element does not contribute to the significance of the asset.	N
Negative	Element represents an unsympathetic change which detracts from the significance of the asset.	Neg
Uncertain	Sensitivity uncertain: more information required.	?

Assessment of Effect

An assessment of the effect of the proposed works considers the contribution made by the affected element to the significance of a heritage assets, and the nature of any effect (both negative and positive) to that contribution. The scale of effect adopted is set out in the following table:

Effect of Proposal		
Very Positive	Proposals will greatly reveal or enhance the contribution the effected element makes to the significance of the heritage asset, and/or substantially contribute towards the conservation of the asset.	++
Positive	Proposals will better reveal or enhance the contribution the effected element makes to the significance of the heritage asset and/or contribute towards the conservation the asset.	+
Neutral	Proposals will preserve the contribution the effected element makes to the significance of the heritage asset.	o
Negative	Proposals will result in the partial loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a detrimental effect on the conservation of the asset.	-
Very Negative	Proposals will result in the total loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a significant detrimental effect on the conservation of the asset.	--
Uncertain	Effect uncertain: more information required.	?

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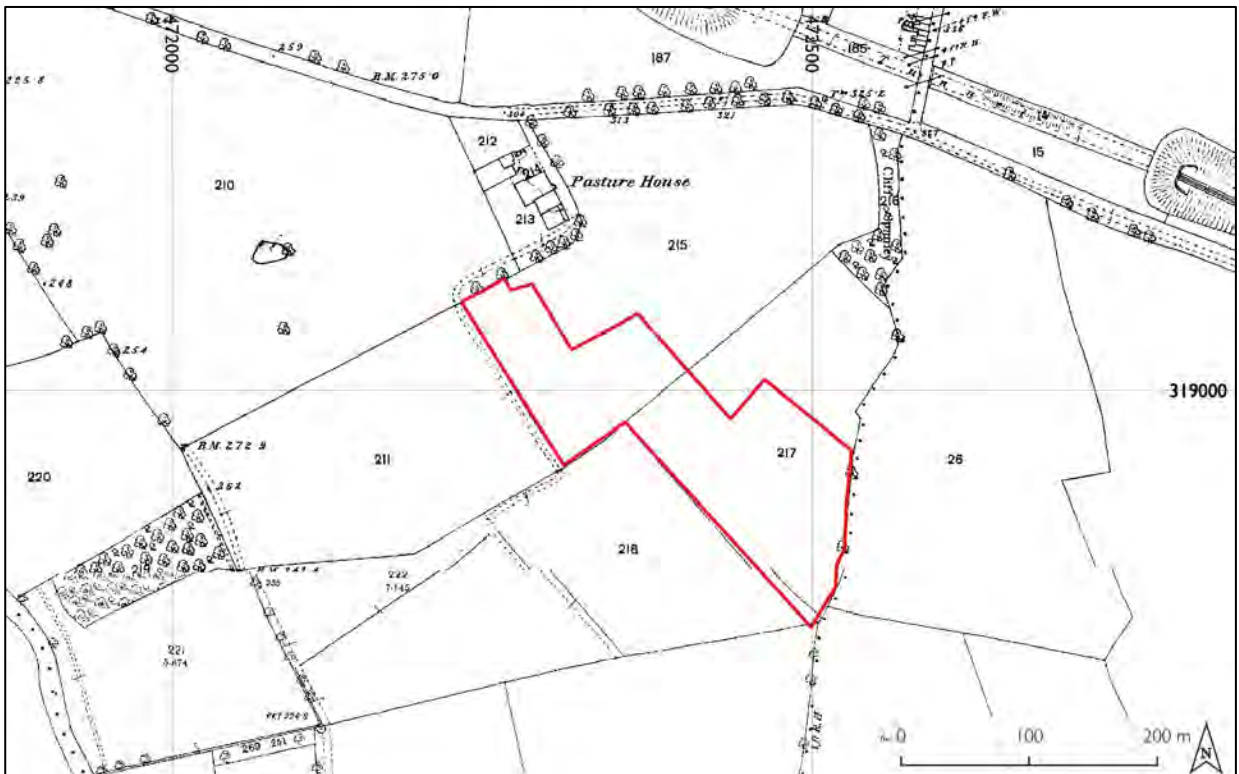
Williams, A. and Martin, G.H. (eds) (1992) *Domesday Book*. London: Penguin.

