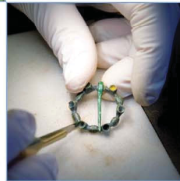
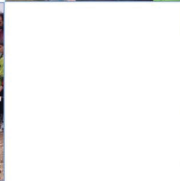
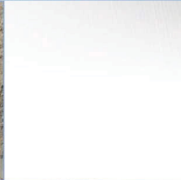
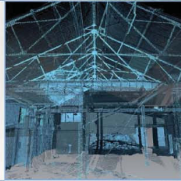
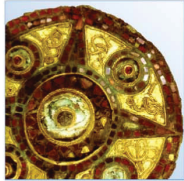


Holywell Spring Farm, Ashby-de-la-Zouch, Leicestershire: Archaeological Desk-Based Assessment

Project No: 30676

July 2011



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Archaeology
Group

ARCHAEOLOGY

HERITAGE

CONSERVATION

**Holywell, Spring Farm,
Ashby-de-la-Zouch, Leicestershire:
Archaeological Desk-Based Assessment**

On Behalf of:	CLB Ashby Ltd. c/o DPM Limited Chestnut Hill, Marchamley, Shrewsbury, Shropshire, SY4 5LE
National Grid Reference (NGR):	434901, 317484
AOC Project No:	30676
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Date of Assessment:	May 2010

This document has been prepared in accordance with AOC standard operating procedures.

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1 INTRODUCTION

1.1 Project Background

- 1.1.1 CLB Ashby Ltd. are proposing the development of land at Holywell Spring Farm, Ashby-de-la-Zouch, Leicestershire. AOC Archaeology has been commissioned by Capita Symonds, on behalf of CLB Ashby Ltd. to produce an archaeological desk-based assessment for this scheme.
- 1.1.2 The report comprises a description of the known baseline conditions; an assessment of the potential cultural heritage resource of the site and surrounding area and a determination of the likely impact of the proposed development scheme. The report includes recommendations for further works to prevent, reduce or offset negative impacts of the proposed development on any potential surviving archaeology / built heritage remains, where necessary.
- 1.1.3 The assessment was originally undertaken in May 2010. The assessment report was updated in July 2011 following comments from the Principle Planning Archaeologist at Leicestershire County Council and amendments to the proposed development scheme.
- 1.1.4 The Leicestershire and Rutland Historic Environment Record (LRHER) and the Derbyshire Historic Environment Record (DHER) are the primary sources of information concerning the current state of archaeological and architectural knowledge. Together with sources listed in Section 2.2.3 this information predominately forms the description of the archaeological baseline conditions.

1.2 Site Location & Development Summary

- 1.2.1 The proposed development site is located in the north-west of the historic market town of Ashby-de-la-Zouch, Leicestershire. The site is situated on the northern side of Burton Road centred on National Grid Reference (NGR) 434901, 317484 (Figure 1).
- 1.2.2 The site is bound to the south-west by Burton Road and to the west by residential properties fronting onto Ingles Hill and by fields adjacent to Ingles Hill Farm. Most of the eastern boundary is formed by the rear of residential properties fronting onto small residential streets and cul-de-sacs, including: Knights Close, Locksley Close, Uppingham Drive, Oakham Close and Highgate, and by the property limits of Holywell Spring bungalow, while the northern-most stretch of the eastern boundary is formed by the boundary with a factory (Figure 2). The northern limit of the site is bounded by Ivanhoe Industrial Estate and Holywell Farm.
- 1.2.3 The majority of the site is currently undeveloped, comprising agricultural fields used for both arable and pasture. The site is bisected by a footpath running east-west; Holywell Spring Farm is located in the south-east of the site; and a spring is situated at the eastern boundary. The site is discussed in more detail in Section 6.3.
- 1.2.4 While the development scheme has not yet been finalised, the proposed indicative layout comprises the redevelopment of the site to create a new residential area of mixed housing types, incorporating new areas of woodland and public recreational space (Figure 3). The scheme may require the complete demolition of the Holywell Spring Farm buildings (AOC 53). The possible retention of these existing farm buildings will be subject to viability.

1.3 Consultation

- 1.3.1 Preliminary telephone and email consultation was undertaken with Richard Clark, Senior Planning Archaeologist at Leicestershire County Council, during May 2010. Mr Clark confirmed that a 1km study radius was suitable for this area.
- 1.3.2 E-mail consultation with Helen Wells, Assistant Planning Archaeologist at Leicestershire County Council, during May 2010, confirmed that the council have not currently designated any 'Areas of Archaeological Potential/Priority' in Leicestershire, nor does the council hold any specific information on the Holy Well Spring, farmhouse or footpath. She also revealed that the site is characterised as a 'planned enclosure' in the Historic Landscape Characterisation of Leicestershire, Leicester and Rutland (2008).
- 1.3.3 Consultation with the land owner on 19th May 2010 revealed that at the Holy Well Spring, there is a crumbling brick archway at the mouth of the soil bank where the water emerges, behind which is a void of unknown depth. It was also stated that historically the spring fed taps in the town of Ashby-de-la-Zouch and that two of these taps remain; one at the bath grounds and one in the council yard. This is supported by documentary evidence (see Section 5.4.2),

2 AIMS & METHODOLOGY

2.1 Aims

2.1.1 PPS 5 emphasises that early consultation on the results of archaeological assessment and consideration of the implications of a development proposal are the key to informing reasonable planning decisions. The aim of this report is to facilitate that process.

2.1.2 The Institute for Archaeologists (IfA) has published various *Standards and Guidance* papers seeking to amplify the guidance in PPG 16 and, in accordance with IFA *Standard* definition of a desk-based assessment (IfA, rev.2008), the aims of this report are to:

- Identify and assess the known and potential archaeological resource within a specified area (site), collating existing written and graphical information and taking full account of the likely nature and extent of previous impacts on the site, in order to identify the likely character, extent, quantity and worth of that resource in a regional context as appropriate.
- To define and comment on the likely impact of works (e.g. site clearance / reduction, construction, infrastructure etc.) resulting from the proposed scheme on the surviving archaeological resource
- Devise appropriate responses, which may consist of one or more of the following:
 - The formulation of a strategy to ensure the recording, preservation and management of the resource;
 - The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised;
 - The formulation of a project design for further archaeological investigation within a programme of research.

2.1.3 In accordance with PPS 5, the desk-based assessment forms the first stage in the planning process. If the archaeological potential warrants, this may lead to evaluation by fieldwork within the defined development area.

2.2 Methodology

2.2.1 The assessment has been carried out in accordance with the Institute for Archaeologists' *Standard and Guidance for Desk-Based Assessment* (2008).

2.2.2 The assessment has been undertaken with regard to relevant statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979;
- Planning (Listed Buildings and Conservation Areas) Act, 1990:
- Planning Policy Statement 5: Planning for the Historic Environment, and:
- North West Leicestershire Local Plan.

2.2.3 A number of sources were consulted for this report, principally:

- An examination of the available topographic evidence;
- An assessment of historical and documentary evidence held at the Leicestershire Records Office;
- An historic map regression exercise looking at the cartographic evidence for the study area;
- An assessment of the Leicestershire and Rutland Historic Environment Record (LRHER) and Derbyshire Historic Environment Record (DHER) databases for archaeological sites, finds, events, monuments, listed buildings and designations;
- An assessment of relevant published and unpublished archaeological sources, including local archaeological journals;
- A site-walk over; and
- Published sources listed in Section 11.

2.2.4 In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km radius from the centre of the proposed development site was used for the purpose of this assessment.

2.2.5 Relevant cultural heritage features, identified from the sources listed above (paragraph 2.2.3), have been described and presented numerically in the Gazetteer of Cultural Heritage Features (Appendix A) and are displayed on the Cultural Heritage Features Maps (Figure 5).

2.2.6 Where identified relevant features appear within the text, the AOC number is shown in round brackets e.g. (AOC X) and can be referenced back to the details listed in the Gazetteer of Cultural Heritage Features (Appendix A).

2.3 Assessment of the Cultural Heritage Resource

2.3.1 There is currently no standard adopted statutory or government guidance for assessing impacts to the historic landscape; therefore the following methodology has been designed as an attempt at best practice in determining significance of effects.

2.3.2 The importance of a cultural heritage feature (such as an archaeological asset, a building, structure, settlement / area or park and garden etc.) is judged upon statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local character. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1 below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II* Listed Buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
REGIONAL	Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Comprises undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.
NEGLIGIBLE	Historic assets with very little or no surviving archaeological interest or historic buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.3.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely importance of that resource based on professional knowledge and judgement.
- 2.3.4 Adjustments to the above classification were occasionally made, where appropriate; for some types of finds or sites (e.g. Registered Battlefields, Conservation Areas or Historic Parks and Gardens) there is no consistent value and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement.

2.4 Impact Assessment Criteria

- 2.4.1 This assessment has identified the baseline conditions for archaeology and built heritage within the study area and potential for previous unidentified archaeological resources. The magnitude of impact upon the cultural heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive). The criteria for assessing the magnitude of impact are set out in Table 2 below.

Table 2: Criteria for Determining Magnitude of Impact

LEVEL OF MAGNITUDE	DEFINITION
ADVERSE	
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
BENEFICIAL	
NEGLIGIBLE	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known site and little long term effect on the historic value of a resource.
LOW	Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character.
MEDIUM	Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known sites would be enhanced.
HIGH	Changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.

2.4.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement as to the scale of such impacts is applied.

2.5 Limitations

- 2.5.1 It should be noted that the report has been prepared under the express instructions and solely for the use of CLB Ashby Ltd. and associated parties.
- 2.5.2 Measurements and distances referred to in the report are sourced from the interactive Multi-Agency Geographic Information for the Countryside service (www.magic.gov.uk). These measurements should be taken as approximations only and should not be used for detailed planning or design purposes.
- 2.5.3 The locations, descriptions and designations of identified cultural heritage features (for example, the National Grid References) are provided from various secondary sources (e.g. LRHER, DHER, Listed Buildings Online etc.) as presented in the Gazetteer of Cultural Heritage Features (Appendix A) or referenced in the report text. Any inaccuracies with this data lie within the source material.
- 2.5.4 All the work carried out in this report is based upon AOC Archaeology's professional knowledge and understanding of current (July 2011) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AOC Archaeology does not accept responsibility for advising CLB Ashby Ltd or any associated parties of the facts or implications of any such changes in the future.

3 PLANNING, LEGISLATIVE FRAMEWORK AND GUIDANCE

3.1 Planning Policy Statement 5: Planning for the Historic Environment

- 3.1.1 The importance of archaeology, Listed Buildings, Conservation Areas and other historic sites in the planning process was previously detailed in Planning Policy Guidance Notes 16 & 15. These documents were superseded in March 2010 by PPS 5: Planning for the Historic Environment.
- 3.1.2 PPS 5 sets out the Government's objectives for the historic environment and the rationale for its conservation. The development plan making policies in PPS 5 are a material consideration which must be taken into account in development management decisions and, where relevant, will be taken into account and for any revisions to regional spatial strategies, spatial development strategies (London) and the preparation of local development documents.
- 3.1.3 The Government's key objectives identified in the statement are:
- To deliver sustainable development by ensuring that policies and decisions concerning the historic environment:
 - Recognise that heritage assets are a non-renewable resource;
 - Take account of the wider social, cultural, economic and environmental benefits of heritage conservation; and
 - Recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
 - To conserve England's heritage assets in a manner appropriate to their significance by ensuring that:
 - Decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset;
 - Wherever possible, heritage assets are put to an appropriate and viable use that is consistent with their conservation;
 - The positive contribution of such heritage assets to local character and sense of place is recognised and valued; and
 - Consideration of the historic environment is integrated into planning policies, promoting place-shaping.
 - To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available, particularly where a heritage asset is to be lost.
- 3.1.4 Government places a priority on conserving this resource for future generations, which accords with the principles of sustainable development, and has set out tests to ensure that any damage or loss is permitted only where it is properly justified.
- 3.1.5 Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest and are worthy of consideration in planning matters, are identified in PPS 5 as 'heritage assets'. This can include standing, buried or submerged remains, buildings, parks and gardens and areas, sites and landscapes - whether designated or not and whether or not capable of designation. World Heritage Sites, scheduled monuments, listed buildings,

- protected wreck sites, registered parks and gardens, registered battlefields and conservation areas are all heritage assets.
- 3.1.6 A heritage asset holds meaning for society over and above its functional utility and it is this heritage significance that justifies a degree of protection in planning decisions. The 'heritage significance' is that which makes an otherwise ordinary place a heritage asset and is the sum of an assets architectural, historic, artistic or archaeological interest.
- 3.1.7 PPS 5 does not changes the existing legal framework for the designation of scheduled monuments, listed buildings, conservation areas, registered parks and gardens or protected wrecks whilst the basis for scheduled monument consent, listed building consent, conservation area consent or licences to deal with protected wrecks are set out in existing laws.
- 3.1.8 Existing designated heritage assets comprise:
- **World Heritage Sites** - inscribed by the UNESCO World Heritage Committee for their Outstanding Universal Value.
 - **Scheduled Monuments** - designated under the Ancient Monuments and Archaeological Areas Act 1979 by the Secretary of State for their national importance.
 - **Listed Buildings** - designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 by the Secretary of State for their special architectural or historic interest.
 - **Conservation Areas** - designated under the Planning (Listed Buildings and Conservation Areas) Act 1990, primarily by local authorities, for their special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
 - **Registered Parks and Gardens** - designated by English Heritage under the Historic Buildings and Ancient Monuments Act 1953 for their special historic interest.
 - **Registered Battlefields** - designated by English Heritage on a non-statutory basis
- 3.1.9 A full downloadable version of all PPS 5 policies can be accessed from the Communities and Local Government website at <http://www.communities.gov.uk/publications/planningandbuilding/pps5>. Further, more detailed, guidance can be found in *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*, downloadable from the same web site.
- 3.1.10 'Development Management' PPS 5 polices are considered relevant for any works which require planning permission, listed building consent or conservation area consent and are presented in Appendix C. The key principles of these policies are:
- 3.1.11 The level of detail and assessment undertaken for each heritage asset is proportionate to the importance of the heritage asset (see Policy HE6) and is designed to provide sufficient information to understand the potential impact of the proposal on the significance or cultural value of the asset.
- 3.1.12 The effect of a development on the significance of a heritage asset or its setting is a material consideration in determining the application (Policy HE8). Applications that preserve elements that make a positive contribution of the setting or better reveal the significance of an asset will be considered more favourably than those which do not; in such cases local planning authorities should '*weigh any such harm against the wider benefits of the application*' (Policy HE10).
- 3.1.13 PPS 5 sets out a presumption in favour of the conservation of designated heritage assets and this presumption is greatest for heritage of assets of greatest cultural value (Policy HE 9). Preservation of a heritage asset *in situ* is always preferable; though in some cases, preservation by record is an

acceptable, albeit less desirable, alternative. The means by which this may be achieved is outlined in policy HE12.

3.2 North West Leicestershire Local Plan (Adopted 22nd August 2002)

3.2.1 The North West Leicestershire Local Plan was adopted by North West Leicestershire District Council on 22nd August 2002. The following 'saved' policies relevant to this assessment:

POLICY E1: THE BUILT ENVIRONMENT

3.2.2 *Development will not be permitted within the Sensitive Areas, identified on the Proposals Map, which would adversely affect or diminish the present open character of such areas and the contribution they may make to the character, form and setting of settlements, the streetscene generally or the relationship with adjoining countryside.*

POLICY E10: CONSERVATION AREAS

3.2.3 *Development will not be permitted within Conservation Areas, or where it would affect the setting of such areas, which would:*

- *Be detrimental to the character or appearance of the Conservation Area in terms of:*
 - *scale, proportions and massing;*
 - *layout, grouping and setting;*
 - *detailing and materials of construction;*
- *Be detrimental to the setting of buildings which contribute positively to the character and appearance of the Conservation Area;*
- *Result in the loss of open spaces or important views within, into and out of the Conservation Area;*
- *Result in the loss of particular features which contribute positively to character and appearance of the Conservation Area, including;*
 - *Walls and other means of enclosure;*
 - *Ground surfaces;*
 - *Natural features (such as trees and hedgerows); and*
 - *Features of archaeological interest;*
- *Be detrimental to environmental quality in terms of:*
 - *Traffic generation;*
 - *Noise and other forms of environmental intrusion..*

POLICY E16: LISTED BUILDINGS

3.2.4 *Development will not be permitted which would adversely affect the setting of a Listed Building, in terms of scale, massing, form, siting, design or materials of construction.*

POLICY E17: HISTORIC BYWAYS

3.2.5 *Where a historic byway makes a positive contribution to the character or appearance of the surrounding landscape, development which would significantly diminish that contribution, or otherwise detrimentally affect the setting or amenity value of such byway will not be permitted.*

POLICY E19: ARCHAEOLOGY

- 3.2.6 *Development will not be permitted which would affect a scheduled ancient monument or other nationally important archaeological site, as shown on the Proposals Map, or subsequently recognised, or its setting or amenity value. Where known sites of county or local significance are affected, planning permission may be granted in terms which would allow preservation in situ, or, where this is impractical, by investigation and recording.*
- 3.2.7 *In areas of archaeological potential, planning permission will not be granted without proper evaluation of the archaeological implications of the proposed development.*

4 BASELINE CONDITIONS

4.1 Cultural Heritage Designations & Key Planning Considerations

- 4.1.1 The site is not located within a Conservation Area; the nearest is Ashby-de-la-Zouch Conservation Area (AOC 52) as designated by North West Leicestershire District Council, is located c. 550m to the south-east of the proposed development site.
- 4.1.2 There are no Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or World Heritage Sites within the site or 1km radius of the proposed development site (www.magic.gov.uk). The closest Scheduled Monument is Ashby Castle and associated formal garden, which is located 1.12km to the south-east of the site.
- 4.1.3 There are no Listed Buildings within the proposed development site. The closest Listed Buildings, likely to be within visual range of the development site are: The Glen (AOC 44), c. 800m to the south-west of the site and several Listed Buildings on Hill Street (AOC 42 & 43) in Ashby De La Zouch itself, c. 450m to the south-east of the site. The assessment has identified a total of 36 Listed Buildings within a 750m study radius; these are listed in the Gazetteer of Cultural Heritage Features (Appendix 1).

