

# ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Leconfield Road, Nanpantan, Leicestershire

26715  
Leconfield Road, Nanpantan,  
Leicestershire  
1.1  
October 2020

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## EXECUTIVE SUMMARY

This archaeological desk-based assessment draws together the available archaeological, historic, topographic and land-use information to clarify the archaeological potential of a c.1.7ha site of land at Leconfield Road, Nanpantan, Leicestershire. The site is proposed for residential development, associated landscaping and green open space.

The archaeological potential of the development site and the significance of archaeological assets within the site has been assessed through desk-based review of existing archaeological information, including previous archaeological work undertaken in the vicinity of the study site. Assessment of impact upon built heritage assets is outside the scope of this report.

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

Data available from Historic England and the Local Planning Authority shows that there are no Scheduled Monuments within the proposed development site or within the search area. The proposed development will not impact on the heritage significance of any Scheduled Monuments.

The data provided by the HER shows the study site located within the polygon representing Burley Park (MLE594), a later Medieval deer park. No evidence of the park or its boundaries survives within the site; the current site boundaries probably date to the mid 18th century when the parkland was enclosed.

Based on the review of the HER data and the LiDAR and Google Earth images for the site and the surrounding area, the site is considered to have a low potential for significant (i.e. non-agricultural) archaeological remains for all periods. Any such evidence that is present would be significant for their evidential value and likely be of local importance depending on their potential to contribute to relevant research agendas.

On the basis of the limited archaeological potential identified there are no fundamental archaeological constraints to development on the site.

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# 1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment of land at Leconfield Road, Nanpantan, Leicestershire has been researched and prepared by RPS for Bowbridge Homes Ltd.
- 1.2 The site, also referred to in this report as the study site, comprises c.1.7ha of land centred at National Grid Reference SK 5095 1755 (Figure 1). It is bounded by mature hedges and trees to the north, east and south which form the rear property boundaries of the surrounding residential development and by Burleigh Wood to the west.
- 1.3 This document has been prepared in compliance with the National Planning Policy Framework, to identify and provide a description of the significance of archaeological heritage assets on the site and the likely effects of future development. This study concentrates on identifying any archaeological interest in the site.
- 1.4 The assessment comprises an examination of evidence in the Leicestershire Historic Environment Record (HER) and online resources. Information regarding Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Listed Buildings was obtained from the HER and Historic England's National Heritage List for England. Information on Conservation Areas was obtained from Charnwood Borough Council. The assessment incorporates published and unpublished material, and charts historic land-use through a map regression exercise. A site inspection was undertaken on the 7<sup>th</sup> October 2020.
- 1.5 The study provides an assessment of the archaeological potential of the site and the significance of archaeological assets within and around the site. As a result, the assessment enables relevant parties to identify and assess the impact of the proposed development and identify any necessary mitigation measures.

## 2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in February 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated 23 July 2019. (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

### National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
  - Conservation of England's heritage assets in a manner appropriate to their significance; and
  - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states applicants should provide a description of the significance of any heritage assets affected and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
  - Protects the settings of such designations;
  - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
  - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

## Local Planning Policy

- 2.14 The relevant local development plan policies are contained within the Charnwood Local Plan 2011 to 2028 Core Strategy, which was adopted in 2015 and contains the following policy relating to the historic environment:

### Charnwood Local Plan 2011 to 2028 Core Strategy

#### *Policy CS 14*

#### *Heritage*

- *We will conserve and enhance our historic assets for their own value and the community, environmental and economic contribution they make. We will do this by:*
- *requiring development proposals to protect heritage assets and their setting;*



- *supporting development which prioritises the refurbishment and re-use of disused or under used buildings of historic or architectural merit or incorporates them sensitively into regeneration schemes;*
- *working with our partners to prepare Conservation Area Character Statements, Landscape Character Assessments and Village Design Statements;*
- *supporting developments which have been informed by and reflect Conservation Area Character Appraisals, Landscape Character Appraisals and Village Design Statements;*
- *supporting developments which incorporate Charnwood's distinctive local building materials and architectural details;*
- *supporting the viable and sustainable use of heritage assets at risk of neglect or loss, providing such development is consistent with the significance of the heritage asset, especially where this supports tourism or business development;*
- *securing improvements to the following 'at risk' heritage assets through our major developments:*
  - *the Temple of Venus, Garendon Park, Ashby Road, Loughborough*
  - *the Triumphal Arch, Garendon Park, Ashby Road, Loughborough*
  - *Roman villa north of Hamilton Grounds Farm, Barkby Thorpe*
  - *Garendon Park, Ashby Road, Loughborough*
  - *Shepshed Conservation Area*
  - *Taylor's Bell Foundry, Freehold Street, Loughborough*

2.15 The Draft Charnwood Local Plan (2019-2036), which is due to Examination in Public this year, will, once adopted, form part of the development plan and replace the Charnwood Local Plan Core Strategy (2015) and the saved policies from the Borough of Charnwood Local Plan (2004).

## **Draft Charnwood Local Plan (2019-2036)**

### **Draft Policy LP 24**

#### *Heritage*

*We will conserve and enhance our heritage assets and the wider historic environment for their own value and the contribution they make to the community, environment and economy. We will do this by:*

- *requiring development proposals to protect and enhance heritage assets, including non-designated heritage assets, and their significance and setting;*
- *supporting developments which incorporate Charnwood's distinctive local building materials and architectural details to make a positive contribution to the character and appearance of the area;*
- *supporting developments which have been informed by our Conservation Area Character Appraisals, Landscape Character Appraisals and Village Design Statements;*
- *supporting the sympathetic reuse of buildings of archaeological or historic importance, which make a positive contribution to the historic environment, and which reinforce local distinctiveness and sense of place;*
- *and encouraging the conservation, protection and enhancement of heritage assets at risk through neglect, decay or other threats.*

*Where development would lead to substantial harm to, or total loss of, the significance of a designated heritage asset or its setting, planning permission will not be granted unless:*

- *the nature of the asset prevents all reasonable uses of the site;*
- *no viable use can be found through marketing that will enable its conservation;*
- *conservation by grant funding or public/charitable ownership is demonstrably not possible;*
- *and the proposed development demonstrates that the substantial harm or total loss is necessary to achieve substantial benefits that outweigh the harm or loss.*

*Where the proposed development would lead to less than substantial harm to the significance of the designated heritage asset or its setting, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum public use.*

*Where there is a clear and convincing justification for the loss or partial loss of a heritage asset we will seek public benefits by requiring developers to investigate and record the features affected and provide publicly accessible interpretation which is appropriate to the scale and level of interest of the heritage asset.*

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

## 3 GEOLOGY AND TOPOGRAPHY

### Geology

- 3.1 The British Geological Survey (BGS) 1:50,000 mapping records the geology within the majority of the site as mudstone of the Swithland Formation. A narrow band along the eastern boundary of the site comprises siltstone, mudstone and sandstone of the Tarporley Siltstone Formation. There are no superficial deposits recorded across the site.  
(<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>)
- 3.2 The Cranfield Soil and Agrifood Institute identifies the soils of the majority of the study site as slightly acid loamy and clayey soils with impeded drainage (Soilscape 8). The soils along the western site boundary are described as slowly permeable seasonally wet acid loamy and clayey soils (Soilscape 17; <http://www.landis.org.uk/soilscapes/>).