APPENDIX I:

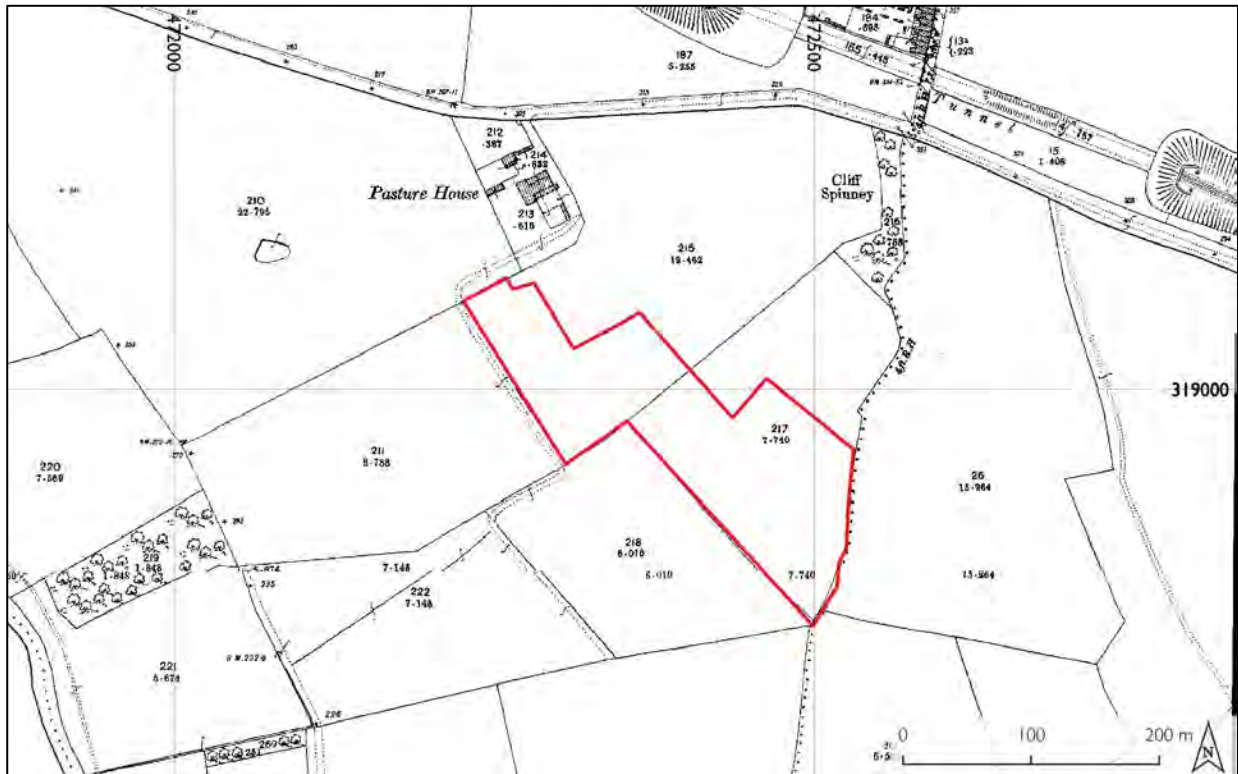
HISTORIC MAPPING AND ILLUSTRATIONS



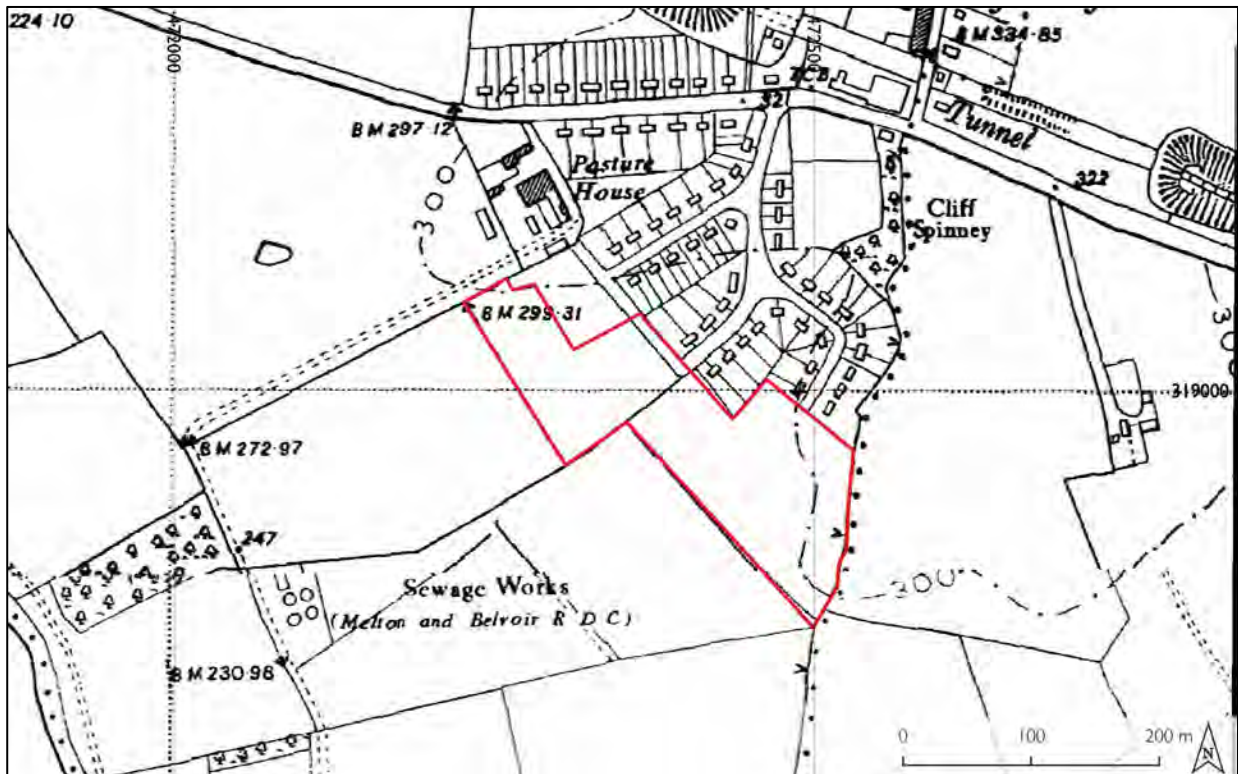
Appendix I.1: 1816 Ordnance Survey Drawing



Appendix I.2: 1884 Ordnance Survey map



Appendix I.3: 1903 Ordnance Survey map



Appendix I.4: 1953 Ordnance Survey map

APPENDIX 2:

PHOTOGRAPHY

Appendix 2.1:
General view of site
from eastern field
looking west



Appendix 2.2:
General view of site
from western field
looking east



Appendix 2.3:
View looking south
from western part of
site towards St.
Peters church



Appendix 2.4:
View looking north
along Main Street in
Kirby Bellars from
Manor House
(NHLE: 1360880)
towards the site



Appendix 2.5:
View looking north
along tree lined
avenue at the
northern end of Main
Street in Kirby Bellars
towards the site



Appendix 2.6:
Southern elevation of
the church of St Peter
(NHLE: 1261717)
looking towards the
site. The remains of
the cross (NHLE:
1075138) is to the
right of the
photograph



Appendix 2.7:
General view of churchyard on the north side of the church of St Peter (NHLE: 1261717) looking towards the site



Appendix 2.8:
View looking towards site from the right of wat immediately west of Kirby Bellars priory (NHLE: 1009285). Parts of the site and the houses behind it are visible below the skyline