4.2 Topographic Setting & Geological Conditions

- 4.2.1 The market town of Ashby-de-la-Zouch is situated on the banks of the River Gilwiskaw in an extensive carboniferous region, which has been exploited for its coal, particularly in the collieries of Moira (to the south-west of the site), and for minerals and clay in Woodville and Gresley (to the west of the site (Lewis 1848). Riverside locations were attractive areas for settlement due to the utilisation of their natural resources of water and fertile alluvial soils, their use in trade and communication and as sites for settlement, ritual and industrial activity.
- 4.2.2 The site itself is has a natural spring within the boundary. The site is surrounded by the National Forest, a government initiative to link the ancient Forests of Charnwood on its Eastern fringe with Needwood Forest to its West and to regenerate the former coalfield in this region (National Forest 2008).
- 4.2.3 The current Historic Landscape Characterisation of Leicestershire, Leicester and Rutland, characterises the site area as 'Planned enclosure', which is defined as '*either small or large enclosures with a predominantly straight boundary morphology giving a geometric, planned appearance. Laid out by surveyors these field patterns are the result of later enclosure during the 18th and 19th centuries. Included in this character type are commons enclosed by Act of Parliament*' (Historic Landscape Characterisation of Leicestershire, Leicester and Rutland Map 2008)
- 4.2.4 The British Geological Survey map (Sheet 141 - Figure 4) records no artificial ground or superficial deposits within the proposed development site, however, made ground is indicated immediately outside the site boundary to the north-east, in the area of the Ivanhoe Business Park.
- 4.2.5 The superficial geology is variable across the site with some areas, including the south section and eastern limit of the site, have no superficial geology. A linear section of Head Deposits, comprising clay, silt, sand and gravels is shown in the north of the site, while Glaciofluvial Deposits, comprising sand and gravel, are indicated in the centre of the site. The bedrock geology underlying the site is shown as the Bromsgrove Sandstone Formation, comprising Sandstone and Mudstone lain down between the Anisian - Scythian Ages in the Early-Mid Triassic Period (c.248.2 - 241.7 million years ago) (British Geological Survey 2009).

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 The Prehistoric Periods (c. 500,000 BC – AD 43)

- 5.1.1 It is difficult to determine the nature and extent of human activity within the area of modern day Ashby-de-la-Zouch during the prehistoric period. The primary source of information in this area on these periods comes from findspots and ephemeral evidence which attests to a general presence and utilisation of the wider landscape, rather than specific identified sites or features.
- 5.1.2 A flint scraper (AOC 1) was recovered during fieldwalking on the line of the Ashby-de-la-Zouch Bypass, c. 550m to the north of the site. This stone tool is thought to date from sometime between the Early Neolithic period to the Late Bronze Age (4000 BC to 701 BC). Further archaeological fieldwork along the line of the bypass recovered four flint flakes and a core (AOC 50) during topsoil stripping, which have been dated to the Late Prehistoric period (4000 BC - AD 43).

5.2 The Roman Period (AD 43 – AD 410)

- 5.2.1 Nineteenth century documentary sources recall that 'a great number of Roman coins' were found in the parish of Ashby-de-la-Zouch but no further information or more accurate providence were revealed (Lewis 1848). However, such evidence may indicate that there was some level of Roman activity in the wider area.
- 5.2.2 The Leicester Way/Long Lane (AOC 2) is a possible route of a Roman road, recorded c.300m to the north-east of the site, which is thought to have led through Coalville into fields of Coleorton.
- 5.2.3 Additional evidence for Roman activity within the study area was recovered in 2001, when a scatter of Roman pottery (AOC 50) was recovered, along with material dating to other periods in the vicinity of an undated ditch feature, during the stripping of topsoil for the new Ashby-de-la-Zouch by-pass road, approximately 400m to the north of the site.

5.3 The Early Medieval (AD 410 – AD 1066) and Medieval Periods (AD 1066 – AD 1536)

- 5.3.1 The name 'Ashby' is thought to derive from Saxon origins, constructed from the Old English words 'asc' (an ash) and 'bye' meaning a habitation (Lewis 1848), so may have begun as a small settlement in or nearby an ash woodland.
- 5.3.2 The settlement of Ashby is recorded in the Domesday survey of 1086 as 'Ascebī'. By 1160 the manor was owned by Alan la Zouch, who added his family name to distinguish Ashby-de-la-Zouch from other settlements in the Midlands also known as 'Ashby'. A market (AOC 6) is recorded from the 13th century and a fair from the 15th century. The market was held in Market Street, c. 800m to the south-east of the site, which follows a typical medieval market layout with the street widening out in the centre. The extent of the historic core (AOC 5) of Ashby-de-la-Zouch is outlined on the Cultural Heritage Features Map (Figure 5).
- 5.3.3 Ashby Castle, located 1.12km to the south-east of the site, originated as a collection of 12th century manor house buildings, most likely constructed in timber, replaced with stone structures c. 1150 and was converted into a 'castle' in the 1470s. During the civil war, the castle grounds were fortified, with the gardens being incorporated into the defences, but the castle was partially destroyed at this time and the 14th / 15th century remains survive having been designated a Scheduled Monument and Grade I Listed Building. The castle continued to be partly lived in until 1724, when the castle was superseded by Ashby Place. Remains of the early post-medieval gardens and brick towers survive as earthworks to the south of the castle.

- 5.3.4 The site known as 'Tournament Field' (AOC 10), located c. 700m to the north of the site, comprises manorial earthworks of a moated site or pond with adjacent platform mound, possibly the site of a manor house. The site is associated with a considerable area of ridge and furrow and drainage ditches, and has been interpreted as a medieval manorial complex. The current name is likely to have been a 19th century title and Sir Walter Scott staged the tournament in his well-known novel 'Ivanhoe' (published in 1820) here (DHER).
- 5.3.5 Further evidence of ridge and furrow (AOC 11) has been identified from aerial photography in fields c. 850m to the north of the site and in the field adjacent Holywell Spring Farm, centered on SK 3482 1798. These earthworks represent the surviving remains of the medieval open arable field systems, although some are no longer visible.
- 5.3.6 The possible medieval deserted settlement of Woodcote (AOC 4) has been recorded near Smisby, c. 400m to the north-east of the site. It is thought that the village became depopulated in the later 15th century and no earthworks remain visible. It is presumed that Woodcote was situated in the vicinity of eight fields named 'Woodcote Close' as marked on the map of 1735, The LRHER and DHER provide different locations for this settlement; suggesting that the extent of this former medieval settlement is uncertain.
- 5.3.7 Documentary evidence indicates the presence of a medieval deer park in the area of Prestop Park (AOC 8). The present day Prestop Park House, c. 900m to the west of the site could possibly be the site of the lodge. The mapping evidence indicates that the Prestop Park estate dates to at least the 18th century as it is shown on an estate map of 1735. This map also depicts a rectangular pond to the west of the buildings and 'irregular ponds around them', interpreted as fishponds (AOC 7) (LRHER), although not confirmed that these are medieval in date.
- 5.3.8 The site of possible medieval / early post-medieval pottery kilns (AOC 3) have been suggested, c. 550m to the north-east of the site, based on the field names 'Lane Potter's Close', 'Nether Potter's Close' and 'Potter's Side Furlong' as marked on the 1735 estate map. This is a strong possibility given that natural clays were extracted from the wider landscape.
- 5.3.9 'Holy' wells or springs have often played an important role in human settlement, not just for the provision of water but also in connection with ritual or religious purposes. It has been suggested that such beliefs can be traced back to the Neolithic period, based on observations regarding the proximity of megalithic structures with wells (Rattue 1995, 8). They are also known for their perceived healing or medicinal properties, which led to the foundation of spa towns in areas with chalybeate springs (iron rich mineral springs). These qualities of 'holy wells' led to a leper hospital or 'lazar house' being founded near 'healing springs' in 1135 at Burton Lazars, Leicestershire, some 27 miles to the east of the site, while at Lubenham, approximately 32 miles to the south-east of the site, the lazarus house was sited near St Mary's Well, a chalybeate spring (Rattue 1995, 84).
- 5.3.10 At the Holy Well Spring (AOC 54) in Ashby-de-la-Zouch, at the eastern boundary of the site, there is no evidence to indicate any significant exploitation of the potential healing properties of the water, as in the above mentioned examples from elsewhere in Leicestershire; however, the place-name evidence could suggest that such beliefs may have been held at some point, hence the name 'Holy Well', which has since been given to farms and other properties in the vicinity.

5.4 The Post-Medieval (AD 1536 – AD 1900) and Modern Period (AD 1900 – Present)

- 5.4.1 The farm buildings at Holywell Farm and buildings and features associated with nearby Ingleshill Farm are shown on an Ordnance Survey drawing of 1821 – suggesting at least an early 19th century origin for these farms.
- 5.4.2 During consultation with the land owner it was stated that, historically, the Holy Well Spring (AOC 54) within the site fed taps in the town of Ashby-de-la-Zouch, and that two of these taps remain: one at the bath grounds and one in the council yard (19th May 2010, *pers. comm.*).
- 5.4.3 Contemporary documentary evidence comprising a 'Report to the General Board of Health on a preliminary enquiry into the Sewerage, Drainage, and Supply of Water, and the Sanitary Condition of the Inhabitants of the town of Ashby de la Zouch', written in 1849, reported that there was no public water supply to Ashby-de-la-Zouch at this time, only a number of wells and springs, and provides a description of the Holy Well Spring (AOC 54).

'The Holywell is the most copious of these public springs. It rises about one mile from the market-place, to the north-west, and is 50 feet altitude above the tramway at wharf yard near Rawdon-terrace. The water is very bright but hard, although under the disadvantageous circumstances in which they are placed it is very much prized by the inhabitants. The flow never varies throughout the year. Lord Hastings has a three-inch pipe to the baths, the hotel and Rawdon-terrace exclusively. Besides this, an open conduit conveys down to Calais a stream which would fill a six-inch pipe' (Lee 1849).

- 5.4.4 Following scientific testing, the report assessed that the hardness of the water was equal to '26 degrees of hardness', making it the hardest water from the Ashby-de-la-Zouch sources, and after some calculations of the extra soap (at sixpence per pound) required to compensate for the hardness of the water from the Holywell spring the author concludes:

'I was compelled to the conclusion that the Holywell spring did not comply with that important requirement in the Public Health Act, which states that the supply of water shall be "proper"' (Lee 1849).

- 5.4.5 The market continued to be an important feature of the town throughout the post-medieval period and it has been suggested that the post-medieval infilling in Market Street may be on the site of medieval booths. The Town Cross (AOC 14) stood in Market Street during the 18th century but was pulled down in 1827.
- 5.4.6 A road (AOC 12) is recorded approximately 950m to the north-east of the site leading north to Derby. This route is shown on a map of 1735, and may have earlier origins; the Derbyshire Historic Environment Record indicates that it may have been a medieval roadway.
- 5.4.7 The Historic Landscape Characterisation (HLC) report identifies the area of the site as 'planned enclosure', which is characterized as "*either small or large enclosures with a predominantly straight boundary morphology giving a geometric, planned appearance. Laid out by surveyors these field patterns are the result of later enclosure during the 18th and 19th centuries. Included in this character type are commons enclosed by Act of Parliament.*" (Historic Landscape Characterisation of Leicestershire, Leicester and Rutland Map, 2008).
- 5.4.8 The rural character of the wider area is attested by industries associated with agriculture. A windmill (AOC 13) is recorded at Annwell Place, previously known as 'Annie's Hole', c. 550m to the north-west of the site, from 1808 onwards when the postmill was known as 'Smithby'. From 1835 it was labeled

- on maps as Smithby Mill and is recorded as being blown down at sometime in 1919-20. A modern bungalow, known as Mill Farm, now occupies the site.
- 5.4.9 One of the main industries in the parish of Ashby-de-la-Zouch was coal mining, enabling the exploitation the natural resources of the surrounding landscape. The principal collieries were located at Moira, some 3.5km to the south-west of the site (Lewis 1848). White's History, Gazetteer and Directory of the Counties of Leicester and Rutland records that *'the town is encompassed by rich pastures, and in its hamlets and the surrounding parishes are extensive collieries, which are connected by tramways with the Leicester and Burton Railway, which has a handsome station on the south side of the town, near the Ivanhoe Baths.'* (White 1877). This was a branchline of the Midland Railway, which opened in March 1849, to connect the town with the wider national rail network facilitating transport of mined raw materials across the country.
- 5.4.10 The Midland Railway was created in 1844 from the MCR, Birmingham & Derby Junction Railway and the North Midland Railway. The Leicester & Burton Branch line (AOC 45), located c. 850m to the south of the site, was an extension to the Leicester & Swannington line, built in the 1840s to connect Leicester with Burton. The Ashby to Derby line (AOC 46), c. 600m to the east of the site, opened in 1874, replacing the Coleorton Railway, which ceased working during 1860 and became a siding for the Ashby to Derby line.
- 5.4.11 The Ashby Canal, cut under an Act passed in 1794, is located some 3 miles to the west of the town, and led southwards to join the Coventry Canal (White 1877). This would also have been used to transport coal, clay and minerals extracted from the land, which is perhaps the reason why it is situated close to Moira, rather than Ashby-de-la-Zouch itself.
- 5.4.12 A tramline ran past the southern boundary of the site, along what is now Burton Road, shown as 'Burton and Ashby Light Railway Line' on the Ordnance Survey map of 1925 (Section 6, below). This line was a narrow gauge electric "inter-urban" tramway with open-topped cars clad in the Midland Railway livery, crimson lake and white with gold lining, with their coat of arms on the side panels constructed in 1906. By 1918 the line was losing money due to competition from buses and the line closed in February 1927 (DHER; LRHER).
- 5.4.13 The Ivanhoe baths were built in 1822. The water for the spa was brought from Moira by canal and rail, and kept in an underground reservoir with a capacity to fill 2,000 baths. By the later 19th century the baths went into decline and were closed in the 1870s. The unsafe central dome was removed in 1883 but in just four years later, for the Golden Jubilee, the baths were restored with modern features such as a 'needle-bath' and 'ascending and descending douches'. The baths proved unpopular and were sold off in the 1920s, after which the building was put to a number of uses including a garage, badminton courts and stores. The baths were finally demolished in 1962.

6 ADDITIONAL ARCHAEOLOGICAL AND HISTORICAL RESEARCH

6.1 Historic Map Regression

- 6.1.1 The earliest available cartographic evidence clearly detailing the development site dates to the 18th century with Ordnance Survey maps providing detailed cartography from the mid-late 19th century onwards. Relevant maps for the development site contribute to an understanding of land use and urban growth, providing indicators of what might be located subsurface. The following maps are referenced for the detail and information they provide on the development site.

'Parts of the Lands in the Manor and Parish of Ashby de la Zouche continued, together with those in the Manor of Over-Seal and Parish of Seal in the County of Leicester', by W. Gardiner 1735 (Figure 6)

- 6.1.2 The earliest available cartographic evidence showing the area of the site is Gardiner's map, dated 1735. The map shows no built development within the site at this time.
- 6.1.3 The exact location of features is unlikely to be as accurate as later maps located on a grid system (as with the later Ordnance Survey mapping), however, from this map it is possible to identify the northern hedgerow boundary, which appears to be tree-lined and the hedgerow which runs adjacent to the footpath, through the centre of the site (north-west to south-east).
- 6.1.4 Part of the footpath in the centre of the site is shown as 'common land', indicating that the Right of Way may have a historic (though not necessarily continuous) origin. It also appears that the track at the western boundary (aligned north-south) may also follow the line of a historic trackway, shown as a narrow strip of land marked '*Gate Land*'. Parts of Burton Road appear to have been in existence at this time, as indicated by a track leading through a plot of land, to the south of the site, marked 'Burton Road Furlong'.
- 6.1.5 The northern half of the site is divided into strip fields of separate ownership, collectively labelled '*Coppice Side Furlong*', referring to the area of coppice wood adjacent to the northern boundary of the site. The eastern area of the site falls within '*Holly Well Close*'. Although the spring itself is not marked, the field name may be an indication that a well or spring may already have existed in this area.

Ordnance Survey Map of 1883-4, 1:2,500 Scale (Figure 7)

- 6.1.6 The earliest available Ordnance Survey map showing the area of the site dates to 1883-4.
- 6.1.7 The majority of the site is undeveloped and is divided into fields. Some of the boundaries enclosing the fields are indicated as tree-lined. The site is roughly divided in half by a footpath which bisects the site north-west to south-east. This footpath extends beyond the site to Ingle's Hill to the north-west, and into Ashby-de-la-Zouch to the south-east.
- 6.1.8 The southern half of the site is divided into four large fields and three smaller fields in the east. At the south-western corner of the site a small square is delineated, which may indicate a pond or enclosure.
- 6.1.9 The southern boundary of the site is defined by a road aligned north-west to south-east (Burton Road) and the northern end of this road is marked 'Ingle's Hill'. From this road, at the southern corner of the site, a track leads northwards, parallel with the eastern boundary. This track leads to a farm in the south-eastern field and then continues to meet the central footpath.