### Topography

- 3.3 The study site is located in Nanpantan, Leicestershire adjacent to Burleigh Wood to the west and to the north of Nanpantan Road.
- 3.4 The ground of the study site is variable and rises from c.80m AOD along the eastern boundary to c.90m AOD in the southern extent of the site and slopes down to c.85m AOD along the western and northern boundaries.
- 3.5 Wood Brooke and Burleigh Brook are located c.250m to the south and c.800m to the north of the site and River Soar is located c.5.5km to the east.

### Site Conditions

- 3.6 A site visit was undertaken on 7<sup>th</sup> October 2020. The weather conditions and level of visibility were excellent and there were no access constraints.
- 3.7 The site, c.1.7ha, is centred at NGR SK 5095 1755 and comprises one parcel of land covered in scrub and high grass. The site is bounded by mature hedges to the north, east and south which allow intermittent views towards the residential areas beyond and by Burleigh Wood to the west (Plates 1-4).
- 3.8 No earthworks were visible during the site visit.

### Review of available LiDAR data

- 3.9 A review of LiDAR data was conducted using the Open Survey Data 1m spatial resolution dataset for the site (Figure 5).
- 3.10 The LiDAR data shows the slope present in the centre of the site, with its highest point at the southern site boundary, and geological variations in the form of broad diffuse linear features. The intersecting lines in the north-west corner represent footpaths crossing the site. The data shows no evidence of agricultural activity on the study site.

## 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

### Timescales used in this report

#### Prehistoric

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

#### Historic

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

### Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Figs. 2-4), also referred to as the study area, held on the Leicestershire Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 19<sup>th</sup> century onwards until the present day.
- 4.3 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

### Scheduled Monuments

- 4.4 Data obtained from Historic England and the Local Planning Authority confirms that there are no archaeological designated heritage assets (Scheduled Monuments) on the study site (Figure 2).
- 4.5 The nearest Scheduled Monuments are *Cistercian Abbey and Mansion with fishpond and mound at Garendon* (NHLE reference 1009171), located c.2.2km to the north-west of the study site and *Beacon Hill hillfort, enclosure and linear boundary* (NHLE 1008835), located c.2.5km to the south of the study site. There is no inter-visibility and no evidence of a historic functional association between these assets and the site. Therefore, the assets are not considered sensitive to the proposed development on the site.
- 4.6 No further consideration of Scheduled Monuments has been undertaken in this report.

## Non-Designated Heritage Assets

- 4.7 The data provided by the HER shows the study site located within the polygon representing Burley Park (MLE594), a later Medieval deer park, probably emparked around 1300. It was first mentioned in 1330 (Kirkland 2011), but it has been suggested that hunting took already took place in Anglo-Saxon times (Humphrey 1986). The suggested date of disparkment is c.1550 and the park is described in a survey of the property of Loughborough manor as enclosing c.167 acres. No evidence of the park survives on site; the current site boundaries probably date to the mid 18<sup>th</sup> century when the former parkland was enclosed (Map of Charnwood Forest 1754; see Kirkland 2011; p.111).
- 4.8 A gazetteer of HER records is included in Appendix A. Their locations are shown on Figure 3.

## Previous Archaeological Work

- 4.9 No archaeological work is recorded to have been carried out within the study site on the HER.
- 4.10 Various features, including positive anomalies (possible pits) and cut features of possible archaeological origin were recorded during geophysical survey (ELE5000) c.300m north-east of the study site. Thirteen trial trenches (ELE7864) within the same area identified a number of small undated pits, for which a tentative Prehistoric date was proposed. Otherwise, there was no evidence for archaeological remains and the anomalies recorded by the geophysical survey were assessed to have been caused by modern disturbance and intrusions.
- 4.11 The only feature of interest identified during trial trenching (ELE6371) c.300m south of the study site, was an undated ditch . No other archaeological potential of any period was identified.
- 4.12 Five sherds of Saxon pottery and Medieval earthworks were recorded during archaeological evaluation (ELE3268) c.400m north-west of the study site.
- 4.13 An undated ditch was the only feature of archaeological significance recorded during trial trenching (ELE234) c.500m south of the study site.
- 4.14 The remaining records of previous archaeological work are located in extent of 700m from the study site or relate to desk-based assessments and building assessments, which are not relevant to assess the study site's archaeological potential.
- 4.15 The previous archaeological investigations are recorded within the gazetteer of HER records included in Appendix 1 and shown on Figure 3.

## Prehistoric

- 4.16 There are no HER records of Prehistoric date within the study site and only one relevant record within the search area.
- 4.17 An area of possible Prehistoric activity (MLE20042) was recorded c.300m north-east of the site during trial trenching. A small group of undated pits was revealed, one of which contained a dark charcoal rich silty clay fill, with frequent fire cracked pebbles. A tentative Prehistoric date was suggested because of the abundance of fire cracked pebbles in this very small feature.
- 4.18 Based on the paucity of Prehistoric activity in the surrounding area and the LiDAR data, the site's potential for significant Prehistoric remains is assessed to be low.

## Roman

- 4.19 The HER contains no records dating to the Roman period within the study site and there are only three records for Roman activity within the wider search area.

- 4.20 Large quantities of Roman coins, pottery, a spoon and a possible Roman lead weight (MLE641) were found c.450m south of the study site in the 1980s. Based upon the typology of finds, it is possible this was a Roman hoard. Archaeological evaluation was undertaken in 1993 (ELE234) c.500m south of the site to assess the possibility of Roman remains associated with the finds. However, only a single undated ditch was recorded and no evidence for significant Roman remains was identified.
- 4.21 A Roman pottery scatter (MLE645), which included Samian, mortaria, greyware, oxidised ware, black burnished ware, shelly ware, a fragment of Roman tile as well as two coins of Marcus Aurelius were found c.700m north-west of the study site in the 1980s. The HER states that the finds suggest a Roman site, but no further work has been carried out since to confirm this.
- 4.22 Roman finds, including 'some Roman coins and a plug of bronze' (MLE5918) were found during metal detecting c.650m south-east of the study site.
- 4.23 Based on the limited number of Roman finds recorded within the search area and their distance from the study site, the site is considered to have a low potential for significant Roman archaeology.

## Saxon

- 4.24 There are no HER records of Saxon date within the study site and only one record within the search area; five sherds of Early Saxon pottery (MLE22494) recorded c.400m north-west of the study site during trial trenching.
- 4.25 There is no mention of Nanpantan in Domesday Book (1086), but there are records of the nearby settlements of Shepshed (*Scepeshefde*, c.3km to the north-west) and Loughborough (*Lucteburne*, c.3km to the north-east).
- 4.26 Based on the site's distance from the settlement cores of Loughborough and Shepshed and the paucity of Saxon material from the study area, the study site is considered to have a low/negligible potential for remains of Saxon date.