Appendix 2.9:
View of site from the mound located at the northwest corner of the moat (NGR SK 71997 17687) within the medieval moat and fishponds Scheduled Monument (NHLE: 1010304).



Appendix 2.10:
In combination view
of the site and the
spire of the church of
St Peter (NHLE:
1261717) looking
towards the site
from the right of way
to the north of the
medieval moat and
fishponds Scheduled
Monument (NHLE:
1010304).



APPENDIX 3:

HER DATA

HA	Period	Name	Type	HER ref	NGR	
I	Early Roman to Late	Possible Roman/Saxon metal working site, St. Peter's Church	METAL WORKING SITE	MLE3747	471793	318247

HA	Period	Name	Type	HER ref	NGR	
	Anglo Saxon					
2	Early Medieval to Late Medieval	REMAINS OF CROSS 7M S.E. OF CHURCH OF ST. PETER, MAIN STREET (EAST SIDE)	CROSS	MLE11638	471783	318221
3	Medieval	Kirby Bellars Priory	PRIORY; MOAT; CHAPEL	NHLE: 1009285	471753	318402
4	Late Post-medieval	Melton Mowbray Navigation	CANAL	MLE16302	471907	318753
5	Late Post-medieval to Modern	Midland Railway, Nottingham to Kettering	RAILWAY	MLE16086	472757	319169
6	Late Post-medieval to Modern	Midland Railway, Holwell Branch	RAILWAY	MLE16123	472271	319672
7	Modern	Building opposite 29, South Street, Asfordby Hill	STABLE?; GARAGE	MLE20833	472522	319337