- 6.1.10 The farm (now Holywell Spring Farm) is located at the northern boundary of the south-eastern field. At this time the map shows a small cluster of buildings and, although it is not clear due to a lack of detail, this most likely comprises a farmhouse, outbuildings and yards.
- 6.1.11 At the eastern limit of the site, between two of the smaller fields, the 'Holy Well' is marked and this feature, along with the spring, is surrounded by trees. The course of the spring runs south along the eastern boundary before turning through 90 degrees and passing across the eastern boundary and beyond the site towards Ashby-de-la-Zouch.
- 6.1.12 The northern half of the site is divided into three large fields and two smaller fields in the east. In the north-east corner is a small curvilinear feature which may represent a pond.

Ordnance Survey Map of 1885-6, 1:10,560 Scale (Figure 7)

- 6.1.13 The smaller scale map provides an overview of the wider area. The majority of the surrounding area to the north, east and west is primarily occupied by fields, interspersed with farmsteads and large houses dotted in the landscape. To the north-west of the site is a farm named 'Holywell Farm'.
- 6.1.14 The town of Ashby-de-la-Zouch is shown to the south-east of the site and the Ashby and Breedon Branch of the railway line leads north out of the town, to the east of the site.

Ordnance Survey Map of 1901-3, 1:2,500 Scale (Figure 8)

- 6.1.15 The next available map showing the site was published between 1901 and 1903 and shows no discernable changes within the site boundary.

Ordnance Survey Map of 1902-4, 1:10,560 Scale (Figure 8)

- 6.1.16 The smaller scale map shows that the surrounding area remains predominantly rural with the exception of the town of Ashby-de-la-Zouch to the south-east.

Ordnance Survey Map of 1923, 1:2,500 Scale (Figure 9)

- 6.1.17 By 1923, there appears to have been some extensions / additions to the cluster of farm buildings in the south-eastern field. A small rectangular outhouse has been constructed a little way to the west of the main buildings.
- 6.1.18 The remainder of the site appears unchanged from the previous map of 1901-3.
- 6.1.19 Outside the site, a building has been constructed to the south of the site, adjacent to the boundary of the south-eastern access road part of the site.

Ordnance Survey Map of 1925, 1:10,560 Scale (Figure 9)

- 6.1.20 The smaller scale map continues to show little change to the overall character of the surrounding landscape. The Burton and Ashby Light Railway line is shown running along the course of the road at the southern boundary of the site (Burton Road). A row of houses have been constructed fronting onto Ingles Hill (Burton Road), adjacent to the western site boundary.
- 6.1.21 The feature shown in the north-eastern corner of the site on the previous map of 1902-4 now appears to indicate a small building/s has been constructed in this corner of the site, although the scale of the map does not provide enough detail to confirm this.

Ordnance Survey Map of 1955, 1:10,000 Scale (Figure 10)

- 6.1.22 The next available map is the small scale map published in 1955; no corresponding large scale map showing the site area was available.

- 6.1.23 This map shows no major changes within the site boundary, although it appears that an additional building may have been constructed at the farm.
- 6.1.24 In the wider area, the map shows that development is spreading to the north and west of Ashby De La Zouch in the form of residential housing in-filling previously undeveloped land between roads. To the south of the site, on southern side of the road (Burton Road) a residential estate has been laid out along small new roads.

Ordnance Survey Map of 1972, 1:2,500 Scale (Figure 11)

- 6.1.25 There is a considerable gap in the available cartographic mapping for this area after 1923. The next available map showing the whole site at a detailed scale was published in 1972.
- 6.1.26 By this time, the farm has been expanded and is now named 'Holywell Farm'. There are now several large buildings, most likely barns and some smaller outbuildings, probably sheds of some kind. It is possible that the earlier farm buildings have been incorporated into this larger cluster, particularly the farmhouse since the shape of the footprint suggests that it may have been extended.
- 6.1.27 The spring is still shown at the eastern boundary surrounded by trees and a 'hydraulic ram' is now marked. To the south of the spring, outside the site boundary, 'Holywell Bungalow' has been constructed to the east of the site.
- 6.1.28 No further changes are indicated within the site boundary.
- 6.1.29 To the east of the site, outside the boundary, Marlborough Way has been partially laid out (shown as a dotted line) and a number of houses have already been constructed along the street

Ordnance Survey Map of 1978-85, 1:2,500 Scale (Figure 12)

- 6.1.30 The majority of the area within the site boundary shows no change from the previous map, however, a track has been laid out leading north-west from the Holywell Spring Farm into an enclosure / small field in the centre of the site (identified as a storage area during site visit) and then leading north-east along the central field boundary in the northern half of the site. Another track has been laid out at the western boundary in the north of the site.
- 6.1.31 A pond has been added to the south of the farm. The farmhouse itself is marked with road number 112. There have been some extensions to the outbuildings / barns within the farm and a silo is marked.
- 6.1.32 At the eastern boundary, the spring is shown as having a sluice. The central footpath is not shown on the 1985 section of the map.
- 6.1.33 Beyond the eastern boundary, the residential area previously shown on the map of 1972 has been further developed, and a number of the streets have been laid out including Uppingham Drive, Saxon Way and Oakham Grove.

Ordnance Survey Map of 1993-94, 1:2,500 Scale (Figure 13)

- 6.1.34 There have been very few discernable changes within the site boundary; these are limited to the farm outbuildings, which have been subject to further extension since the previous map.
- 6.1.35 To the south of the site, adjacent to the southern boundary, the 'Beeches' public house has been built. To the east of the site, residential properties now line the eastern boundary.

Ordnance Survey Map of 2010, 1:10,000 Scale (Figure 14)

- 6.1.36 The scale of this map makes it difficult to discern individual changes to structures, such as the farmhouse and outbuildings; however by 2010, the site is shown as it appears currently.

6.2 Aerial Photography

- 6.2.1 A search of aerial photographic sources held at the National Monuments Record was undertaken on 18th May 2010. A total of 23 photographs taken between 1948 and 1999 were studied to establish whether any archaeological features could be identified within the site boundary. No archaeological features (e.g. cropmarks, earthworks etc.) were visible within the site.
- 6.2.2 A brief assessment of aerial photographic evidence held by Leicestershire County Council (LCC) was undertaken by Richard Clark (LCC Principle Archaeologist) in March 2011. Mr. Clark identified the following potential cropmarks within and within the immediate vicinity of the site:

Within the site:

- Cropmark of former quarry, centered on SK 3479 1765
- Faint linear cropmark running c. NE-SW, centered on SK 3471 1768
- Faint linear cropmark running NW-SE, centered on SK 3487 1770
- Ridge and Furrow in field adjacent Holywell Spring Farm, centered on SK 3482 1798

Cropmarks outside the site:

- Branching linear cropmarks running approx NNE-S, centered on SK 3420 1784
- Parallel linear cropmark running WNW – ESE, centered approx. on SK 3447 1793
- Sinuous linear cropmark running approx. NE – SW, centered on SK 3417 1845

6.3 Previous Archaeological and Geotechnical Site Investigations

- 6.3.1 The assessment found no previous archaeological investigations within the site, and no geotechnical investigations have been undertaken.

Archaeological Watching Brief during Topsoil Stripping, 2001

- 6.3.2 A programme of archaeological control and supervision was undertaken during topsoil stripping for the Ashby by-pass in June 2001 (ULAS 2001) approximately 400m to the north of the site. These works were located in two fields adjacent to the by-pass; Area 1 directly to the north of the road and Area 2 south directly to the south.
- 6.3.3 The topsoil across the site comprised a dark grey-brown loamy clay to a depth of between 0.10m-0.15m. This overlay a dark brown clayey sand subsoil with a depth of between 0.15m-0.20m.
- 6.3.4 Area 1 was disturbed by modern field drains. A ditch was recorded, yielding no dating material, but was possibly associated with a field boundary further north. Two flint flakes were recovered from this area.
- 6.3.5 No archaeological features were recorded in Area 2, although two flint flakes and a core fragment were recovered.
- 6.3.6 A scatter of Roman, medieval and modern pottery was recorded across the entire site. This has been interpreted as the result of manuring, reflecting the agricultural character of the area.

6.4 Site Walkover

- 6.4.1 A visit of the site was conducted on 19th May 2010 to gain a greater understanding of existing land use and the potential for archaeological and built heritage constraints within the area of the site and surrounding landscape. A record of this visit was produced using paper notes and a photographic record presented in Appendix B.

South of the site

- 6.4.2 The site is located on the northern side of Burton Road, and is accessed by a tree-lined tarmac track leading into the yard of Holywell Farm. To the east of the track is a field divided by an electric fence into two smaller rectilinear fields, to the south of the farm, which are currently under pasture and used for horse-riding / jumping. Beyond this are two larger fields separated by a hedgerow and sloping to the south, also currently under pasture. The first of these is currently grazing cattle.
- 6.4.3 To the north of this field, in the centre of the site is a storage area with hardcore surface, currently housing farm machinery and straw (?) under tarpaulin. Either side of this area are two raised banks, which provide shelter for the storage area. Some building debris (e.g. tarmac and concrete fragments) was noted in this vicinity, this may have derived from a previous structure of some kind or may have been laid as hardcore to stabilise the track.
- 6.4.4 The farm buildings are clustered in the south-east of the site. The farmhouse and outbuildings are described below (Section 6.5).

Holy Well Spring

- 6.4.5 The Holy Well Spring is located to the north-east of the farmhouse and is surrounded by steep sided banks on either side covered with dense vegetation. The source of the spring was inaccessible and it was not possible to gain a detailed view of the structure at its northern terminus, however the land owner stated that there is a crumbling brick archway at the mouth of the soil bank where the water emerges, behind which is a void of unknown depth (19th May 2010, *pers. comm.*).
- 6.4.6 In the spring is a hydraulic pump, which uses the water pressure of the spring to pump water around the farm to the cattle troughs etc. It was also stated that historically, the spring fed taps in the town of Ashby-de-la-Zouch, which is supported by documentary evidence (see Section 5.4.2), and that two of these taps remain: one at the bath grounds and one in the council yard (19th May 2010, *pers. comm.*).
- 6.4.7 The fields either side of the Holy Well Spring are currently under pasture. Undulations were noted in both fields which could relate to earthworks, though this was difficult to interpret due to the high grass in the eastern field. Piles of stone, probably clearance rubble from fields and / or old structures, had been dumped, creating a raised mound, in the south of the western field which had been divided up by temporary electric fences.

Footpath in centre of the site

- 6.4.8 The site is bisected by a public footpath running north-west to south-east. At the western limit of the site, the route enters the site as a footpath accessed by a stile, leading onto a dirt / gravel farm track across the centre of the site towards the storage area. The track splits, with the right fork leading down to the farm while the footpath continues along the field boundary into the field in the east of the site; eventually exiting at the eastern boundary between two residential properties on Oakham Grove. This is footpath 'O76' as recorded as a Right of Way by Leicestershire County Council (Leicester County Council 2010).

- 6.4.9 The farm track across the centre of the site is a gravel and dirt track with grass growing down the centre and stone, occasional brick, tile and other rubble used in places to consolidate the ground surface. A hedgerow runs along the south side of the track with a fence demarking the extent of the field on the north. At the western end of the public footpath (where it leaves the site) the farm track curves north-wards, providing vehicular access from the storage area in the centre of the site to the fields in the north-west and north-east of the site.

North of the site

- 6.4.10 The topography of the northern half of the site rises from the south-east to a crest running roughly north / north-west across the field on the northern side of the farm track, before sloping down towards the north / north-east about a third of the way across the field and continuing a gentle slope down across north-eastern field. The field north of the farm track / footpath in the east of the site is further to the south of this crest and gently slopes to the south / south-east towards the Holy Well Spring.
- 6.4.11 All bar two of the boundaries of the northern field's area defined by established hedgerow, most with shallow drainage ditches on the interior edges; the exception being the western and southern extent of the large field on the north of the farm track, which is defined by a barbed wire fence. The original boundaries are likely to have been the hedgerows on the southern and western edges of the farm track, suggesting the track is a latter addition to the laying out of the boundaries.
- 6.4.12 The north-western, north-eastern and the large field to the north of the farm track appear to have been ploughed relatively recently (within last few years) and no mounds or undulations were noted which were thought to relate to possible features. In the north-eastern field, a single sherd of glazed pottery dating to the later post-medieval period was recovered during the site visit.

6.5 Built Heritage: Site Description

- 6.5.1 The buildings that comprise the older parts of Holywell Spring Farm consist of a farmhouse in the north-east of the farmyard, a pair of stable-like buildings immediately to its south and a grain store. The other buildings on site are of modern date and are open sided cart-sheds and girder built livestock sheds. The older buildings form two sides of a courtyard.

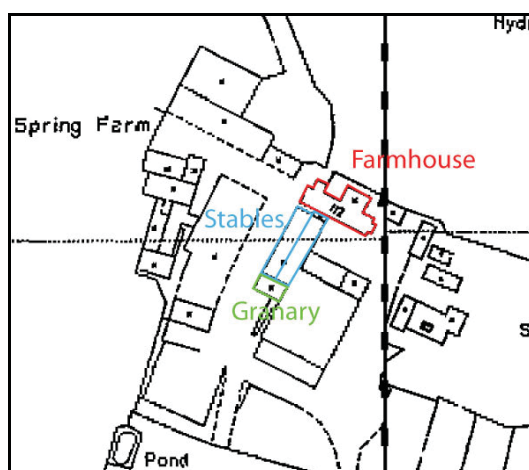


Plate A: Plan of older structural elements of the Holywell Farm (AOC 53)

- 6.5.2 The farmhouse is a two-storey brick building which has been rendered on its south side and east end. The roof is slate with a gable at each end. A modern extension has been added to the north

side and a second extension to the west end. From external inspection, the original form of the building appears to be most visible on the south side: a central porch is flanked by two casement windows, and there are also two casements of the first floor, directly above, giving a regular, uniform aspect. The windows have shallow arched brick lintels, typical of a mid 19th century date. The first floor windows have a wooden hood which extends down the sides with ogee carving. A dentil courses at eaves level is also a clue to the building's 19th century date. There are three chimneystacks in the building: one in the centre and one at each end.



Plate B: South face, the Farmhouse

- 6.5.3 The eastern end of the farmhouse is largely blank. One small window has an arched lintel. This may be a modern addition. The north face of the farmhouse is dominated by the modern extension, and the west end extension is unrendered, this shows 'Crittall' windows with concrete lintels, and clearly post-dates 1920. Access to the interior of the farmhouse was not possible to determine the presence of original fixtures or fittings.
- 6.5.4 The pair of stable-like buildings are single storey pitched roof structures at the western side of the farm courtyard. They are constructed side-by side, and are probably of different dates: that to the east abuts the farmhouse, the other does not. Internal access was not possible during the site visit, but these are clearly of 19th century date to judge by the style and fabric of the bricks forming the walls. The eastern block is painted white as it faces the courtyard, and has a casement window to the south, a sliding door accessing the southern end of the building, a pair of double doors providing access to the northern end, and a pedestrian door to the north window to the south. Additional light is provided by window panels in the slate roof.



Plate C: Eastern block

- 6.5.5 The western of these two buildings has a plain brick exterior, it has an access in the northern end, facing the farmhouse, and has a plain brick exterior wall with no openings nor evidence for former openings such as blocked windows or doors. Light is provided by roof panels. This may have once been a stable block, its doors opening eastwards, but its function altered by the addition of a second block eastwards.



Plate D: Eastern block and grain store

- 6.5.6 At the southern end of this block is a two-storey building with a pitched roof and gable ends, also of brick. There is a pair of blocked doorways on the first floor which indicate loading bays and presumably would have had hoists for raising and lowering goods. This is presumably a store for farm produce e.g. hay for wintering livestock, or grain for baking or brewing. The presence of internal fittings may prove the function of this building. Ground floor access is on the west side, not from the courtyard, although the east side could not be accessed during the site visit. There is a blocked door and a new window on the ground floor south wall, and a first floor window.



Plate E: South end of grain store

6.6 Hedgerow Assessment

- 6.6.1 The available historic mapping has been assessed in order to identify any evidence for the nature of the hedgerows within the site. Readily available historical sources and documentation held at Leicestershire Records Office were examined in an attempt to identify any references to boundaries, hedgerows or land management within the site.
- 6.6.2 The assessment found no evidence to suggest that existing hedgerows within the site mark the boundaries of any known historic parishes or the boundaries of any known pre-1600 AD estate or manor or buildings / other feature of such an estate or manor.
- 6.6.3 The Historic Environments Record data has identified no archaeological features associated with or incorporated into the existing hedgerows and across the majority of the site the hedgerows are not wholly or partially located within any archaeological sites or on land adjacent to and associated with such a site.
- 6.6.4 The current Historic Landscape Characterisation of Leicestershire, Leicester and Rutland, characterises the site area as 'Planned enclosure', which is defined as '*either small or large enclosures with a predominantly straight boundary morphology giving a geometric, planned appearance. Laid out by surveyors these field patterns are the result of later enclosure during the 18th and 19th centuries. Included in this character type are commons enclosed by Act of Parliament*' (Historic Landscape Characterisation of Leicestershire, Leicester and Rutland Map 2008). This characterisation would indicate that the majority of boundaries within the site are likely to date to the 18th and 19th centuries, when the land was enclosed under the Enclosure Act which in Ashby-de-la-Zouch was passed in 1768 and 1800 (Leicester Records Office, *pers. comm.*).
- 6.6.5 However, the assessment has identified that a hedgerow running east to west through the centre of the site is shown on mapping dating to 1735. This map also shows a hedgerow at the eastern boundary in the field to the east of the Holy Well Spring and another hedgerow defining the northern edge of the site. The location of these hedgerows corresponds to the location of current hedgerows extant in these areas of the site, which may indicate a historical origin for these hedgerows. A hedgerow is also shown aligned north-south to the west of the Holy Well Spring on the 1735 mapping, which is no longer present.
- 6.6.6 There was no readily available evidence held at Leicestershire Record Office to suggest any of the other existing hedgerows were an integral part of a field system pre-dating the Enclosure Acts of 1768 / 1800.
- 6.6.7 The hedgerows shown on the 1735 map may relate to some hedgerows of pre-enclosure date, although this cannot be confirmed without more in-depth archival research. Currently there is little evidence to suggest a substantially complete pre-enclosure field system surviving within the site or any of the exiting hedgerows relating to buildings or other feature associated with such a system.