## Medieval

- 4.27 There is one record on the HER of Medieval date within the study site; Burley Park (MLE594), a former deer park, which covered an area of c.167 acres including the study site. Assessment of the archaeological and historic data available for Burley Park was undertaken by Kirkland in 2011. No evidence of any remains of the park were identified surviving on site.
- 4.28 Loughborough Park (MLE619), also a Medieval deer park, is located c.20m south of the study site. It was first mentioned in 1229 (Kirkland 2011) and was also used as hunting grounds.
- 4.29 Two boundary ditches (MLE9791 and MLE21691) dating to the Medieval period are recorded c.100m south-west and c.300m west of the study site. MLE9791 was constructed in the early 12<sup>th</sup> century and almost certainly follows the course of an earlier boundary, now the parish boundary between Shepshed and Nanpantan. MLE21691 runs from the south-western corner of Burleigh Wood to a brook in the north-west and is on the line of a parish boundary shown on the late 19<sup>th</sup> century Ordnance Survey map. Recent survey has suggested this ditch represents the south western edge of Burley Park (MLE594).
- 4.30 There is one surviving moat within the search area; c.350m north-west of the site at Holywell Hall (MLE636). To the north of Holywell Hall, trial trenching confirmed the likely presence of a Medieval garden (MLE22493) enclosed by ditches, c.400m north-west from site.
- 4.31 The HER mentions the possible site of a Medieval chapel (MLE638) near Holywell Hall, c.400m to the north-west of the study site.

- 4.32 The site was part of the Medieval deer park, Burley Park. However, there is no evidence for surviving remains of the park on the site. The study site is therefore, considered to have a low potential for significant (i.e. non-agricultural) remains of the Medieval period.

## Post Medieval & Modern (including map regression)

- 4.33 There are no Post-Medieval / Modern entries in the HER recorded on the site.
- 4.34 All the entries in the HER from this period relate to extant buildings or features of well-known extent and will not be further discussed, as they contribute little to the archaeological understanding of the study site.

### *Historic Map regression*

- 4.35 The study site itself is not shown in any detail on mapping earlier than the late 19<sup>th</sup> century although its topographical position in relation to Burleigh/Brooks Woods and Burleigh Farm can be established from the 1754 map of Charnwood Forest, the 1806 King's map of Loughborough and the 1815 OSD Plan of Leicester and Loughborough (not reproduced). The first map to show the site in any detail is the 1884 Ordnance Survey Map (Figure 6). It shows the site fully enclosed to the north of Burleigh Farm and adjacent to Burleigh Wood in the west. A footpath is shown to cross the site from its north-western corner to Burleigh Farm, the northern half of which is still present today (now leading to a gate in the south-eastern corner). A small rectangular outbuilding is located in the south and a pond is shown in the south-west corner of the site.
- 4.36 The study site remains largely unchanged to the present day, other than the demolition of the outbuilding by 1903 (map not reproduced) and the pond filled in by 1964. The map regression also demonstrates the growing residential areas around the site, first to the south in the 1960s (Figure 7) and then to the north and west in the 1970s and 1980s (Figure 8).
- 4.37 Google Earth imagery from 2019 shows the footpath, which meanders across the site from its north-western to its south-eastern corner.
- 4.38 The map review demonstrates the study site has remained as agricultural land through the Post-Medieval/Modern period apart other than one 19<sup>th</sup> century building which was demolished by 1903. The former building is of no archaeological interest . Overall, the site's potential for significant Post-Medieval/Modern archaeology is considered to be low.

## Assessment of Significance (Non-Designated Assets)

- 4.39 The data provided by the HER shows the study site located within the polygon representing Burley Park (MLE594), a later Medieval deer park, probably emparked around 1300. It was first mentioned in 1330 (Kirkland 2011), but it has been suggested that hunting took already took place in Anglo-Saxon times (Humphrey 1986). No evidence of the park survives within the site; the current site boundaries probably date to the mid 18<sup>th</sup> century when the former parkland was enclosed (Plan of Charnwood Forest 1754; see Kirkland 2011; p111).
- 4.40 Based on the review of the HER data and the LiDAR and Google Earth images for the site and the surrounding area, the site is considered to have a low potential for significant (i.e. non-agricultural) archaeological remains for all periods. Any such evidence would be significant for their evidential value and likely be of local importance depending on their potential to contribute to relevant research agendas.

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

### **Proposed Development**

- 5.1 The site is proposed for residential development, associated landscaping and green open space.

### **Review of Potential Development Impacts on Non-Designated Assets**

- 5.2 The data provided by the HER shows the study site located within the polygon representing Burley Park (MLE594), a later Medieval deer park, probably emparked around 1300. No evidence of the park survives within the site.
- 5.3 Given the construction techniques employed in modern development, it is unlikely that any archaeological remains present within the footprint of the proposed development would survive the development process, unless preserved under public open space.



## 6 SUMMARY AND CONCLUSIONS

- 6.1 This archaeological desk-based assessment draws together the available archaeological, historic, topographic and land-use information to clarify the archaeological potential of a c.1.7ha site of land at Leconfield Road, Nanpantan, Leicestershire. The site is proposed for residential development, associated landscaping and green open space.
- 6.2 The archaeological potential of the development site and the significance of archaeological assets within the site has been assessed through desk-based review of existing archaeological information, including previous archaeological work undertaken in the vicinity of the study site. Assessment of impact upon built heritage assets is outside the scope of this report.
- 6.3 This assessment report provides a description of archaeological assets potentially affected by the proposed development of the site and addresses the information requirements of Government's National Planning Policy Framework in relation to archaeology.
- 6.4 Data available from Historic England and the Local Planning Authority shows that there are no Scheduled Monuments within the proposed development site or within the search area. The proposed development will not impact on the heritage significance of any Scheduled Monuments.
- 6.5 The data provided by the HER shows the study site located within the polygon representing Burley Park (MLE594), a later Medieval deer park. No evidence of the park or its boundaries survives within the site; the current site boundaries probably date to the mid 18th century when the parkland was enclosed.
- 6.6 Based on the review of the HER data and the LiDAR and Google Earth images for the site and the surrounding area, the site is considered to have a low potential for significant (i.e. non-agricultural) archaeological remains for all periods. Any such evidence that is present would be significant for their evidential value and likely be of local importance depending on their potential to contribute to relevant research agendas.
- 6.7 On the basis of the limited archaeological potential identified there are no fundamental archaeological constraints to development on the site.

## Sources Consulted

### General

Leicestershire & Rutland Historic Environment Record

Google Earth

LiDAR

### Internet

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

British History Online – <http://www.british-history.ac.uk/>

Domesday Online – <http://www.domesdaybook.co.uk/>

Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>

Soilscape – <http://www.landis.org.uk/soilscapes/>

The Genealogist – <https://www.thegenealogist.co.uk/>

### Bibliographic

Chartered Institute for Archaeologists Standard & Guidance for historic environment desk based assessment 2014, revised 2017

Department of Communities and Local Government *National Planning Policy Framework* 2012 (revised February 2019)

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* 2010

Historic England (formerly English Heritage) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment 2008 (new draft 2017)

Historic England Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment July 2015 unpublished document

Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document

Humphrey, W., *The Charnwood Parks and Manors*; Loughborough Park; Burley Park; Beaumanor Park. In: A. E. Squires and W. Humphrey 1986

Kirkland, A. 2011, *The Medieval Parks of Beaumanor, Loughborough and Burley: New Archaeology and a Reassessment of the Historical Evidence*. In: Transactions, Leicestershire Archaeological and Historical Society Vol. 86, 2011

### Cartographic

1754 A plan of Charnwood Forest Map

1806 King's Map

1815 Plan of Leicester and Loughborough

Ordnance Survey 1:2500 editions: 1884, 1903, 1921, 1964

Ordnance Survey 1:10,000 / 1:10,560 editions: 1884, 1904, 1922, 1938, 1955, 1967-1968, 1974, 1983-1986, 2000, 2006, 2020