APPENDIX 4:

LISTED BUILDING DESCRIPTIONS

CHURCH OF ST PETER

DETAILS

Grade: I

List Entry Number: 1261717

Date first listed: 01-Jan-1968

LOCATION

County: Leicestershire

District: Melton (District Authority)

Parish: Kirby Bellars

National Grid Reference: SK 71789 18239

DETAILS

Parish church. C13, C14, C15, C16. North aisle demolished 1690. Restored late C18 and 1820. Nave re-roofed and parapets added by Goddard & Paget, 1885. South aisle restored 1889 and re-roofed 1897. Coursed and squared ironstone and brick, with limestone ashlar dressings and copper, lead and slate roofs. West tower with spire, nave with clerestory, chancel, south aisle, south porch. West tower, 4 stages, has moulded plinth and sill band, 3 string courses and eaves band with ballflower. To west, 2 corner buttresses, 5 setoffs. To north east, a single buttress. To south east, a buttressed octagonal stair turret with a light at each stage. First stage has to west, a C14 reticulated double lancet. Second stage has to west, C14 canopied niche and above it, 2 smaller niches. To north and south, an early C14 ogee double lancet. Third stage has to west, C14 ogee double lancet and flat head. To north and south, single lancets. Fourth stage has 4 paired C14 double lancet bell openings with shafts. Windows all have hood moulds with stops. Octagonal broach spire has finial and weathercock and 3 tiers of gabled lucarnes with double lancets. Nave north side, 3 bays, has 2 but-trusses, that to east rebuilt C19. Off-centre moulded blocked C14 doorway flanked by single Decorated triple lancets and above the door, a reticulated double lancet all re- set. The doorway has a hood mould. Clerestory has moulded string course, parapet and coped east gable with cross. North side has 3 plain double lancets with flat heads and south side has 4 ogee double lancets with flat heads. Chancel, 2 bays, has coped east gable. North side has a slightly off-centre early C14 triple lancet with intersecting tracery. To west, a small chamfered rectangular blocked window. East side

has to north a C19 corner buttress and to south a late C18 brick corner buttress. Restored early C14 triple lancet with intersecting tracery. South side has to west a square blocked window and to its right, a chamfered restored C13 doorway. To east, a squat C14 triple lancet with intersecting tracery. South aisle, 4 bays, has 2 corner buttresses and at east end, an additional pair of buttresses and a sill band. East end has a restored C14 cusped triple lancet with intersecting tracery and hood mould with stops. South side has to west, restored ogee triple lancet with flamboyant tracery, and to east a C15 transomed cusped double lancet. To east again, C14 ogee reticulated triple lancet. The 2 eastern lancets have hood moulds and mask stops. West end has a C19 Geometrical double lancet with hood mould. South porch, C14, has flanking buttresses, coped gable with kneelers and cross, and double chamfered and rebated doorway with hood mould. Interior has wood and stone benches, and C19 common rafter roof. C14 inner doorway has double filleted roll moulding, and C16 plank door and hinges. Double chamfered C14 tower arch has octagonal responds and mid C20 crested war memorial screen. Tower chamber has vault. Blocked north arcade, C14, 4 bays, has octagonal piers and west respond with moulded abaci, double chamfered and rebated arches with hood mould and mask stops. Central window has C15 stained glass fragments. South arcade, C13, 4 bays, has eastern pier with 4 large and 4 smaller filleted shafts with rings, and central square pier with 4 plain and 4 intermediate shafts. Remaining pier and responds are octagonal and have moulded abaci with nailhead and dogtooth bands. Chamfered and keeled moulded arches. Roof, 1885, has large arch braces with traceried spandrels, bosses and foliate and shield corbels. Chancel has C14 double chamfered arch with remains of hood mould, and round and octagonal shafts. Restored C15 traceried oak screen. To its left, chamfered C14 doorway. North side has to east, a pointed aumbry. East end has stained glass window by H. Harvey, 1980. South side has to east, coved C13 piscina and restored chamfered sedilia. Roof, restored 1820, has C15 billeted span beam. South aisle east end has moulded window opening with shafts. To its right, a small square aumbry and C14 crocketed ogee corner piscina. South side has to east, 2 C14 chamfered and moulded tomb recesses. Easternmost window has C15 stained glass fragments. West end window has flanking shafts and remains of stained glass, 1857, by Wailes. Roof, 1897, has arch braces. Fittings include C15 traceried bench end with poppyhead, and C18 chest. Panelled altar and reredos, 1898, and C19 desk and skeleton pulpit. Chairs, 1907. Late C20 octagonal font. Memorials include alabaster effigy c.1360, probably Sir Roger Beler II, and a similar effigy to one of his wives. Slate tablet, 1812.