7 ASSESSMENT OF EVIDENCE

7.1 Identified Cultural Heritage Features

- 7.1.1 No known below ground cultural heritage features have been previously recorded *within* the bounds of the proposed development site; although several cropmarks within the site boundaries suggest possible features (see Section 6.2).
- 7.1.2 Based on cartographic evidence and observations during the site visit, this assessment has identified built heritage features, which are likely to be considered of Local Importance, at most, comprising:
- Earlier structural elements of post-medieval Holy Well farmhouse (AOC 53);
 - Holy Well Spring and associated structures (AOC 54).

7.2 Past Impacts Within the Site Boundary

- 7.2.1 The available evidence has been assessed in an attempt to determine the nature and extent of any previous impacts upon any below ground archaeological deposits that may survive within the bounds of the proposed development site.
- 7.2.2 The cartographic evidence shows that the majority of the site area, particularly the northern half and south-western quadrant, has remained undeveloped throughout the later 19th and 20th centuries. Therefore, it is considered that the past impact is likely to have been of Low Magnitude, dependant upon the depth and intensity of ploughing.
- 7.2.3 The exception to this is the area of the farm in the south-east of the site, which has been subject to development from at least the later nineteenth century onwards. These buildings primarily comprise animal barns and brick outbuildings, which are likely to have relatively shallow foundations. Possible landscaping and other groundworks, (e.g. services, drainage etc.) would also have constituted a degree of impact. Therefore, are unlikely to have had a Low-Medium Impact upon any potentially surviving earlier remains.
- 7.2.4 Some of the earlier structural features of the farmhouse and outbuildings are considered to be of archaeological / historical interest and may have been of earlier origin or comprised earlier elements, such as those shown on the first edition Ordnance Survey Map of 1883-4.
- 7.2.5 The nature of past impact is therefore considered to vary from a Low to Medium magnitude across the site, with the highest magnitude likely to be in the south-eastern area, particularly within the footprint of the current farm buildings.

7.3 Assessment of Archaeological Potential

- 7.3.1 The nature of past impacts across the proposed development site indicate that archaeological evidence, whilst possibly impacted and truncated in the south-eastern area, has a potential to survive to a reasonable extent. Based upon the archaeological and historical evidence from the site and surrounding 1km study area, the following is surmised:
- 7.3.2 There is considered to be a Low Potential for archaeological evidence of *significant* human activity dating to the prehistoric and Roman periods. Evidence for prehistoric and Roman remains within the site and study area have been limited to residual findspots, which indicate that the area may have been inhabited and actively utilised during this period, and there remains a potential for the recovery of ephemeral evidence (e.g. pot sherds etc.), which are unlikely to be considered significant due to a

lack of contextual data; however there is no evidence to suggest significant activity (settlement, industrial, ritual etc.) within or within the vicinity of the proposed development site at this time. Such remains are likely to be considered of Local Importance.

- 7.3.3 The town of Ashby-de-la-Zouch has been subject to settlement from at least the 11th century onwards, being first mentioned in the Domesday survey of 1086. The place name derivation from Old English would appear to indicate Saxon origins for the town. The site itself is located outside the medieval core of settlement of Ashby-de-la-Zouch (AOC 5) and presumed location of the deserted medieval village of Woodcote (AOC 4). Based on the available evidence it appears that the area of the site was situated in the agricultural hinterlands of these settlements. Any potentially surviving archaeological remains are, therefore, likely to relate to agricultural features such as fields systems, boundaries and drainage ditches, and may include residual findspots (e.g. pottery sherds, etc.). Such remains are likely to be considered of Local Importance.
- 7.3.4 Cartographic evidence indicates that the area of the site has been occupied by agricultural land since at least the eighteenth century, and the Historic Landscape Characterisation report has identified this area as within an area of land enclosed during the 18th and 19th centuries. Therefore, the archaeological potential for the recovery of below ground archaeological remains of post-medieval activity is considered to be Low- Medium. Such remains, if present, are likely to comprise agricultural evidence such as field boundaries, drains and residual, reflecting the rural character of the site. Evidence of this nature is likely to be considered to be of Local Importance

7.4 Significance of Built Heritage

- 7.4.1 The unlisted farmhouse appears to have at its core an early to mid-19th century group of buildings arranged around a courtyard. The farm is identified on the 1821 Ordnance Survey drawing, suggesting an origin in at least the early 19th century. Whilst the main farmhouse has been extended and the other 19th century buildings altered by the blocking up of windows and doorways, it seems likely that some internal fixtures and fittings may still survive.
- 7.4.2. The farm and attendant buildings have not been considered significant enough to merit a Listed status. However, the presence of these farmstead buildings is evidence for an increase in farming needs during the 19th century in this precise location. The farm is not marked on maps of the 18th century, yet by the time of the first edition Ordnance Survey, is a courtyard farm with outbuildings. The growth of the farm in the post-war period may represent greater livestock, or a change to dairy farming.
- 7.4.3 The farm buildings are of reasonable quality and are seemingly well built structures which are functional with few architectural details. These structures are good examples of a small local farmstead but are not particularly rare. However, as short-lived small farms become less common as development occurs, these will become rarer.

8 DEVELOPMENT PROPOSAL & ASSESSMENT OF IMPACTS

8.1 Development Proposal

- 8.1.1 At the time of writing the full development scheme has not yet been finalised.
- 8.1.2 The proposed indicative layout comprises the redevelopment of the site to create a new residential area for 400 dwellings of mixed housing types, incorporating new areas of woodland and public recreational space. The construction of a primary school and a carehome are also being considered.
- 8.1.3 The scheme may require the complete demolition of the Holywell Spring Farm buildings (AOC 53). The possible retention of these existing farm buildings will be subject to viability.
- 8.1.4 The proposed scheme includes the retention of existing hedgerows and footpath (Public Right of Way), and proposes the planting of new trees to reduce the visual impact of the development.
- 8.1.5 The north-western quadrant of the site will remain undeveloped as a large area of green open space.
- 8.1.6 The Holy Well Spring (AOC 54) is to be retained within a new public park area.
- 8.1.7 At the time of writing the full nature and extent of groundworks required for the proposed development are not finalised.

8.2 Impacts of Proposed Development

- 8.2.1 An archaeological resource can be affected by development in a number of ways: the removal of material during works; the destruction to sensitive deposits caused by heavy plant; and the alteration of stable ground conditions that may lead to degradation of the quality and survival of archaeological remains.
- 8.2.2 Equally, the built heritage can be affected by development, typically in the form of possible demolition or loss of part of a structure or its grounds; increased visual intrusion; effects from noise or vibration; changes in the original landscape; severance from linked features (gardens or outbuildings etc.); or through the loss of an amenity.
- 8.2.3 At the time of writing the full nature and extent of groundworks required for the proposed development are not finalised. Nor have there been any geotechnical investigations to confirm ground conditions (e.g. depth of made ground) within the site. Therefore, the precise magnitude of impact of the proposed development works cannot be stated.
- 8.2.4 However, in the areas proposed for residential development, there may be some degree of impact to any potentially surviving archaeological deposits as a result of ground reductions / truncations for foundations and below ground services and drainage.
- 8.2.5 The demolition of the Holywell Farm buildings (if undertaken), in the south-east of the site is likely to constitute a High Magnitude of Impact, based on the criteria outlined in Table 2 (Section 2.4). The farm buildings have been considered to be of Local Importance.
- 8.2.6 The Holy Well Spring (AOC 54), is known to have been provided water to the town during the first half of the 19th century (Lee 1849) and field name evidence (*'Holly Well Close'*) suggests the existence of a well feature in this area during the earlier 18th century (Section 6.1.5). The proposed development includes the retention of this feature, however, there will be a change to the setting. Based on the criteria outlined in Table 2, this is likely to constitute a Low Magnitude of Impact, and since the Holy Well Spring is considered to be of Local Importance, this would result in a Minor Adverse Effect.

9 RECOMMENDATIONS FOR FURTHER WORK AND / OR MITIGATION

9.1 Further Works / Mitigations Recommendations

- 9.1.1 AOC Archaeology recommends a programme of archaeological evaluation be undertaken within the areas proposed for residential development to establish the nature, depth and survival of any potentially surviving archaeological deposits.
- 9.1.2 This programme of archaeological evaluation could be complimented by the archaeological monitoring of any future geotechnical trial pitting and review of borehole logs.
- 9.1.3 Prior to the evaluation works, the principle planning Archaeologist at Leicestershire County Council has indicated a programme of geophysical survey over the area of proposed development works. Such a survey could aid in the targeting of the evaluation works.
- 9.1.4 This programme of evaluation works will identify and record the nature and extent of the archaeological deposits and can be used to inform on a programme archaeological mitigation, such as archaeological watching brief or excavation, if the results indicate this is necessary.
- 9.1.5 AOC Archaeology further recommends that a programme of Historic Building Recording be undertaken on the pre-1900 Holywell Spring Farm buildings (AOC 53). This should comprise at least a Level 2 Building Record (English Heritage 2006) to record the older parts of the farmhouse and outbuildings prior to demolition. Level 2 Historic Building Recording comprises a descriptive record made of a building, which will provide a basic written (with scaled plans) and general external / internal photographic record of the building's development and use.
- 9.1.6 The Principal Planning Archaeologist at Leicestershire County Council has stated that the standing buildings are of interest and indicated that their retention would be preferable. The proposed design scheme masterplan has been re-evaluated based upon these comments and it is stated that the buildings could retained subject to viability. No final design decision as yet been made. If the buildings are to be demolished, the level 2 building recording would mitigate this loss through preservation in record.

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10.2 Cartographic Sources

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- Ordnance Survey Map of 1885-6, 1:10,560 Scale (Envirocheck Landmark, 2010)
- Ordnance Survey Map of 1901-3, 1:2,500 Scale (Envirocheck Landmark, 2010)
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- Ordnance Survey Map of 1923, 1:2,500 Scale (Envirocheck Landmark, 2010)
- Ordnance Survey Map of 1925, 1:10,560 Scale (Envirocheck Landmark, 2010)
- Ordnance Survey Map of 1955, 1:10,560 Scale (Envirocheck Landmark, 2010)
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- British Geographical Survey Map Sheet 141 (Envirocheck Landmark, 2010)
- Historic Landscape Characterisation of Leicestershire, Leicester and Rutland Map (Leicestershire County Council, 2008)

10.3 Electronic Resources

- Archaeology Data Service: <http://ads.ahds.ac.uk/>
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- Listed Buildings Online: <http://lbonline.english-heritage.org.uk>
- Multi-Agency Geographic Information for the Countryside: www.magic.gov.uk (accessed 5th May 2010)
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10.4 Consultation

- Telephone and email consultation with Mr. Richard Clark, Senior Planning Archaeologist for Leicestershire County Council on 5th May 2010.
- Email consultation with Helen Wells Assistant Planning Archaeologist for Leicestershire County Council during May 2010.
- In person consultation with land owner on 19th May 2010.