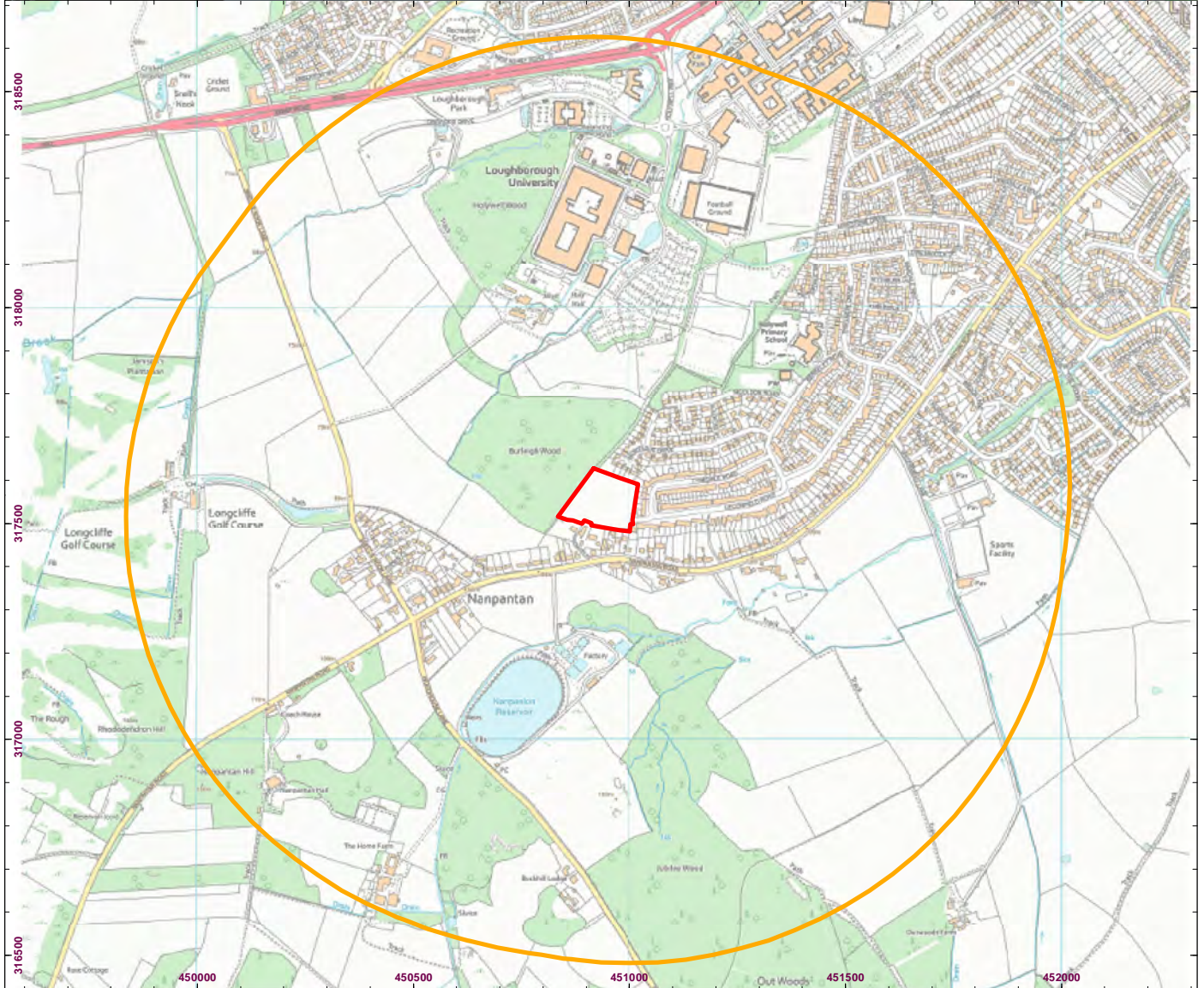
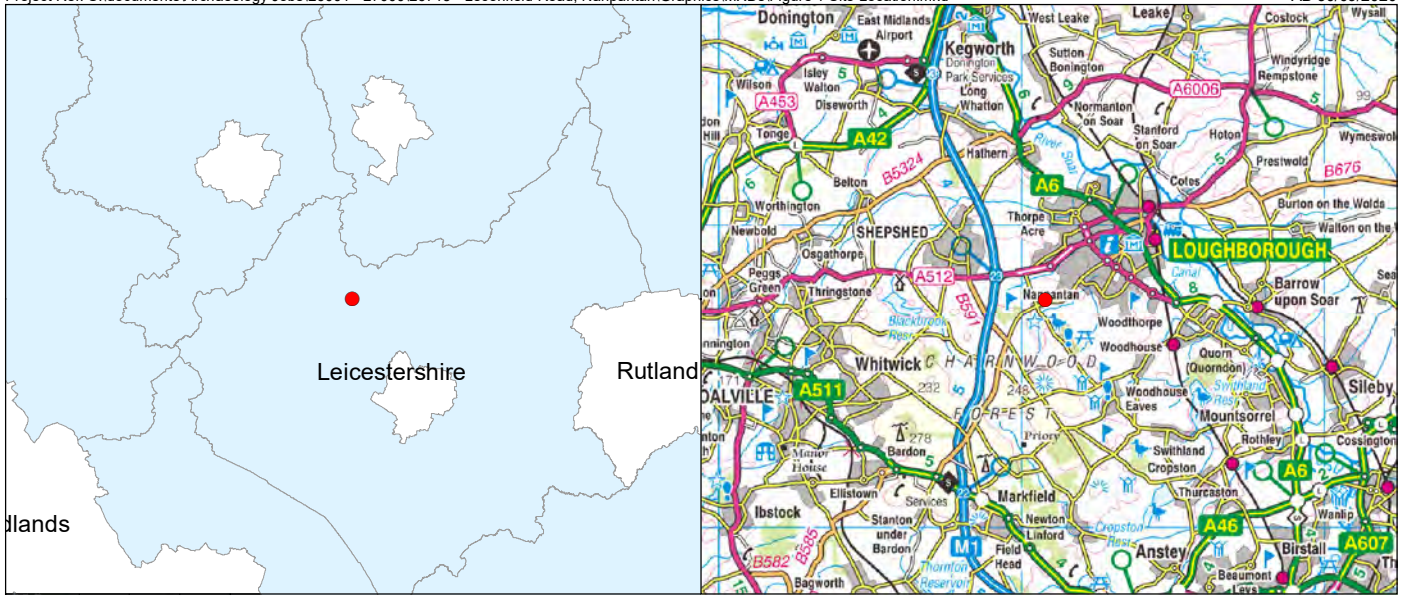
**LECONFIELD ROAD, NANPANTAN, LEICESTERSHIRE;  
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Google Earth Imagery: 1999, 2000, 2003, 2006, 2010, 2011, 2015, 2016, 2019