REMAINS OF CROSS 7M SOUTH EAST OF CHURCH OF ST PETER

DETAILS

Grade: II

List Entry Number: 1075138

Date first listed: 24-Jul-1992

LOCATION

County: Leicestershire

District: Melton (District Authority)

Parish: Kirby Bellars

National Grid Reference: SK 71784 18218

DETAILS

Remains of cross. C14. Limestone. Square plinth with broached corners. Square shaft with chamfered corner. Approx. 1 metre high.

MANOR HOUSE

Grade: II

List Entry Number: 1360880

Date first listed: 24-Jul-1992

LOCATION

County: Leicestershire

District: Melton (District Authority)

Parish: Kirby Bellars

National Grid Reference: SK 71748 18064

DETAILS

This list entry was subject to a Minor Amendment on 08/06/2020.

Farmhouse, now a house. Early C17 and c.1820, with C19 additions and late C20 alterations. Ironstone rubble and brick, partly rendered. Steep pitched concrete tile and hipped slate roofs. Rubble plinth, coggled eaves, single lateral and gable brick stacks. Stone ridge stack, raised in brick. Two storeys, three bays. L-plan.

South front has central half-glazed door in plain round-headed surround with geometrical patterned fanlight and mid C19 pendant lamp. Flanked by single glazing bar sashes. Above, three similar sashes. All these windows have arched rubbed brick heads. East end has a central tripartite glazing bar sash on each floor, also with rubbed brick arched heads. Rear wing east side has central six-panel door, the top two panels glazed, with overlight, flanked by single C20 three-light casements. Above, two three-light C20 casements. North gable has a C20 casement on each floor. Rear wing north side has a C20 casement on each floor.

Interior has span beam with egg and dart moulding, and plain chamfered span beam. two Tudor arched ashlar fireplaces with cove and rebated moulding, one with traces of painting. Early C19 rooms have moulded cornices.

APPENDIX 5:

SCHEDULED MONUMENT DESCRIPTIONS

KIRBY BELLARS PRIORY

List Entry Number: 1009285

Date first listed: 10-Dec-1951

Date of most recent amendment: 03-Feb-1993

LOCATION

County: Leicestershire

District: Melton (District Authority)

Parish: Kirby Bellars

National Grid Reference: SK 71738 18253

REASONS FOR DESIGNATION

From the time of St Augustine's mission to re-establish Christianity in AD 597 to the reign of Henry VIII, monasticism formed an important facet of both religious and secular life in the British Isles. Settlements of religious communities, including monasteries, were built to house communities of monks, canons (priests), and sometimes lay-brothers, living a common life of religious observance under some form of systematic discipline. It is estimated from documentary evidence that over 700 monasteries were founded in England. These ranged in size from major communities with several hundred members to tiny establishments with a handful of brethren. They belonged to a wide variety of different religious orders, each with its own philosophy. As a result, they vary considerably in the detail of their appearance and layout, although all possess the basic elements of church, domestic accommodation for the community, and work buildings. Monasteries were inextricably woven into the fabric of medieval society, acting not only as centres of worship, learning, and charity, but also, because of the vast landholdings of some orders, as centres of immense wealth and political influence. They were established in all parts of England, some in towns and others in the remotest of areas. Many monasteries acted as the foci of wide networks including parish churches, almshouses, hospitals, farming estates and tenant villages. Some 225 of these religious houses belonged to the order of St Augustine. The Augustinians were not monks in the strict sense, but rather communities of canons - or priests - living under the rule of St Augustine. In England they came to be known as 'black canons' because of their dark coloured robes and to distinguish them from the Cistercians

who wore light clothing. From the 12th century onwards, they undertook much valuable work in the parishes, running almshouses, schools and hospitals as well as maintaining and preaching in parish churches. It was from the churches that they derived much of their revenue. The Augustinians made a major contribution to many facets of medieval life and all of their monasteries which exhibit significant surviving archaeological remains are worthy of protection.

The site of Kirby Bellars priory is an unusual example of a moated religious house. The moat island will retain evidence of the priory buildings.