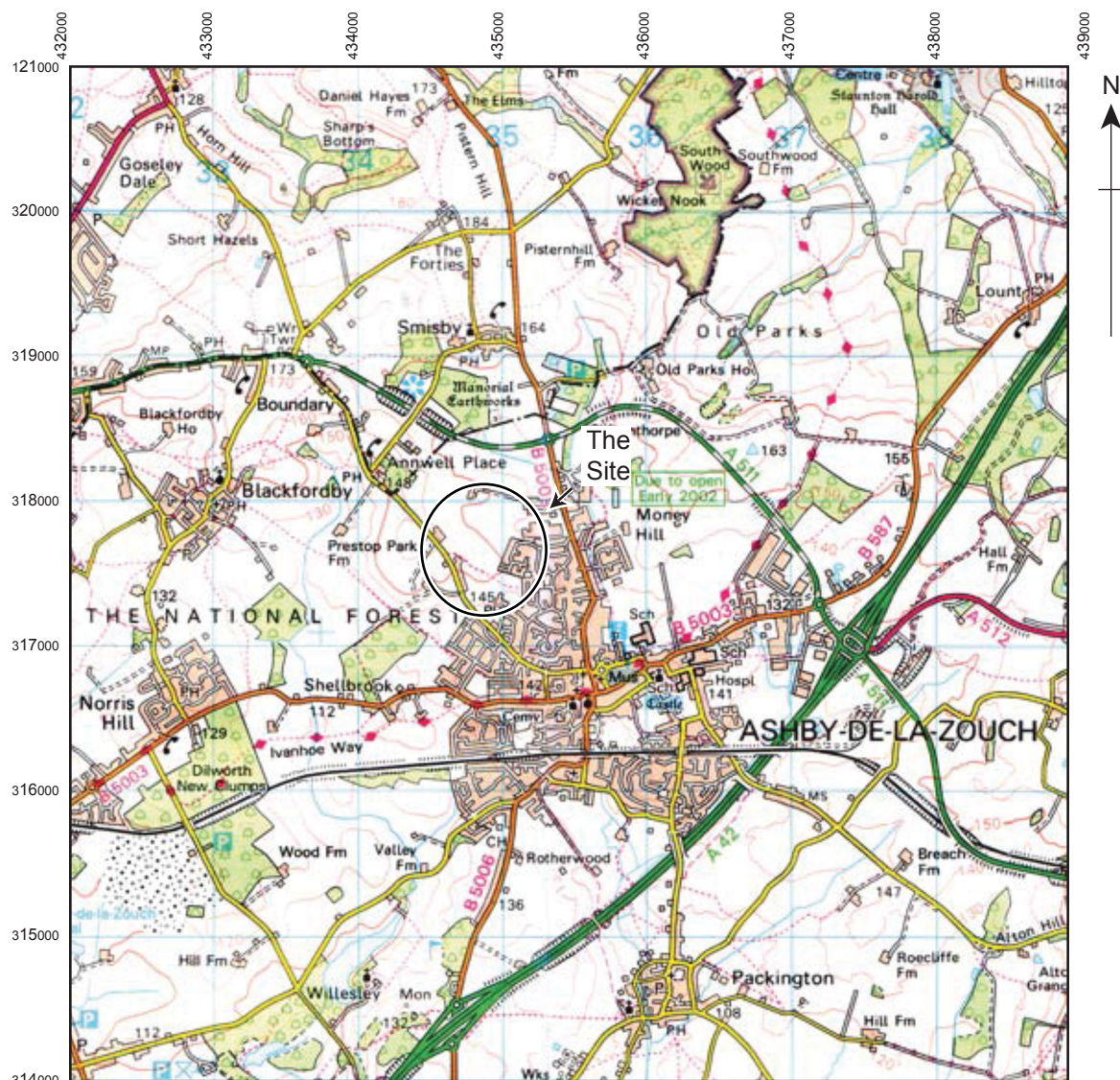


Figure 1: Site Location

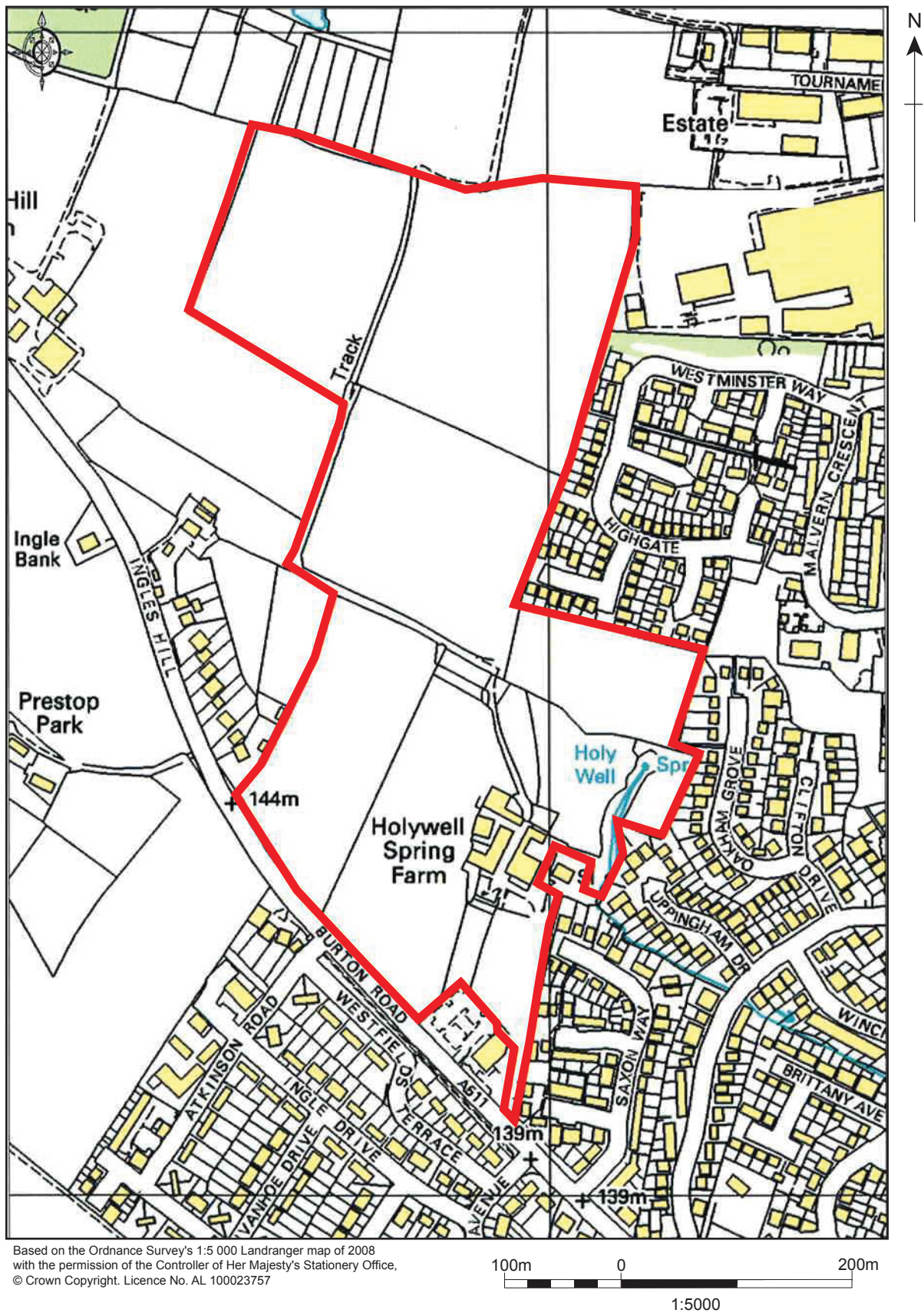
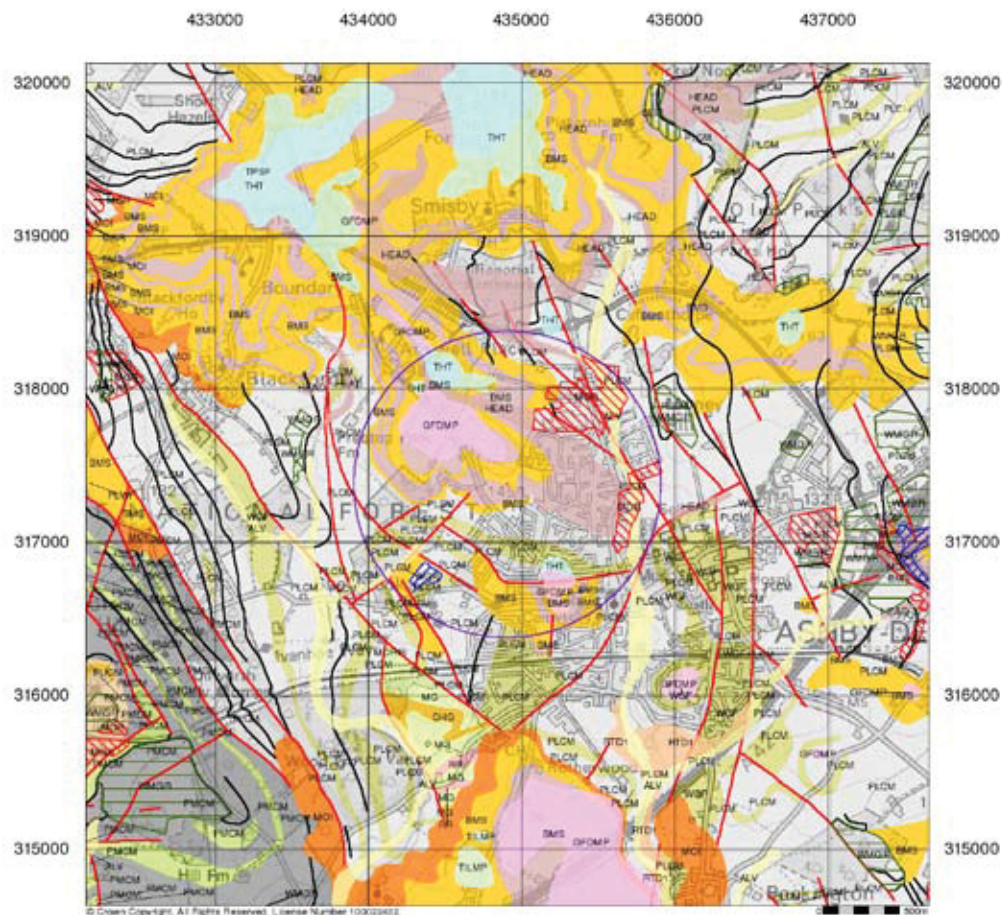


Figure 2: Detailed Site Location

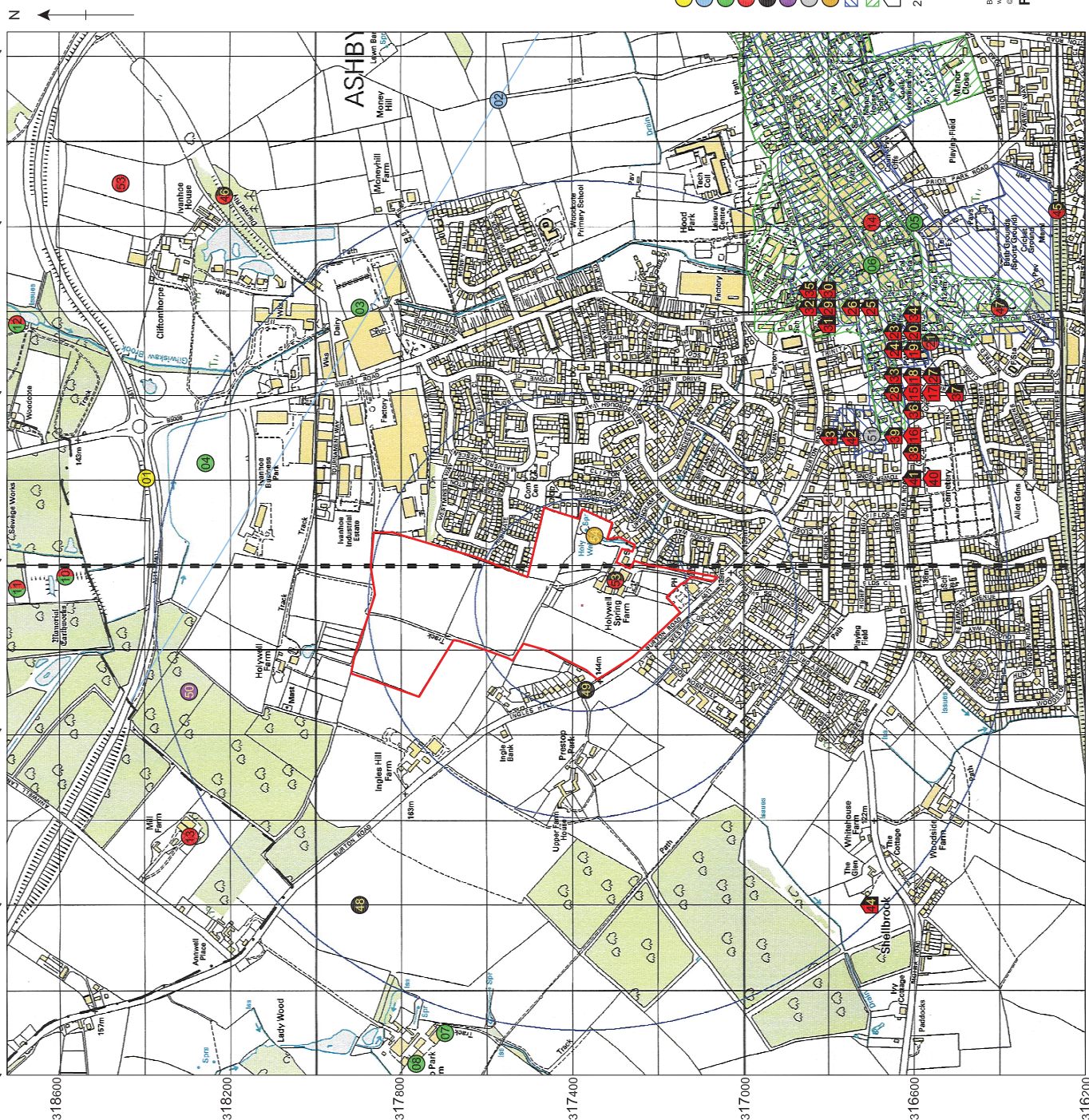
AOC
Archaeology
Group



Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	WMGR	Infilled Ground	Artificial Deposit	Present Day - Present Day
	MGR	Made Ground (Undivided)	Artificial Deposit	Present Day - Present Day
	WGR	Worked Ground (Undivided)	Void	Present Day - Present Day
	SLIP	Landslide Deposit	Unknown/Unclassified Entry	Quaternary - Quaternary
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Flandrian - Flandrian
	THT	Thrussington Till	Diamicton	Anglian - Anglian
	GFDMP	Glaciofluvial Deposits, Mid Pleistocene	Sand and Gravel	Ipswichian - Cromerian
	TILMP	Till, Mid Pleistocene	Diamicton	Ipswichian - Cromerian
	HEAD	Head	Clay, Silt, Sand and Gravel	Quaternary - Quaternary
	RTD1	River Terrace Deposits, 1	Sand and Gravel	Quaternary - Quaternary
	TPSF	Tarporley Siltstone Formation	Siltstone and Sandstone	Anisian - Olenekian
	BMS	Bromsgrove Sandstone Formation	Mudstone	Anisian - Scythian
	BMS	Bromsgrove Sandstone Formation	Sandstone	Anisian - Scythian
	BMS	Bromsgrove Sandstone Formation	Pebbly Sandstone	Anisian - Scythian
	PLWF	Polesworth Formation	Sandstone and Conglomerate, Interbedded	Scythian - Scythian
	MOI	Moirs Formation	Breccia	Anisian - Late Permian
	PUCM	Pennine Upper Coal Measures Formation	Mudstone, Siltstone and Sandstone	Westphalian D - Bolsovian (Westphalian C)
	PUCM	Pennine Upper Coal Measures Formation	Sandstone	Westphalian D - Bolsovian (Westphalian C)

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	PMCM	Pennine Middle Coal Measures Formation	Sandstone	Bolssovian (Westphalian C) - Duckmantian (Westphalian B)
	PMCM	Pennine Middle Coal Measures Formation	Mudstone, Siltstone and Sandstone	Bolssovian (Westphalian C) - Duckmantian (Westphalian B)
	PLCM	Pennine Lower Coal Measures Formation	Mudstone, Siltstone and Sandstone	Langsettian (Westphalian A) - Langsettian (Westphalian A)
	WGF	Wingfield Flags	Sandstone	Langsettian (Westphalian A) - Langsettian (Westphalian A)
	PLCM	Pennine Lower Coal Measures Formation	Sandstone	Langsettian (Westphalian A) - Langsettian (Westphalian A)
	RR	Rough Rock	Sandstone	Yeadonian - Yeadonian
	CHG	Chatsworth Grit	Sandstone	Marsdenian - Marsdenian
	MORRI	Morridge Formation	Mudstone, Siltstone and Sandstone	Marsdenian - Pendleian
	MG	Millstone Grit Group [See also Migr]	Mudstone, Siltstone and Sandstone	Namurian - Namurian
	MG	Millstone Grit Group [See also Migr]	Sandstone	Namurian - Namurian
		Rock Segments		
		Faults		

Figure 4: Geology of the Site and the Surrounding Area



Based on the Ordnance Survey's 1:10000 Map of 2005
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Figure 5: Cultural Heritage Features Map



Approximate Site Location Only

Not To Scale

Figure 6: W. Gardiner 1735. 'Parts of the Lands in the Manor and Parish of Ashby de la Zouche continued, together with those in the Manor of Over-Seal and Parish of Seal in the County of Leicester'

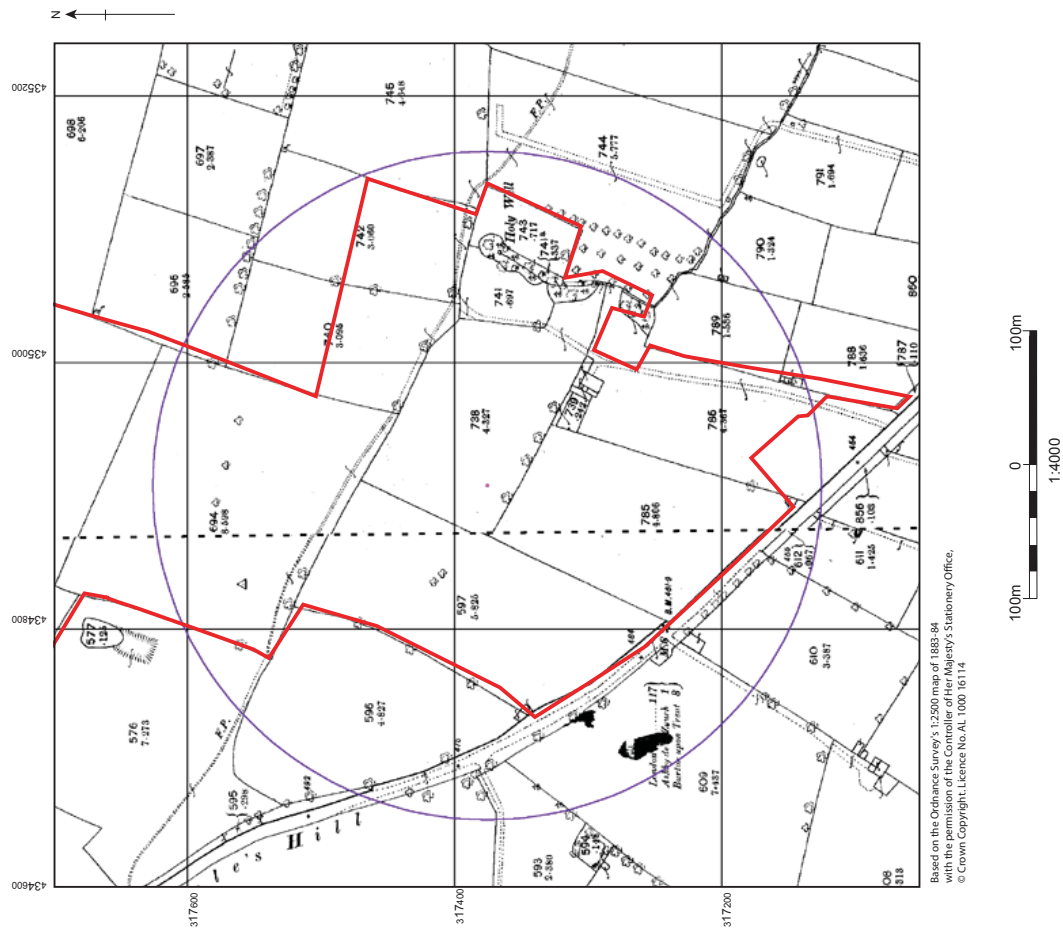


Figure 7: Ordnance Survey 1:2,500 Map of 1883-84 & 1:10,560 Map of 1885-86

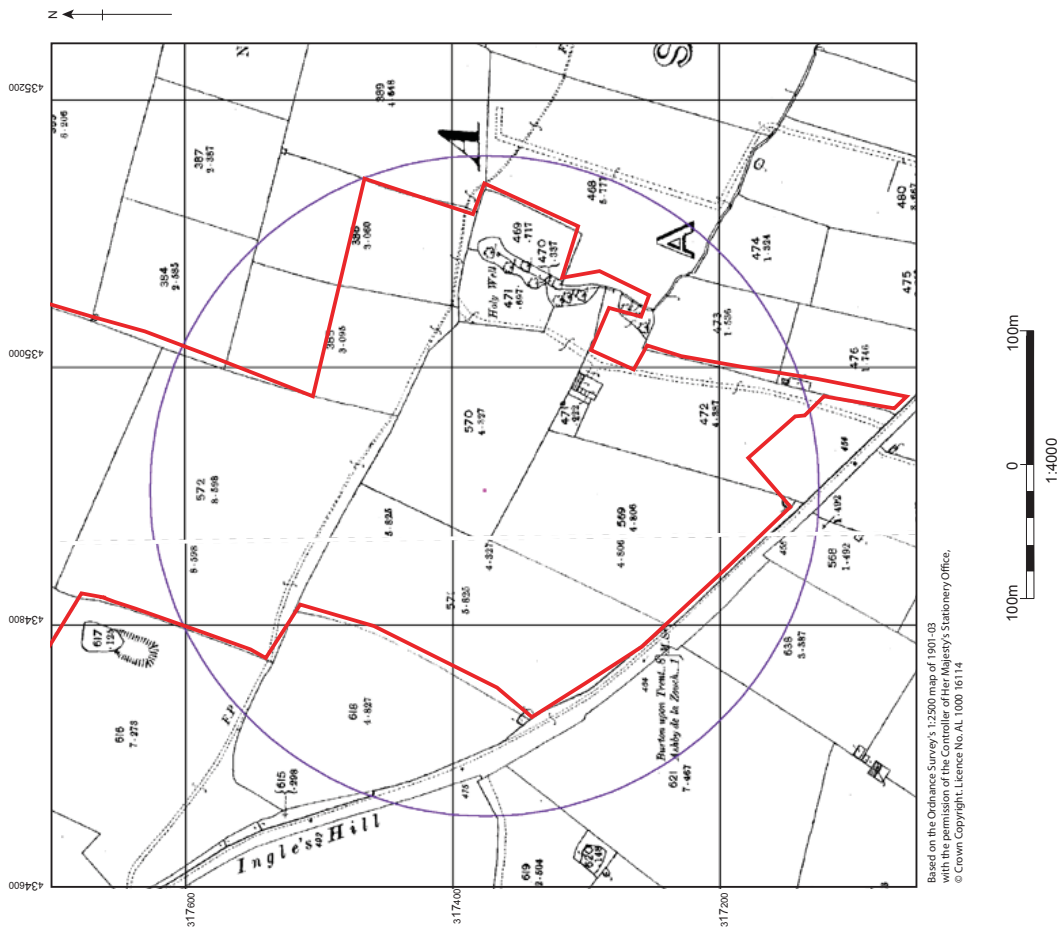
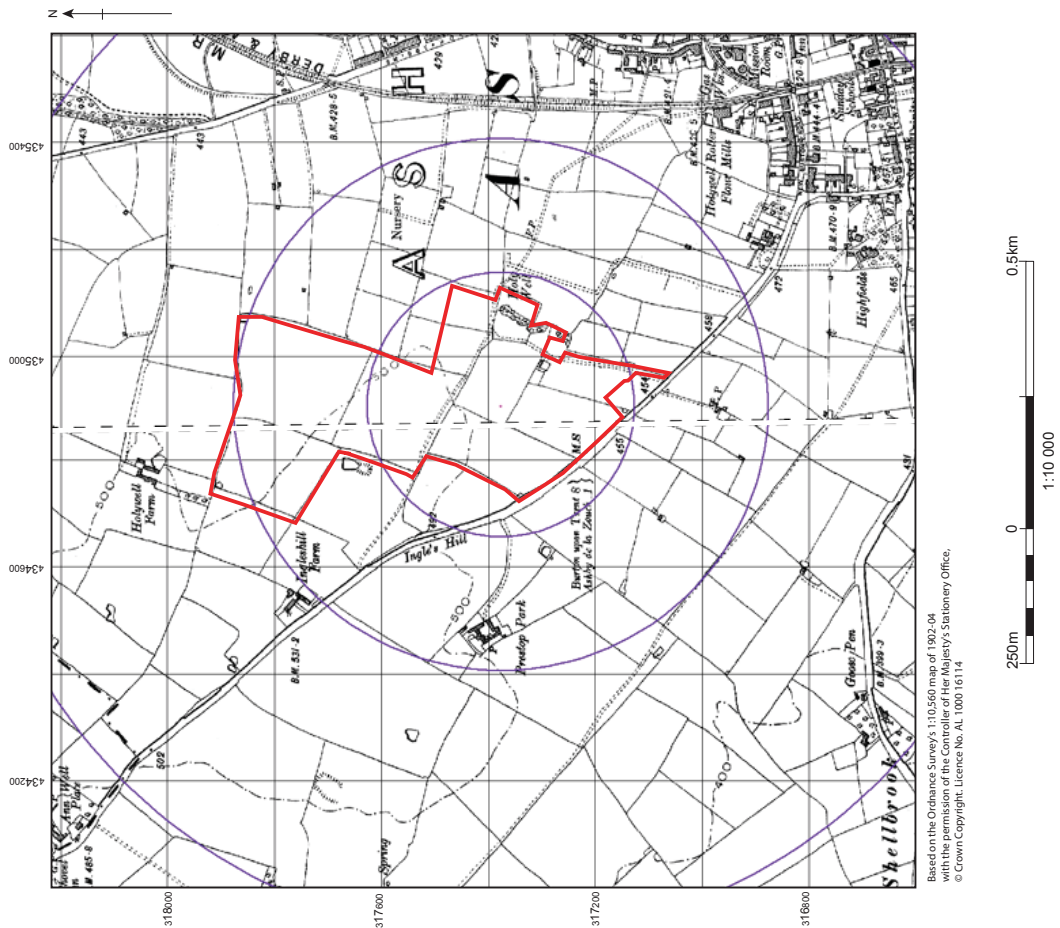