## FIGURES



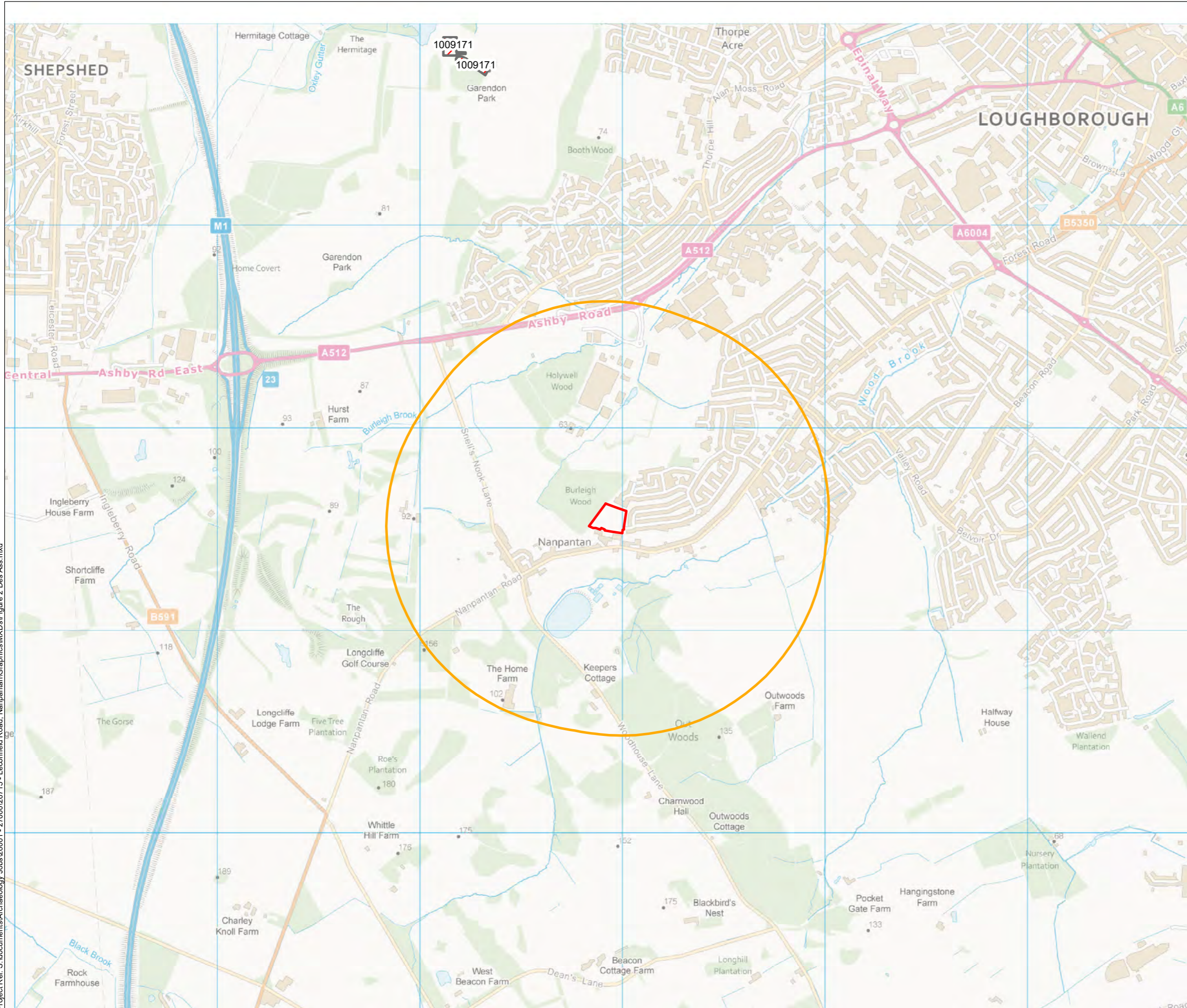
-  Site Boundary
-  Search Area






0 150 300 450 m  
Scale at A4: 1:15,000



Figure 1  
Site Location



-  Site Boundary
-  Search Area
-  Scheduled Monuments

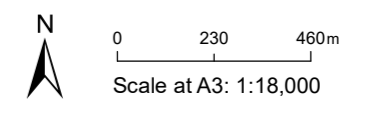
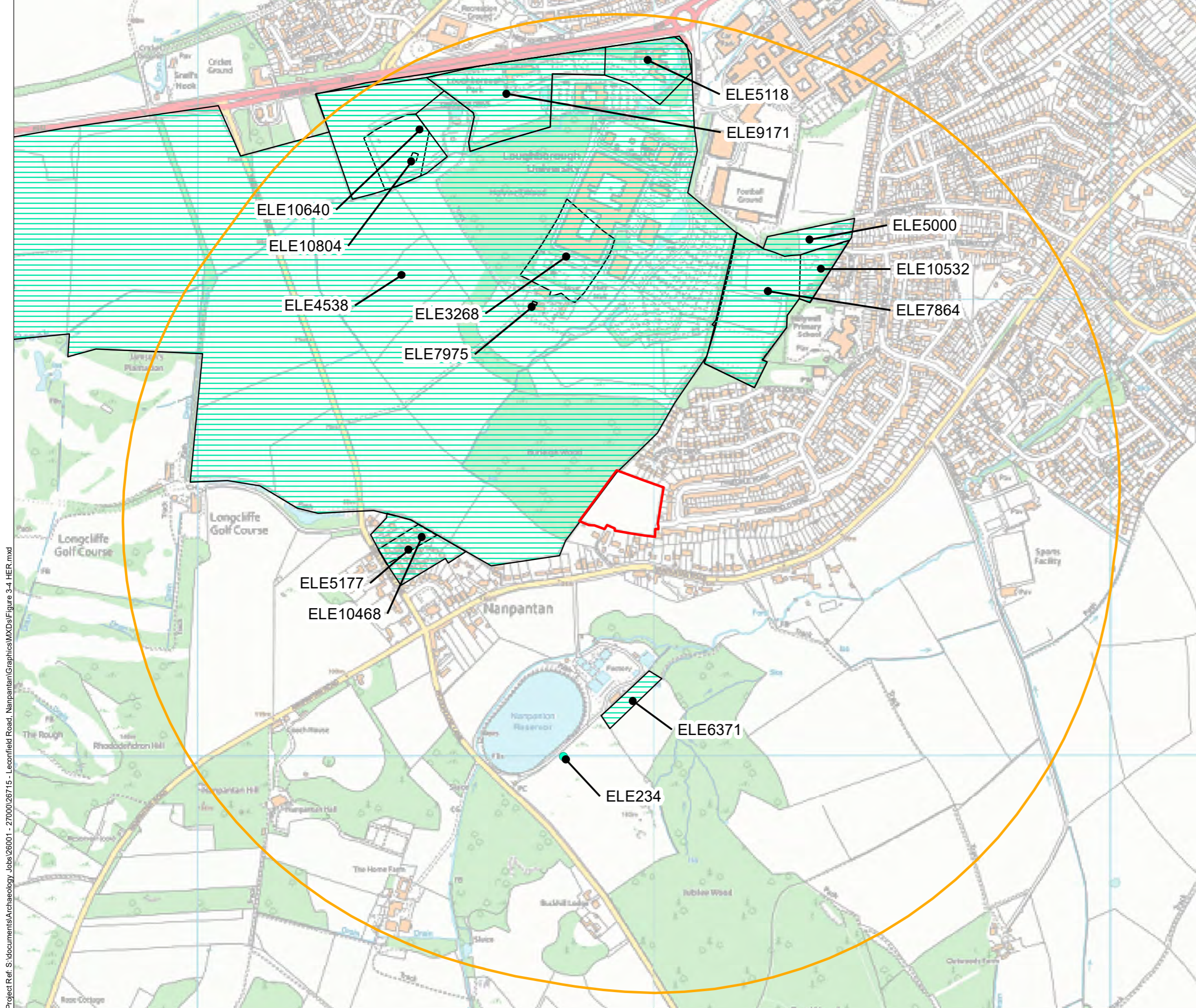