DETAILS

The site at Kirby Bellars is situated on low lying ground on the west bank of the River Wreake, 3km west of Melton Mowbray, and includes the earthworks of an Augustinian priory comprising a moated site and boundary banks and ditches.

The earthworks cover an area measuring almost 200m square to the north of St Peter's church. The centre of the monument is occupied by a square moated site, currently dry, measuring approximately 100 × 100m in overall dimensions. The east and western arms of the moat measure between 16-18m wide and are up to 3m deep. The southern arm of the moat has been infilled and the northern arm partly infilled. Connecting channels indicating the water management system run from the north-east and south-east corners of the moat. The surface of the moat island has an uneven appearance and will contain the remains of buildings. Two small mounds less than 0.5m high connected by a low bank are situated on the eastern side of the island. Surrounding the moat is a ditch of about 3m wide, an inner bank of up to 1m high, an outer of less than 0.5m high on three sides and a low bank on the western side. This is extended northwards from the north-east corner, surviving for 25m as a bank 6m wide and 0.5m tall. To the south of this enclosure are two banks flanking two ditches of similar dimensions which extend for some 60m towards the churchyard wall and continuing for a further 50m around the churchyard to the west. A further enclosure is created on the south eastern side of the site by a ditch with an outer bank measuring 0.5m and an inner measuring up to 2m.

The priory of Kirby Bellars was founded as a chantry in 1316, becoming an Augustinian priory in 1359. The priory church was a separate chapel having the same dedication as the church to the south. By 1440 the priory possessed a chapter house. The religious house was dissolved in 1534.

SOURCES

BOOKS AND JOURNALS

Thompson, A H, 'Transactions of the Leicestershire Archaeological and Hist Soc' in The Chapel of St Peter at Kirby upon Wreak, , Vol. 16, (1931), 130-212

GARDEN, MOAT AND FIVE FISHPONDS AT KIRBY BELLARS

List Entry Number: 1010304

Date first listed: 14-Mar-1952

Date of most recent amendment: 04-Sep-1992

LOCATION

County: Leicestershire

District: Melton (District Authority)

Parish: Kirby Bellars

National Grid Reference: SK 71882 17634, SK 72024 17419, SK 72173 17889

REASONS FOR DESIGNATION

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

From the 16th century to the beginning of the 18th century the setting out of formal gardens attached to high status residences became fashionable amongst the wealthier classes. Common architectural features of these landscape gardens included prospect mounds or look-out points, terraced walkways, formal vistas and tree-lined avenues and ornamental ponds. Only some 100 gardens with substantial earthworks are recorded in England. Kirby Bellars is a rare and well preserved example of a medieval moat later incorporated into a formal garden. The alterations to the site as a whole are well documented historically and reflect changing fashion in land use and social aspirations of the wealthier classes in the late medieval and post-medieval periods.

DETAILS

The monument at Kirby Bellars is divided into three separate areas and lies to the north of the Leicester-Melton Mowbray road, 3km west of Melton. It consists of a medieval moat and fishponds which were later incorporated into a 17th century formal garden. The medieval moated site is rectangular and measures 70 x 50m overall. The moat ditch measures 15m wide and 2m deep and contains a stone entrance causeway on the southern side. The formal garden earthworks, dating to the 17th century, include a series of banks, rectangular fishponds and two prospect mounds at either end of the gardens area. The earthworks to the south of the moat comprise a terraced walkway 170m long which ranges in height from 2m in the north to 1m in the south. The two prospect mounds are located at the north west corner of the moat and 200m to the south east of the moat, respectively. They are both conical in shape and flat-topped. The northern mound is 4m high, 22m in diameter at the base and 6m wide at the summit; the second mound is 3-4m high, 18m diameter at the base and about 5m wide at its summit. A fishpond measuring 65m long lies to the north-east of the moat, with a flat-topped mound 1m high and 18m across to the west of it and irregular earthworks in between. The second area lies to the west of this and comprises a series of three fishponds in a line, the longest of which is 65m long. The third area lies 150m to the north and contains a water-filled pond adjacent to the railway, marking the northern extent of the site. The moated site is known from documents to be of medieval origin. A 14th century reference describes the hall and many associated buildings as being both inside and outside the moat, traces of buildings and medieval roof tiles have been recorded from the moated area. The medieval house was replaced by the present one on a different site in the 17th century, at which time the formal garden earthworks were laid out by Sir Erasmus de la Fontaine, who held the site from 1604-1672.

SOURCES

BOOKS AND JOURNALS

Hartley, R F, *The Medieval Earthworks of North-West Leicestershire*, (1987)