Figure 8: Ordnance Survey 1:2,500 Map of 1901-03 & 1:10,560 Map of 1902-04



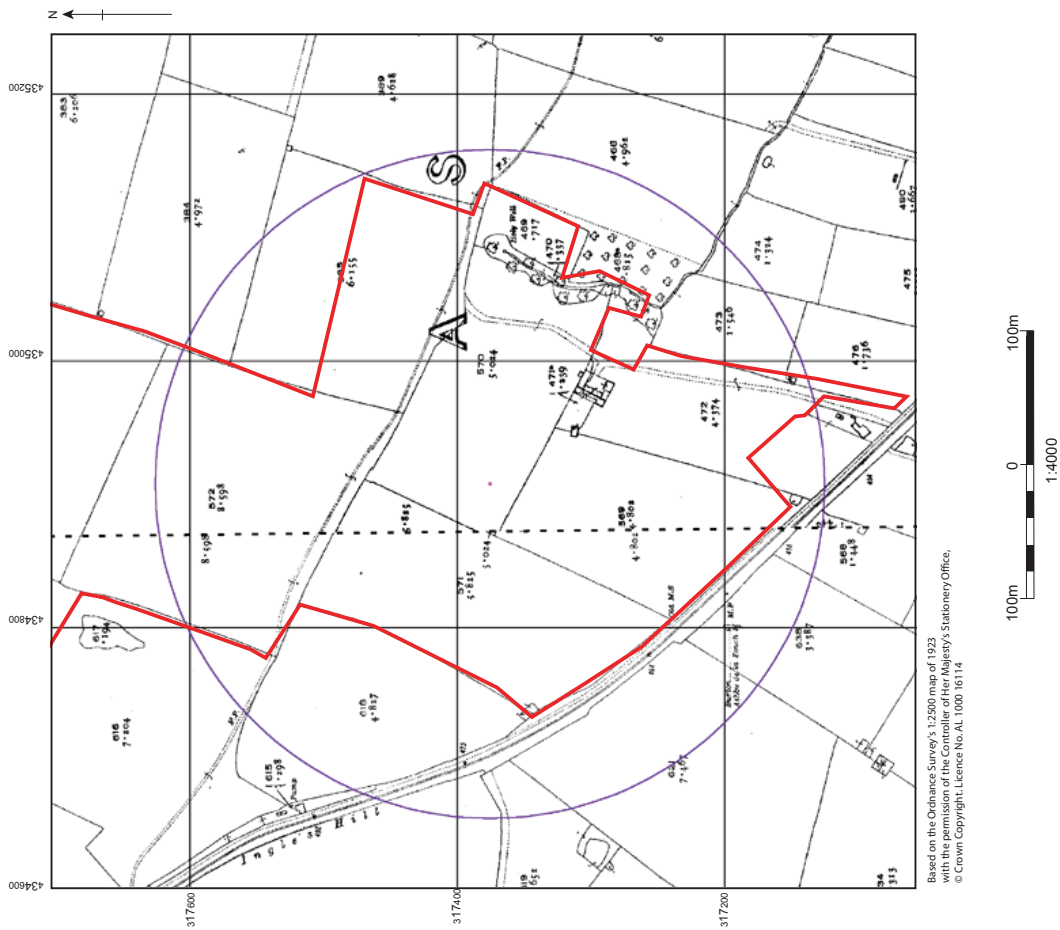
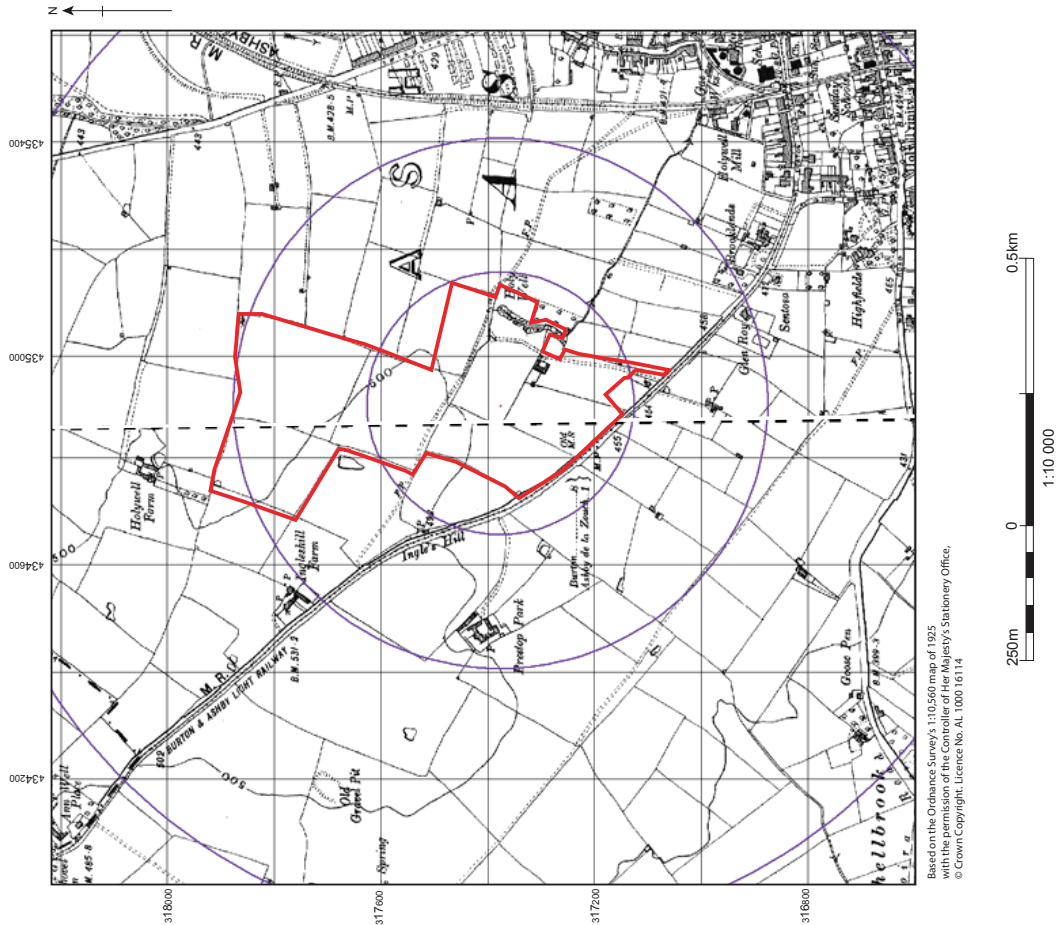


Figure 9: Ordnance Survey 1:2,500 Map of 1923 & 1:10,560 Map of 1925



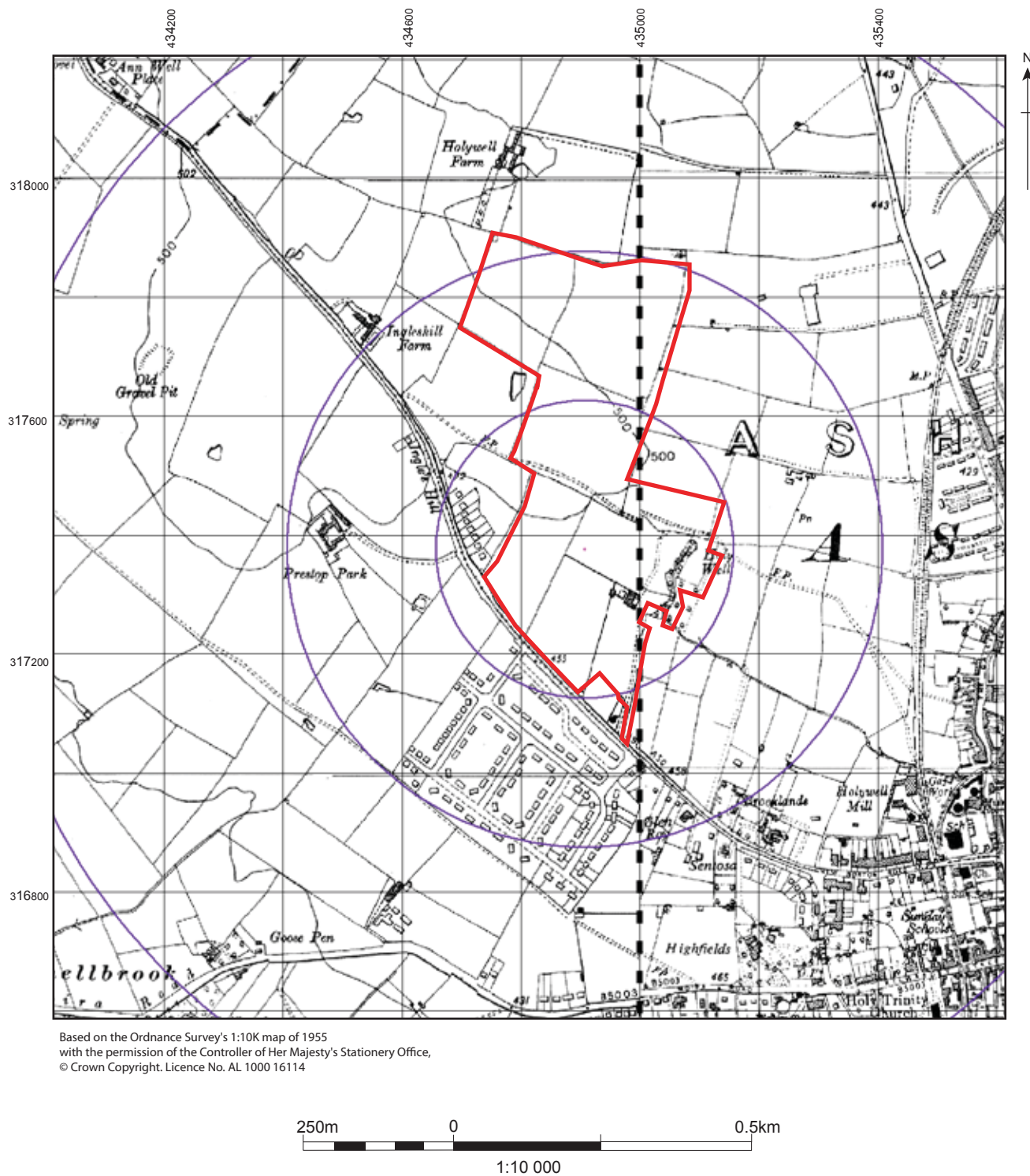
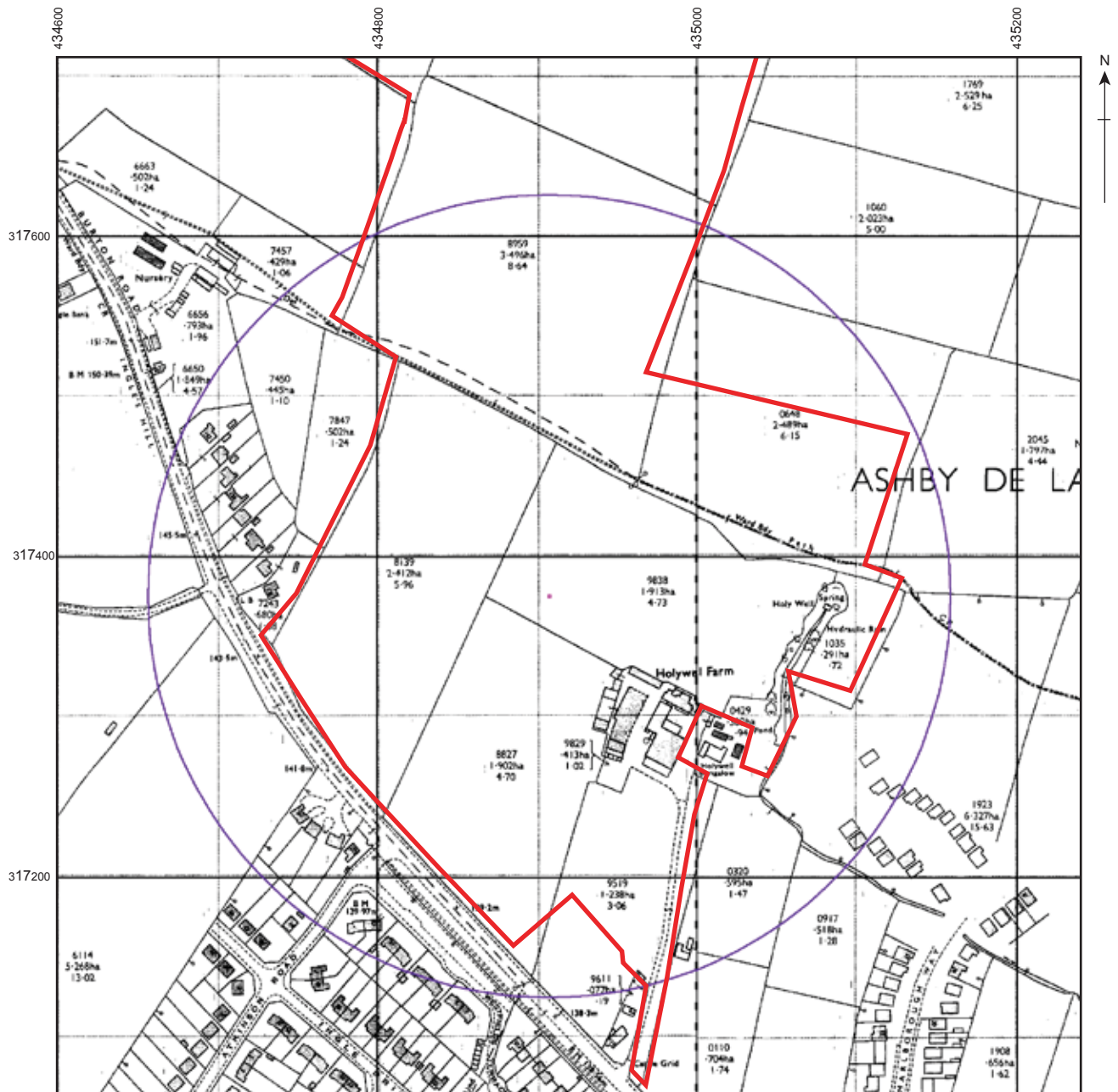