Figure 2  
Scheduled Monuments

Project Ref: S:\documents\Archaeology\_Jobs\26001 - 27000\26715 - Leconfield Road, Nanpantan\Graphics\MXD\Figure 2 Des Ass.mxd



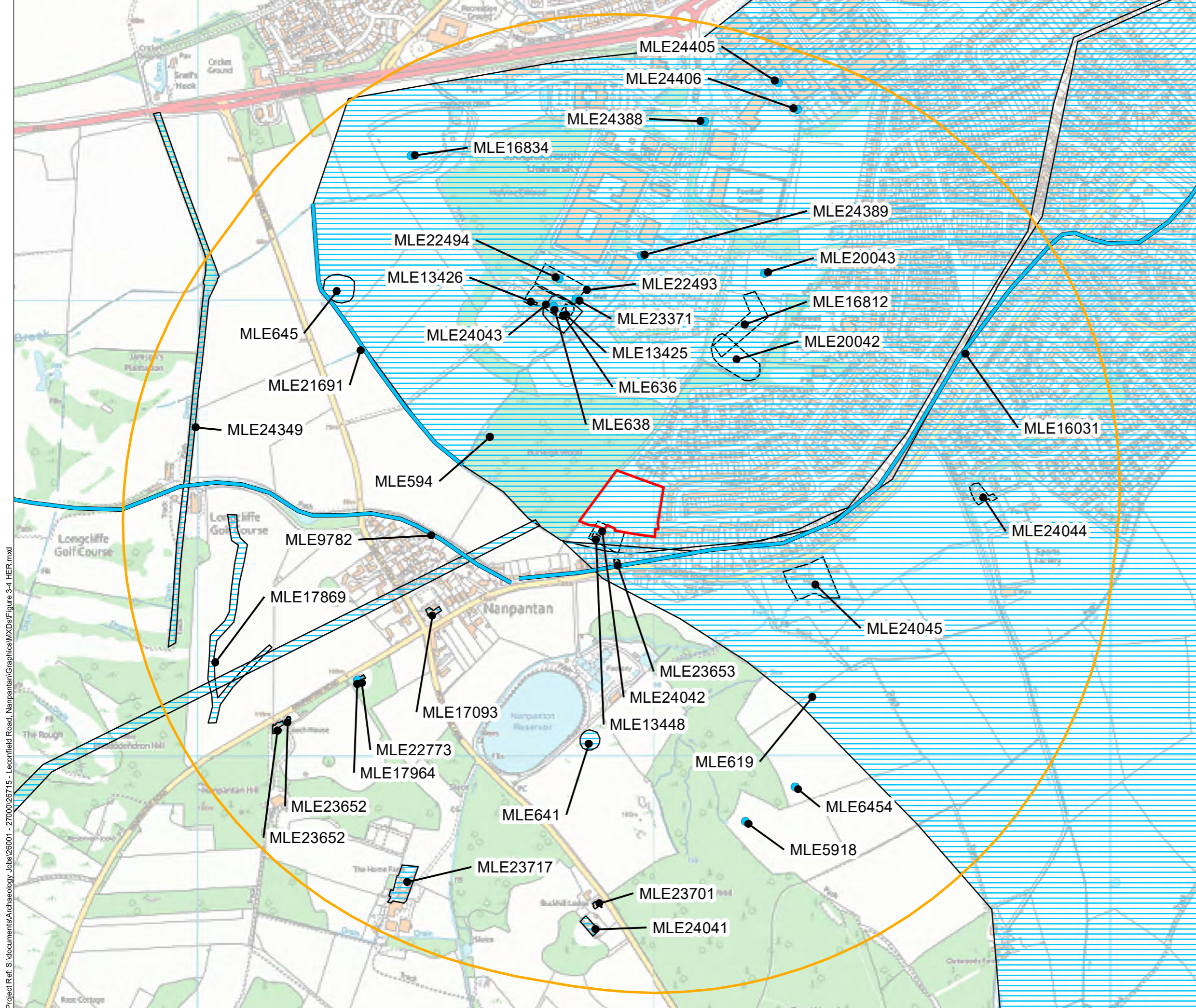
- Site Boundary
- Search
- Event Points
- Event Areas

N  
 0 100 200m  
 Scale at A3: 1:8,000



Figure 3  
 HER Data Events

Project Ref: S:\documents\Archaeology\_Jobs\26001 - 27000\26715 - Leconfield Road, Nanpantan\Graphics\MXD\Figure 3-4 HER.mxd



- Site Boundary
- Search
- Monument Points
- Monument Lines
- Monument Areas

N  
 0 100 200m  
 Scale at A3: 1:8,000



Figure 4  
 HER Data Monuments

Project Ref: S:\documents\Archaeology\_Jobs\26001 - 27000\26715 - Leonfield Road, Nanpantan\Graphics\MXD\Figure 3-4 HER.mxd





 Site Boundary

**LiDAR DATA**

Source:  
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:  
2019

Processing:  
simple Local Relief Model overlaid on  
Multi-direction Hillshade

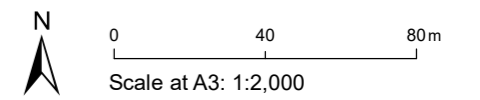
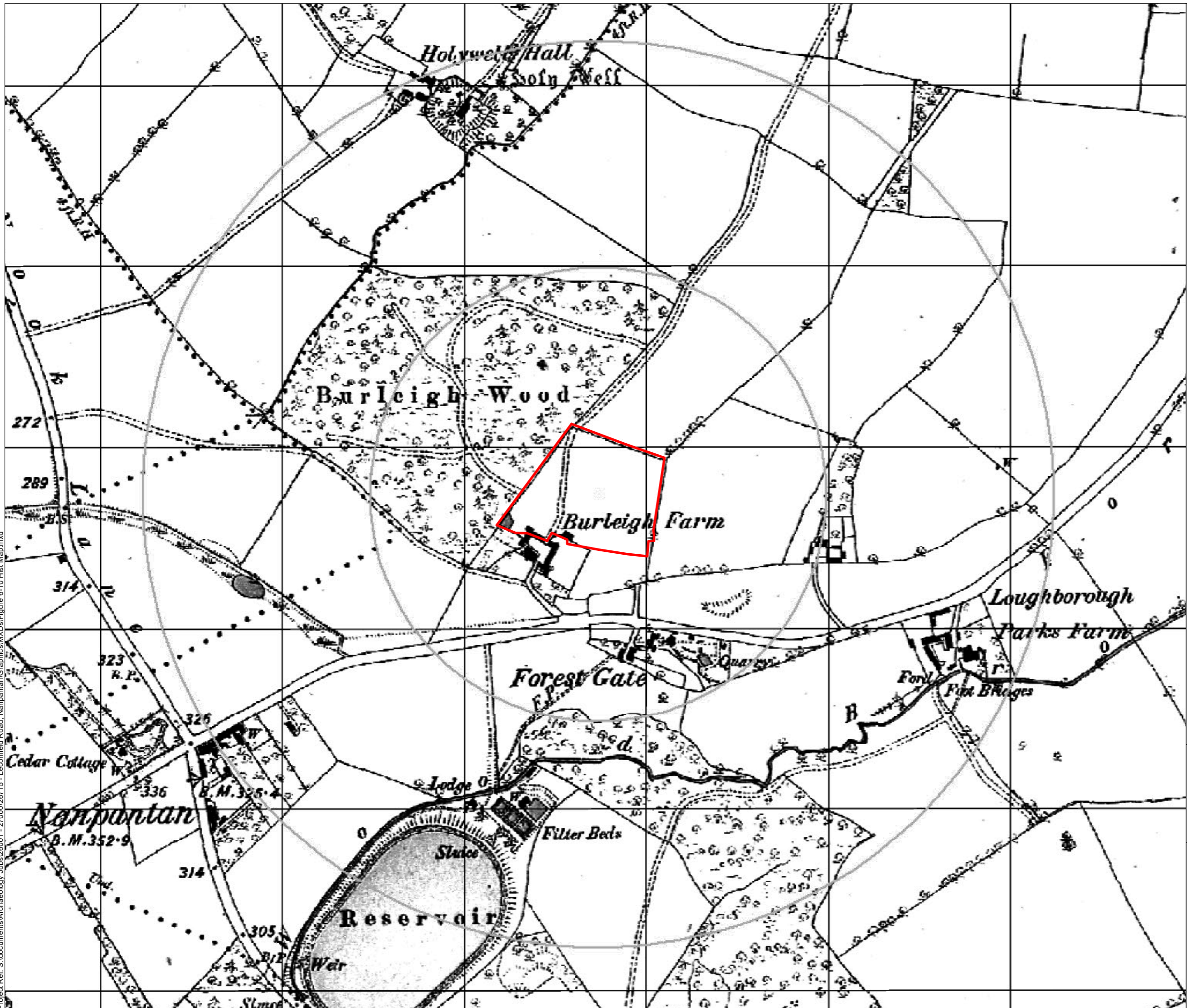


Figure 5

LiDAR Data



Site Boundary

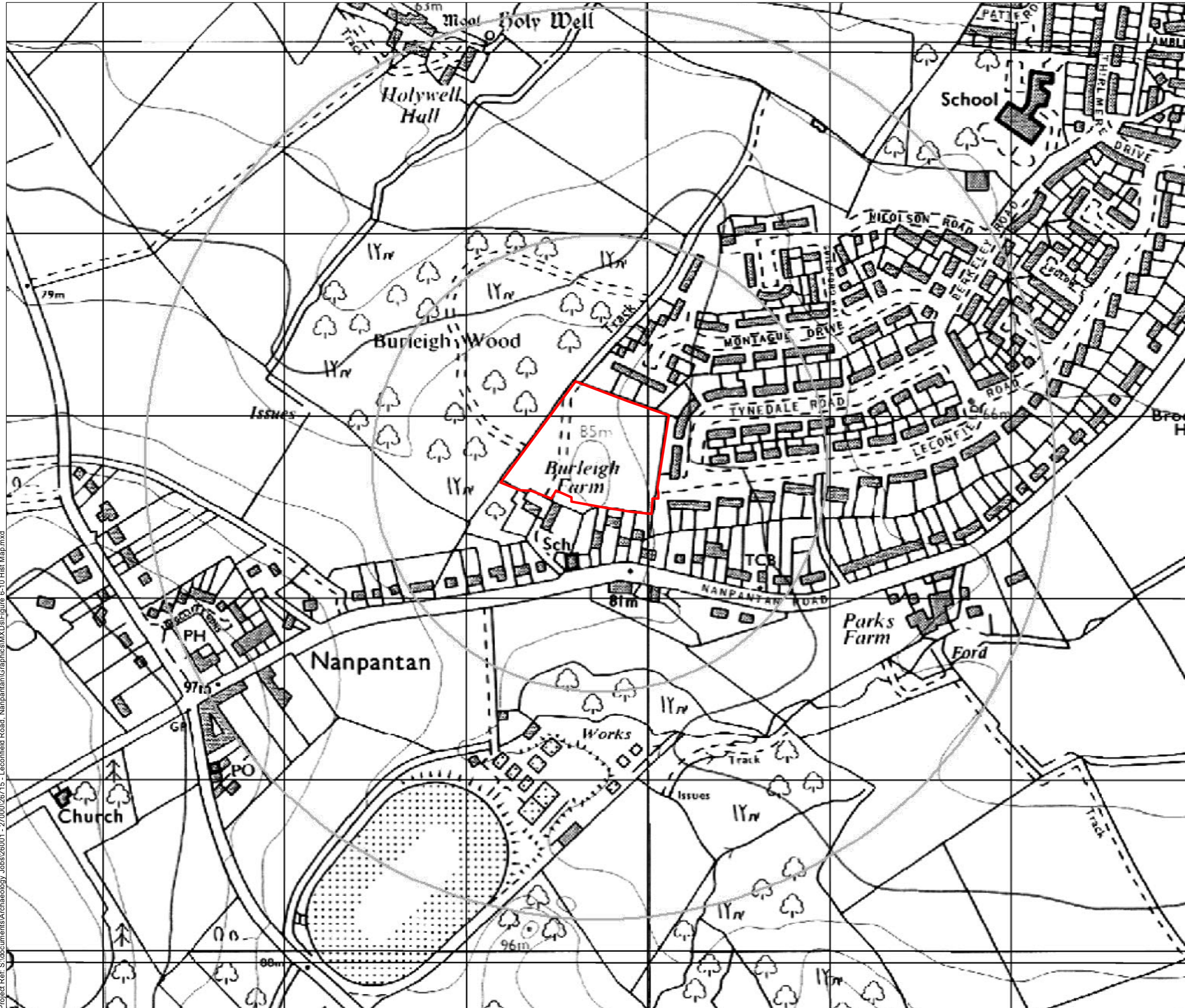


0 50 100m  
Scale at A3: 1:4,000



Figure 6  
Ordnance Survey Map 1884





Site Boundary



0 50 100m  
Scale at A3: 1:4,000



Figure 8  
Ordnance Survey Map 1983-1986

Project Ref: S:\documents\Archaeology\_Jobs\26001 - 27000\26715 - Leconfield Road, Nanpantan\Graphics\MXD\Figure 6-10\_Hist\_Map.mxd