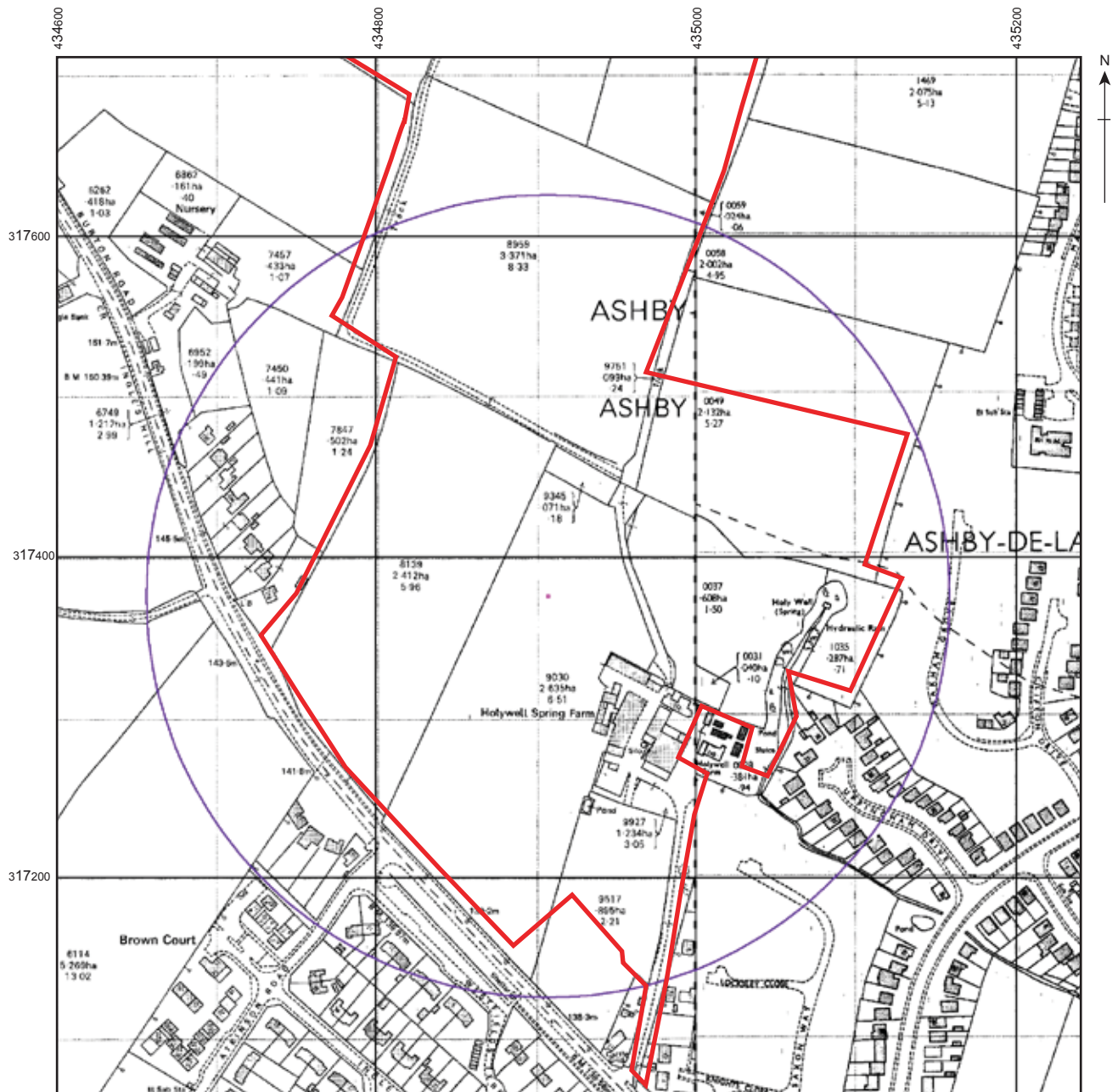
Figure 10: Ordnance Survey 1:10,000 Map of 1955



Based on the Ordnance Survey's 1:2500 map of 1972
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100m 0 100m
1:4000

Figure 11: Ordnance Survey 1:2,500 Map of 1972



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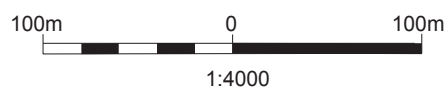
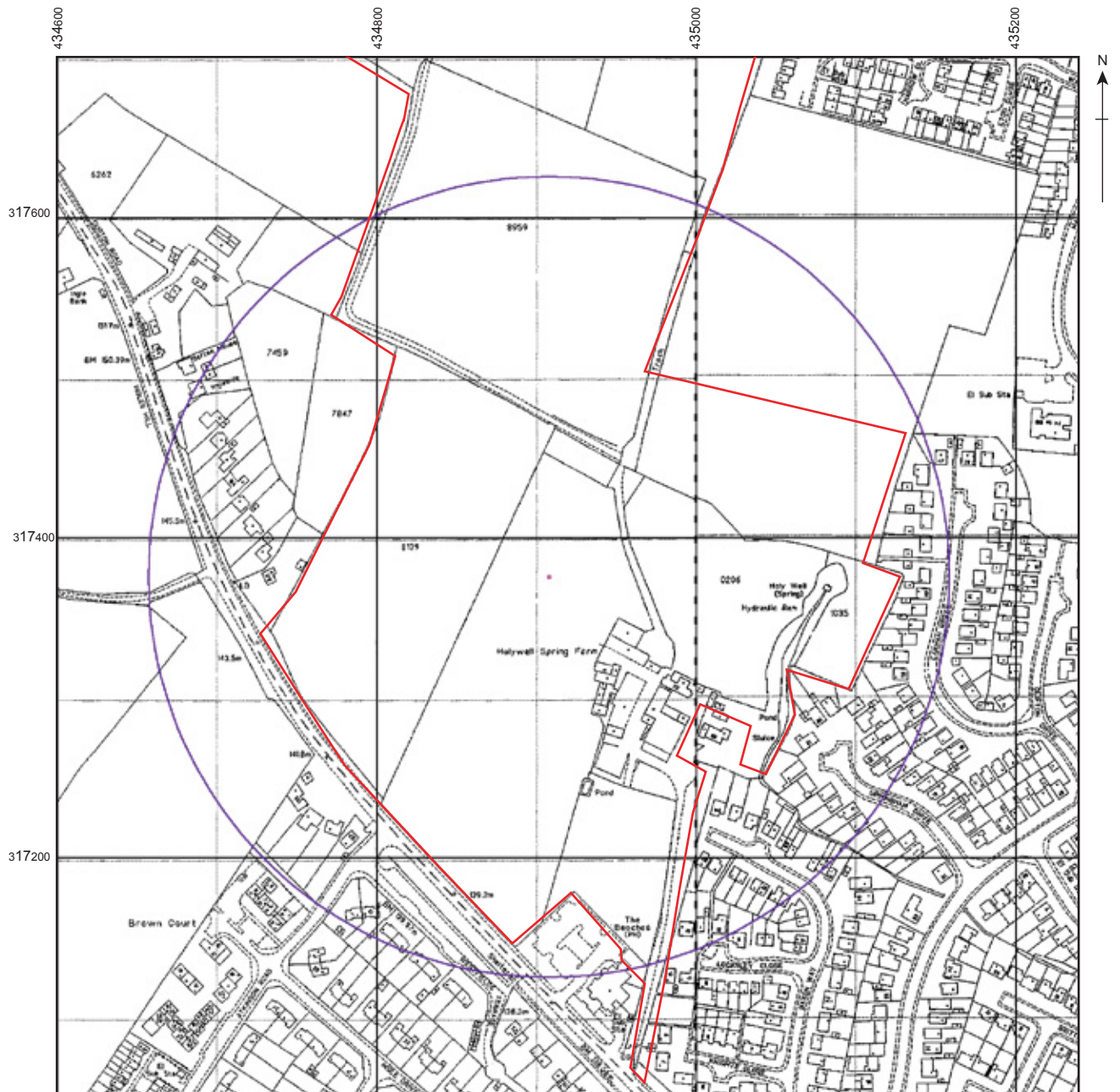


Figure 12: Ordnance Survey 1:2,500 Map of 1978-85



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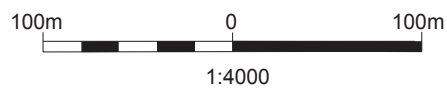


Figure 13: Ordnance Survey 1:2,500 Map of 1993-4

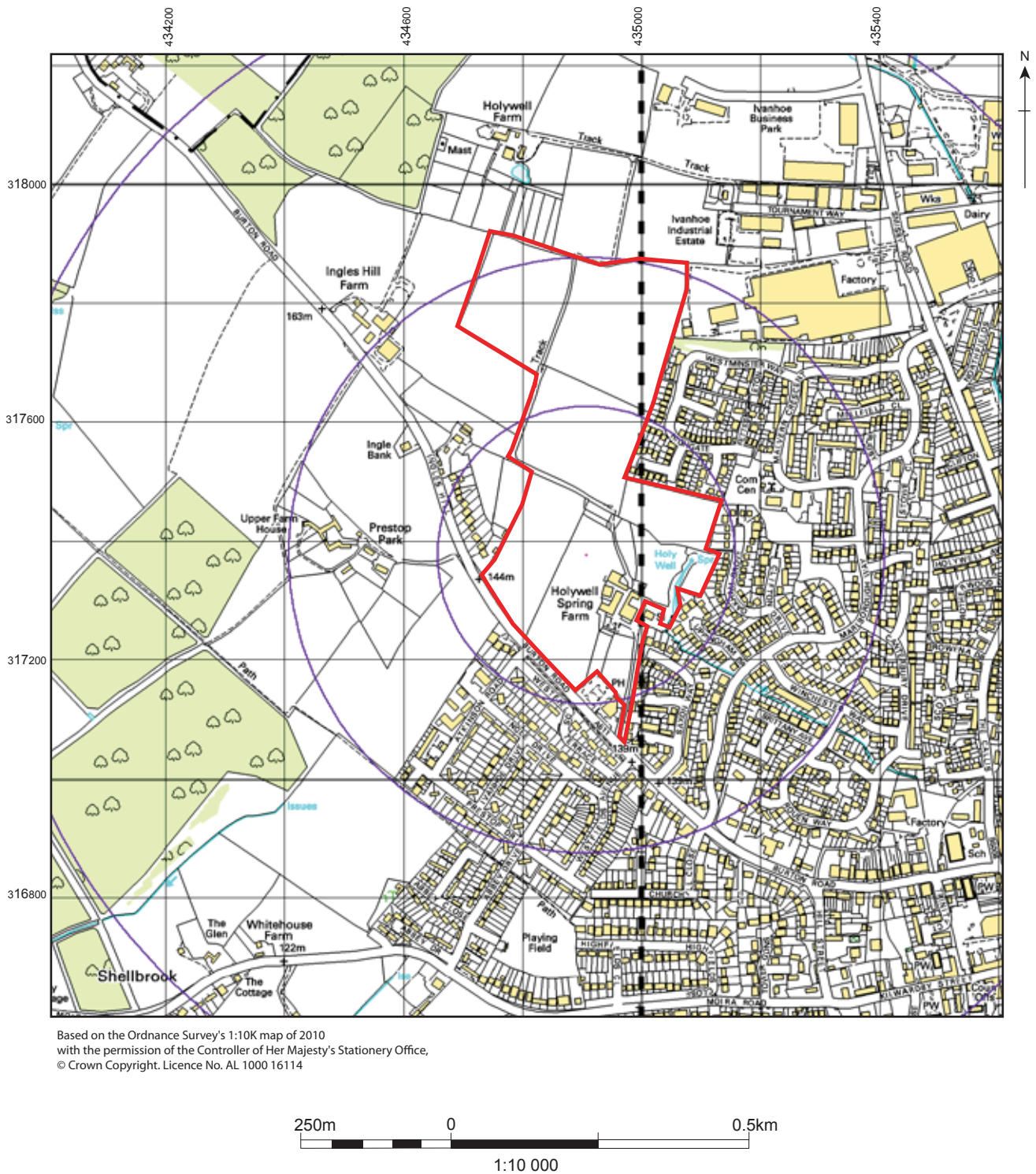


Figure 14: Ordnance Survey 1:10,000 Map of 2010



Appendices



APPENDIX A: Gazetteer of Cultural Heritage Features.

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km radius from the centre of the proposed development site was used to collate the Historic Environments Record data. For the purpose of this assessment, all entries from the provided data were assigned a numerical reference (AOC number).

This gazetteer incorporates all relevant cultural heritage features within 1km of the proposed development site and Listed Buildings within **750m** of the proposed development site, identified from the Historic Environments and Record data for Leicestershire and Rutland as well as Derbyshire.

Abbreviations:

AOC No.: Number assigned to sites, monuments, buildings etc. referred to in the text in round brackets e.g. (AOC 1)

DHER: Derbyshire Historic Environments Records

LRHER: Leicestershire and Rutland Historic Environments Record

NGR: National Grid Reference

MBR: Minimum Bounding Rectangle (e.g. "bounding coordinates", used as an indication of the approximate location of the feature or site)

AOC NO	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REFERENCE	DESIGNATION
1	Prehistoric (Early Neolithic to Late Bronze Age)	Findspot	FLINT SCRAPER FOUND SOUTH OF WOODCOTE A scraper was found during fieldwalking on the line of the Ashby Bypass in 1994	SK 352 184	LRHER: MLE7611 ELE2861	/
2	Roman	Transport	LEICESTER WAY/LONG LANE Continuation of possible Roman road through Coalville into fields of Coleorton Roman road	SK 382 162	LRHER: MLE10361	/
3	Medieval	Industrial	POSSIBLE KILN SITE, POTTERS CLOSE The field names 'Lane Potter's Close, 'Nether Potter's Close' and 'Potter's Side Furlong' are marked on the 1735 estate map and may indicate pottery kilns, especially since 'Potter's Close' is next to a brick yard marked on the 1885 OS map.	SK 356 179	LRHER: MLE4281	/

AOC NO	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REFERENCE	DESIGNATION
4	Medieval	Settlement	WOODCOTE DESERTED MEDIEVAL VILLAGE 8 fields called 'Woodcote Close' (or Meadow) are marked on the estate map of 1735; this presumably marks the site of the deserted medieval village. Woodcote DMV was probably depopulated between 1446 and 1468. No earthworks are visible on the ground	SK 35 18 SK 354 187	LRHER: MLE4294 DHER: 25805 - MDR4286	/
5	Medieval	Settlement	ASHBY DE LA ZOUCH HISTORIC SETTLEMENT CORE Medieval and post-medieval historic settlement core of the town, from historic mapping	SK 358 166	LRHER: MLE4295	/
6	Medieval	Settlement	ASHBY DE LA ZOUCH MARKET. A market is recorded in the C13th and a fair in the C15th. Market Street is the classic shape of a medieval market, with the street widening out in the middle. The post-medieval buildings infilling it may be on the site of medieval booths.	SK 357 167	LRHER: MLE4297	/
7	Medieval	Recreational	FISHPONDS AT PRESTOP PARK HOUSE The 1735 estate map marks a rectangular pond west of the buildings and 'irregular ponds around them'	SK 339 177	LRHER: MLE4314	/
8	Medieval	Recreational	PRESTOP PARK Documentary evidence for a medieval deer park. It is not located exactly but Prestop Park House may be the site of the lodge	SK 33 17	LRHER: MLE4316	/
10	Medieval to Post Medieval	Earthwork	'TOURNAMENT FIELD', SOUTH OF SMISBY Earthworks thought to represent the possible site of a manorial complex. The surviving features are a medieval manorial complex. There are numerous linking ditches for drainage only and considerable ridge and furrow; but no evidence of desertion.	SK 3497 1859	DHER: 25802 - MDR4284	/
11	Medieval to Post Medieval	Earthwork	RIDGE AND FURROW, SMISBY Various areas of ridge and furrow surrounding Smisby, remnants of the medieval open arable field system. Some visible in 1971 has now disappeared.	SK 34911 18986	DHER: 25817 - MDR7933	/

AOC NO	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REFERENCE	DESIGNATION
12	Medieval to Post Medieval	Transport	DERBY ROAD (FORMER ROUTE OF), SMISBY Former route of a road to Derby through Smisby parish, as shown on a map of 1735. Replaced by a new road further west, probably as part of Parliamentary Enclosure in 1820. The road was known as Woodcock Lane and probably formed the western boundary of a medieval deer park	SK 35498 19356	DHER: 25822 - MDR11622	/
13	Post Medieval	Industrial	SMISBY WINDMILL (SITE OF), ANNWELL LANE, SMISBY Smisby Windmill stood at Ann's Well Place, previously known as 'Annie's Hole'. The site is on high ground, with the land falling away on all sides. A modern bungalow now stands on the site, named 'Mill Farm'. It is not clear when this mill was built. The first known record of the post mill is by Farey in 1808.	SK 34360 18298	DHER: 25819 - MDR8008	/
14	Post-medieval	Settlement	ASHBY TOWN CROSS A 'town cross' stood here in the C18th (it is shown on the 1735 estate map). The 'cross' was an octagonal stone structure consisting of eight columns surmounted by a pyramidal roof. The floor had three tiers of steps. It was pulled down on 21st December 1827.	SK 358 167	LRHER: MLE4296	/
15	Late Post-medieval	Domestic	WESTERN WALL & GARDEN BOUNDARY WALL (INCLUDING WESTERN END PIERS) AT NO.26A (GLENRIDDING), KILWARDBY STREET (NORTH SIDE), C18th garden wall.	SK 354 166	LRHER: MLE15106	LISTED BUILDING (GRADE II)
16	Late Post-medieval	Domestic	GAZEBO WITH ATTACHED LENGTH OF GARDEN WALL AT LARACH BEG, HILL STREET (EAST SIDE), C18th polygonal brick gazebo.	SK 353 166	LRHER: MLE15124	LISTED BUILDING (GRADE II)
17	Late Post-medieval	Domestic	GATE PIERS AT MANSION HOUSE, KILWARDBY STREET (NORTH SIDE), C18th gate piers	SK 354 166	LRHER: MLE15107	LISTED BUILDING (GRADE II)

AOC NO	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REFERENCE	DESIGNATION
18	Late Post-medieval to Modern	Religious	CONGREGATIONAL CHURCH, KILWARDBY STREET (NORTH SIDE), ASHBY DE LA ZOUCH Built in 1825 for a church that originated in the late C17th as a Presbyterian society. The first meeting house on site was erected in 1725 and 2 curtilage buildings.	SK 354 166	LRHER: MLE14969	LISTED BUILDING (GRADE II)
19	Late Post-medieval to Modern	Domestic	18 KILWARDBY STREET (NORTH SIDE) Early C19th brick building and 1 curtilage building.	SK 355 166	LRHER: MLE14970 MLE14971	LISTED BUILDING (GRADE II)
20	Late Post-medieval to Modern	Commercial/ Domestic	FALLEN KNIGHT HOTEL, 16, KILWARDBY STREET (NORTH SIDE), ASHBY DE LA ZOUCH Late C18th/early C19th building with a rendered façade.	SK 355 166	LRHER: MLE14972	LISTED BUILDING (GRADE II)
21	Late Post-medieval to Modern	Domestic	22 & 12 KILWARDBY STREET (NORTH SIDE) Late C18th/early C19th building with a stucco façade.	SK 355 166	LRHER: MLE14973	/
23	Late Post-medieval to Modern	Domestic	6 KILWARDBY STREET (NORTH SIDE) Early C19th building with a stucco façade.	SK 355 166	LRHER: MLE14974	LISTED BUILDING (GRADE II)
24	Late Post-medieval to Modern	Domestic	KILWARDBY HOUSE, 8, KILWARDBY STREET (NORTH SIDE), Early C19th building.	SK 355 166	LRHER: MLE14975	LISTED BUILDING (GRADE II)
25	Late Post-medieval to Modern	Domestic	4 KILWARDBY STREET (NORTH SIDE) Building with a mid/late C19th façade, modern shop front and carriageway arch.	SK 356 167	LRHER: MLE14976	LISTED BUILDING (GRADE II)
26	Late Post-medieval to Modern	Industrial	LA ZOUCH RESTAURANT, 2, KILWARDBY STREET (NORTH SIDE), Late C18th/early C19th building.	SK 356 167	LRHER: MLE14977	LISTED BUILDING (GRADE II)
27	Late Post-medieval to Modern	Domestic	BOUNDARY WALL TO SOUTH SIDE OF KILWARDBY STREET AT NO. 2, 2, TRINITY CLOSE C19. Red brick wall with some patching	SK 354 166	LRHER: MLE14978	LISTED BUILDING (GRADE II)

AOC NO	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REFERENCE	DESIGNATION
28	Late Post-medieval to Modern	Domestic	BOUNDARY WALL TO SOUTH SIDE OF KILWARDBY STREET AT NO. 1, 1, TRINITY CLOSE C19. Red brick wall with some patching.	SK 354 166	LRHER: MLE14980	LISTED BUILDING (GRADE II)
29	Late Post-medieval to Modern	Religious	CHURCH OF THE HOLY TRINITY, KILWARDBY STREET (SOUTH SIDE), Architect H J Stevens of Derby. Built in 1838, chancel in 1866.	SK 354 165	LRHER: MLE14981	LISTED BUILDING (GRADE C)
30	Late Post-medieval to Modern	Domestic	8 – 12, THE GREEN (ELSMORE GREEN) Early C19th terraced cottages.	SK 356 168	LRHER: MLE14985-9	LISTED BUILDING (GRADE II)
31	Late Post-medieval to Modern	Domestic	8 & 9 ELFORD STREET (NORTH SIDE) Early C19th brick building with a C19th shop front.	SK 356 168	LRHER: MLE15051	LISTED BUILDING (GRADE II)
32	Late Post-medieval to Modern	Domestic	CAST IRON FORMER LAMP STANDARD, THE GREEN C19th cast iron lamp standard.	SK 356 168	LRHER: MLE15077	LISTED BUILDING (GRADE II)
33	Late Post-medieval to Modern	Domestic	MANSION HOUSE, 26 & 26A, KILWARDBY STREET (NORTH SIDE), Mid C18th brick building.	SK 354 166	LRHER: MLE15080	LISTED BUILDING (GRADE II)
34	Late Post-medieval to Modern	Domestic	HENDON HOUSE, 3, KILWARDBY STREET (SOUTH SIDE) Late C18th/early C19th house with stucco façade.	SK 355 166	LRHER: MLE15091	LISTED BUILDING (GRADE II)
35	Late Post-medieval to Modern	Domestic	1 NORTH STREET (NORTH SIDE) Early C19th building with rendered façade.	SK 356 168	LRHER: MLE15100	LISTED BUILDING (GRADE II)
36	Late Post-medieval to Modern	Domestic	THE MANSE, 20, KILWARDBY STREET (NORTH SIDE), Early C19. Red brick with eaves cornice. Modern tiled roof with end chimneys	SK 354 166	LRHER: MLE15108	LISTED BUILDING (GRADE II)

AOC NO	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REFERENCE	DESIGNATION
37	Late Post-medieval to Modern	Domestic	HILL HOUSE, TRINITY CLOSE Early C19th building with a stucco façade that is grooved to look like masonry.	SK 354 165	LRHER: MLE15112	LISTED BUILDING (GRADE II)
38	Late Post-medieval to Modern	Domestic	STREET BOUNDARY WALL TO GARDEN OF NO. 44 (THE SHRUBBERIES), KILWARDBY STREET (NORTH SIDE), C19th brick wall.	SK 353 166	LRHER: MLE15113	LISTED BUILDING (GRADE II)
39	Late Post-medieval to Modern	Domestic	BOUNDARY WALL TO SOUTH SIDE OF KILWARDBY STREET AT NO.3 & 4, 3 & 4, TRINITY CLOSE C19. Stone embankment wall, circa 4ft. high.	SK 353 166	LRHER: MLE15114-5	LISTED BUILDING (GRADE II)
40	Late Post-medieval	Religious	CEMETERY GATE PIERS, RAILED WALL AND GATES, MOIRA ROAD (SOUTH SIDE), Mid/early C19th brick gate piers.	SK 352 166	LRHER: MLE15116	LISTED BUILDING (GRADE II)
41	Late Post-medieval to Modern	Industrial	WATER TOWER, MOIRA ROAD (SOUTH SIDE) Mid/late C19th water tower built from yellow bricks.	SK 352 166	LRHER: MLE15117	LISTED BUILDING (GRADE II)
42	Late Post-medieval to Modern	Domestic	1 HILL STREET (WEST SIDE) C18th/C19th cottages with some earlier features - some timber framing visible.	SK 352 166	LRHER: MLE15118	LISTED BUILDING (GRADE II)
43	Late Post-medieval to Modern	Domestic	3 & 5 HILL STREET (WEST SIDE) Late C18/early C19. Red brick with eaves cornice.	SK 352 167	LRHER: MLE15119	LISTED BUILDING (GRADE II)
44	Late Post-medieval to Modern	Domestic	THE GLEN*, MOIRA ROAD (NORTH SIDE), Early C19th house with roughcast façade.	SK 342 167	LRHER: MLE15123	LISTED BUILDING (GRADE II)
45	Late Post-medieval to Modern	Transport	MIDLAND RAILWAY, LEICESTER & BURTON BRANCH LINE This extension to the Leicester & Swannington line was built in the 1840s to connect Leicester with Burton	SK 36 16	LRHER: MLE16077	/

AOC NO	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REFERENCE	DESIGNATION
46	Late Post-medieval to Modern	Transport	MIDLAND RAILWAY, ASHBY TO DERBY LINE The line opened in 1874. The Coleorton Railway, which ceased working during 1860, became a siding for the line	SK 39 19	LRHER: MLE16085	/
47	Late Post-medieval to Modern	Recreational	IVANHOE BATHS The baths, the most important building of Ashby's 'spa period', were built in 1822. The water for the spa was brought from Moira via canal and rail. The spa was struggling by the late C19th; after many troubled years the Baths were finally demolished in 1962.	SK 356 164	LRHER: MLE16629	/
48	Modern	Transport	MIDLAND RAILWAY, BURTON AND ASHBY LIGHT RAILWAY The railway was the second link between these two towns. It was short lived, opening in 1906 and closing in 1927.	SK 342 179	LRHER: MLE16627	/
49	Modern	Transport	THE BURTON AND ASHBY LIGHT RAILWAY The Burton & Ashby Light Railway, a narrow gauge electric "inter-urban" tramway was owned by the Midland Railway. It was built in 1906 and closed in 1926, but a dilapidated wrought iron column bearing a coat of arms and the legend "Midland Railway Company" remains	SK 305 192	DHER: 7512-MDR2611	/
50	Multi- Period	Findspot	ASHBY BYPASS SOUTH OF TOURNAMENT FIELD Fieldwork undertaken in 2001 recovered four flint flakes of late prehistoric date, scatters of Roman and Medieval and Modern pottery, an undated boundary ditch and a post medieval ditch.	SK 347 183	LRHER: MLE15757-60 ELE4338	/
51	Unknown	Domestic	10, HILL STREET This building has been identified via the HBG scheme as being of possible historic interest.	SK 353 167	LRHER: MLE15357	/
52	n/a	CA	ASHBY-DE-LA-ZOUCH CONSERVATION AREA		North West Leicestershire District Council	CONSERVATION AREA

AOC NO	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REFERENCE	DESIGNATION
53	Post-Medieval	Agricultural	HOLYWELL SPRING FARMHOUSE Earlier structural elements extant.		Site Visit / Cartographic sources	/
54	Unknown	Water Supply	HOLY WELL SPRING		Site Visit / Documentary Sources	/

APPENDIX B: Photographic Record of Site Visit

A visit of the site was conducted on 14th December 2009 to gain a greater understanding of existing land use and the potential for archaeological and built heritage constraints within the area of the site and surrounding landscape.



Plate 1: Tarmac access road at eastern boundary of the site (Direction S)



Plate 2 & 3: Divided field in south-east of the site (Direction W & SW)



Plate 4 & 5: Large fields in south of the site (Direction SW)



Plate 6 & 7: Banked Storage Area in centre of the site (Direction NW)



Plate 8: Building Debris in track at centre of the site (Direction SE)



Plate 9 & 10: Holy Well Spring in east of the site (Direction NE & NW)



Plate 11: Field to east of Holy Well Spring (Direction S)



Plates 12 & 13: Field to west of Holy Well Spring with raised mound (Direction E & NW)



Plates 14 & 15: Footpath at western boundary & track leading through centre of site (Direction NE & SW)



Plate 16: Central footpath towards east of site (Direction SE)



Plates 17 & 18: North-western field and north-eastern field with N-S track (Direction N & S)



Plates 19 & 20: Western & Eastern Fields to north of footpath (Direction NE & E)

APPENDIX C: Planning Policy Statement 5: Planning for the Historic Environment Management Policies

POLICY HE6: Information Requirements For Applications For Consent Affecting Heritage Assets

- HE6.1 Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. As a minimum the relevant historic environment record should have been consulted and the heritage assets themselves should have been assessed using appropriate expertise where necessary given the application's impact. Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation.*
- HE6.2 This information together with an assessment of the impact of the proposal should be set out in the application (within the design and access statement when this is required) as part of the explanation of the design concept. It should detail the sources that have been considered and the expertise that has been consulted.*
- HE6.3 Local planning authorities should not validate applications where the extent of the impact of the proposal on the significance of any heritage assets affected cannot adequately be understood from the application and supporting documents.*

POLICY HE7: Policy Principles Guiding The Determination Of Applications For Consent Relating To All Heritage Assets

- HE7.1 In decision-making local planning authorities should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the relevant proposal (including by development affecting the setting of a heritage asset) taking account of:*
- (i) evidence provided with the application*
 - (ii) any designation records*
 - (iii) the historic environment record and similar sources of information*
 - (iv) the heritage assets themselves*
 - (v) the outcome of the usual consultations with interested parties; and*
 - (vi) where appropriate and when the need to understand the significance of the heritage asset demands it, expert advice (from in-house experts, experts available through agreement with other authorities, or consultants, and complemented as appropriate by advice from heritage amenity societies).*
- HE7.2 In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimize conflict between the heritage asset's conservation and any aspect of the proposals.*
- HE7.3 If the evidence suggests that the heritage asset may have a special significance to a particular community that may not be fully understood from the usual process of consultation and assessment, then the local planning authority should take reasonable steps to seek the views of that community.*
- HE7.4 Local planning authorities should take into account:*
- the desirability of sustaining and enhancing the significance of heritage assets, and of utilising their positive role in place-shaping; and*
 - the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality by virtue of the factors set out in HE3.*

- HE7.5 Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.
- HE7.6 Where there is evidence of deliberate neglect of or damage to a heritage asset in the hope of obtaining consent, the resultant deteriorated state of the heritage asset should not be a factor taken into account in any decision.
- HE7.7 Where loss of significance is justified on the merits of new development, local planning authorities should not permit the new development without taking all reasonable steps to ensure the new development will proceed after the loss has occurred by imposing appropriate planning conditions or securing obligations by agreement.

POLICY HE8: Additional Policy Principle Guiding The Consideration Of Applications For Consent Relating To Heritage Assets That Are Not Covered By Policy HE9

- HE8.1 The effect of an application on the significance of such a heritage asset or its setting is a material consideration in determining the application. When identifying such heritage assets during the planning process, a local planning authority should be clear that the asset meets the heritage asset criteria set out in Annex 2. Where a development proposal is subject to detailed pre-application discussions (including, where appropriate, archaeological evaluation (see HE6.1)) with the local planning authority, there is a general presumption that identification of any previously unidentified heritage assets will take place during this pre-application stage. Otherwise the local planning authority should assist applicants in identifying such assets at the earliest opportunity.

POLICY HE9: Additional Policy Principles Guiding The Consideration Of Applications For Consent Relating To Designated Heritage Assets

- HE9.1 There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments,¹⁴ protected wreck sites, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens, World Heritage Sites, should be wholly exceptional.
- HE9.2 Where the application will lead to substantial harm to or total loss of significance local planning authorities should refuse consent unless it can be demonstrated that:
- (i) the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that harm or loss; or
 - (ii)
 - (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 that will enable its conservation; and
 - (c) conservation through grant-funding or some form of charitable or public ownership is not possible; and
 - (d) the harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.
- HE9.3 To be confident that no appropriate and viable use of the heritage asset can be found under policy HE9.2(ii) local planning authorities should require the applicant to provide evidence that other potential owners or users of the site have been sought through appropriate marketing and that reasonable endeavours have been made to seek grant funding for the heritage asset's conservation and to find charitable or public authorities willing to take on the heritage asset.

HE9.4 Where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should:

- (i) weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and
- (ii) recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss.

HE9.5 Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. The policies in HE9.1 to HE9.4 and HE10 apply to those elements that do contribute to the significance. When considering proposals, local planning authorities should take into account the relative significance of the element affected and its contribution to the significance of the World Heritage Site or Conservation Area as a whole. Where an element does not positively contribute to its significance, local planning authorities should take into account the desirability of enhancing or better revealing the significance of the World Heritage Site or Conservation Area, including, where appropriate, through development of that element. This should be seen as part of the process of place-shaping.

HE9.6 There are many heritage assets with archaeological interest that are not currently designated as scheduled monuments, but which are demonstrably of equivalent significance. These include heritage assets:

- that have yet to be formally assessed for designation
- that have been assessed as being designatable, but which the Secretary of State has decided not to designate; or
- that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979. The absence of designation for such heritage assets does not indicate lower significance and they should be considered subject to the policies in HE9.1 to HE9.4 and HE10.

POLICY HE10: Additional Policy Principles Guiding The Consideration Of Applications For Development Affecting The Setting Of A Designated Heritage Asset

HE10.1 When considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval.

HE10.2 Local planning authorities should identify opportunities for changes in the setting to enhance or better reveal the significance of a heritage asset. Taking such opportunities should be seen as a public benefit and part of the process of place-shaping.

POLICY HE11: Enabling Development

HE11.1 Local planning authorities should assess whether the benefits of an application for enabling development to secure the future conservation of a heritage asset outweigh the disbenefits of departing from the development plan (having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004) or from national policies, taking into account whether:

- it will materially harm the significance of the heritage asset or its setting
- it will avoid detrimental fragmentation of management of the heritage asset
- it will secure the long term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation
- it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid

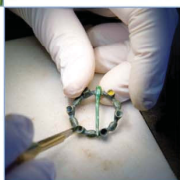
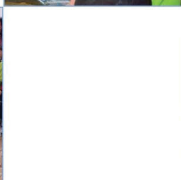
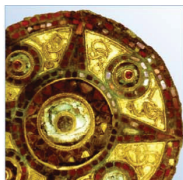
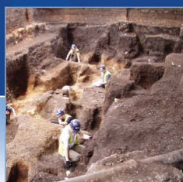
- there is a source of funding that might support the heritage asset without the need for enabling development
- the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimizes harm to other public interests.

POLICY HE12: Policy Principles Guiding The Recording Of Information Related To Heritage Assets

HE12.1 A documentary record of our past is not as valuable as retaining the heritage asset, and therefore the ability to record evidence of our past should not be a factor in deciding whether a proposal that would result in a heritage asset's destruction should be given consent.

HE12.2 The process of investigating the significance of the historic environment, as part of plan-making or development management, should add to the evidence base for future planning and further the understanding of our past. Local planning authorities should make this information publicly available, including through the relevant historic environment record.

HE12.3 Where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate. The extent of the requirement should be proportionate to the nature and level of the asset's significance. Developers should publish this evidence and deposit copies of the reports with the relevant historic environment record. Local planning authorities should require any archive generated to be deposited with a local museum or other public depository willing to receive it.¹⁷ Local planning authorities should impose planning conditions or obligations to ensure such work is carried out in a timely manner and that the completion of the exercise is properly secured.



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