Site Boundary



0 15 30m  
Scale at A3: 1:1,500



Figure 9

Google Earth Imagery 2019

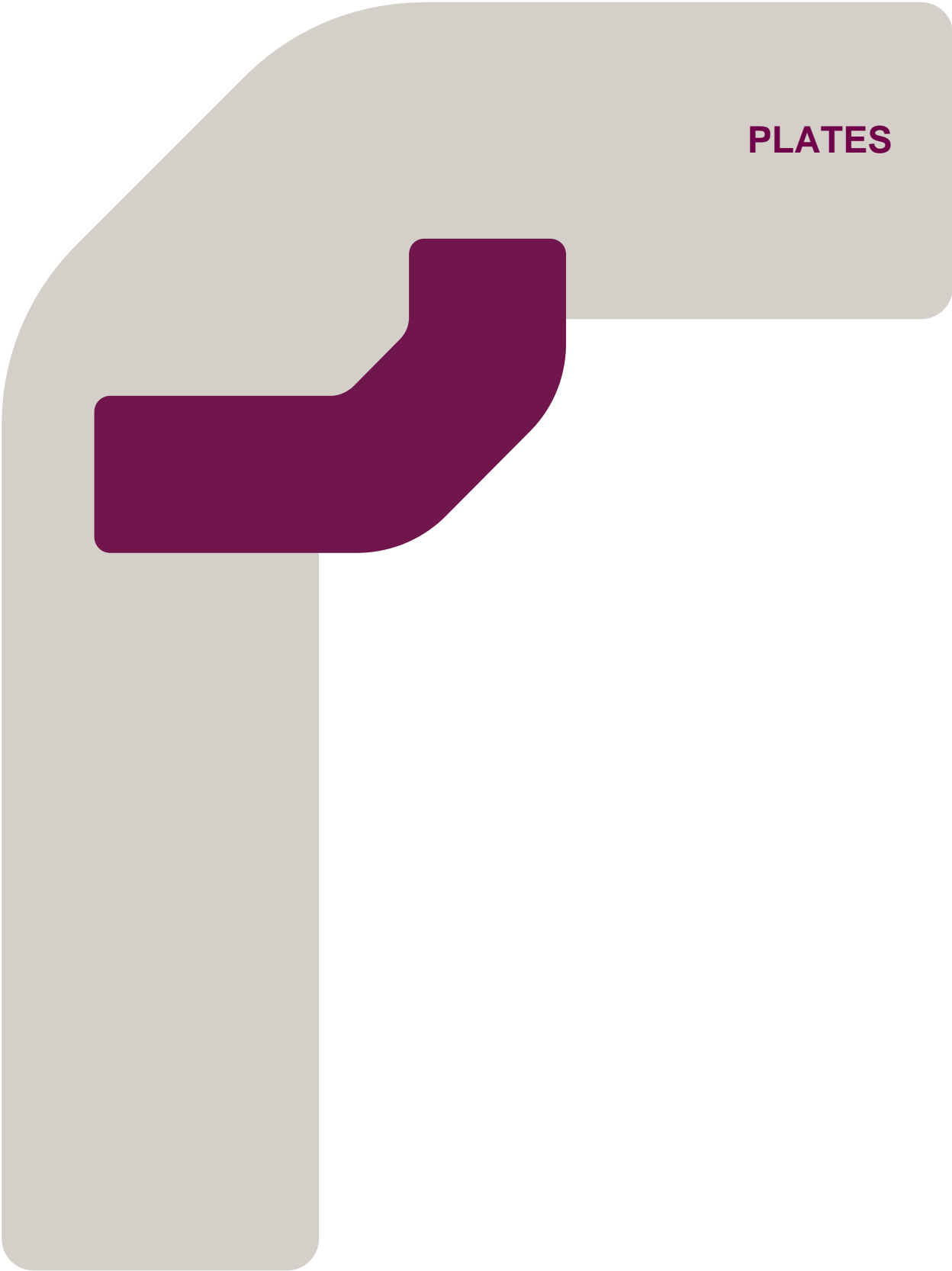




Plate 1: View from the centre of the site towards the north-east



Plate 2: View from the northern extent of the site towards the south



Plate 3: View towards Burleigh Farmhouse in the south-west



Plate 4: View from the centre of the site towards Burleigh Wood in the west





## APPENDICES

## Appendix A

### Gazetteer of HER Entries

*Leicestershire & Rutland Historic Environment Records*

HER No.	Name	Location	Date
	<b>Monuments</b>		
MLE594	Burley Park	SK 513 184	Medieval
MLE619	Loughborough Park	SK 521 172	Medieval
MLE636	Medieval moat at Holywell Hall	SK 507 179	Medieval
MLE638	Possible chapel site, Holywell Hall	SK 507 179	Medieval
MLE641	Roman site north of Buckhill Lodge	SK 508 170	Roman
MLE645	Roman site west of Holywell Hall	SK 503 180	Roman
MLE5918	Roman finds from south of Parks Farm	SK 511 168	Roman
MLE6454	Iron Age coin from south of Parks Farm	SK 513 169	Late Iron Age
MLE9782	Charnwood Forest Canal	SK 46 18	Post-medieval
MLE9791	Medieval boundary ditch, Earl's Dyke	SK 49 15	Medieval to Post-medieval
MLE13425	HOLYWELL FARMHOUSE, ASHBY ROAD (SOUTH SIDE), LOUGHBOROUGH	SK 507 179	Medieval to Modern
MLE13426	OUTBUILDING TO HOLYWELL FARM, ASHBY ROAD (SOUTH SIDE), LOUGHBOROUGH	SK 507 179	Medieval to Modern
MLE13448	BURLEIGH FARMHOUSE, NANPANTAN ROAD (NORTH SIDE), LOUGHBOROUGH	SK 508 174	Post-medieval to Modern
MLE16031	Loughborough to Nanpantan wagonway	SK 520 186	Post-medieval
MLE16834	Features at Holywell Park, New Ashby Road	SK 504 183	Unknown
MLE16812	Geophysical anomalies west of Holywell County Primary School	SK 511 179	Unknown
MLE17093	The Priory Hotel, Nanpantan Road	SK 505 173	Modern
MLE17869	Earthworks west of Nanpantan	SK 500 173	Unknown
MLE17964	War memorial, St Mary's church, Nanpantan	SK 503 171	Modern
MLE20042	Possible prehistoric activity at Holywell Park	SK 511 178	Late Prehistoric
MLE20043	Charcoal burning clamps at Holywell Park	SK 512 180	Post-medieval
MLE21691	Boundary ditch, Burleigh Wood/Burleigh Brook	SK 5041 1792	Medieval to Post-medieval
MLE22493	Medieval garden, Holywell Hall	SK 5079 1803	Medieval
MLE22494	Saxon pottery from north of Holywell Hall	SK 5079 1804	Anglo Saxon
MLE22773	St Mary in Charnwood Church, Nanpantan Road	SK 5035 1716	Post-medieval to Modern
MLE23371	Holy Well, Holy Well Haw/Holywell Hall, Holywell Way	SK 5082 1800	Medieval to Post-medieval
MLE23652	NANPANTAN HALL LODGE (& OUTBUILDINGS), NANPANTAN ROAD	SK 5018 1706	Post-medieval to Modern
MLE23652	NANPANTAN HALL LODGE (& OUTBUILDINGS), NANPANTAN ROAD	SK 5018 1706	Post-medieval to Modern
MLE23653	NANPANTAN PRIMARY SCHOOL, NANPANTAN ROAD	SK 5091 1742	Post-medieval to Modern

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MLE23701	BUCKHILL LODGE, WOODHOUSE LANE	SK 5087 1667	Post-medieval to Modern
MLE23717	HOME FARM, WOODHOUSE LANE	SK 5044 1672	Post-medieval to Modern
MLE24041	Buck Hill Farm, Woodhouse Lane	SK 5085 1662	Post-medieval to Modern
MLE24042	The Tudor Farmhouse, Nanpantan Road	SK 5089 1748	Post-medieval to Modern
MLE24043	Holywell Farm, Ashby Road	SK 5076 1799	Post-medieval to Modern
MLE24044	Charnwood Borough Council, Parks Department Buildings, Watermead Lane	SK 5171 1757	Post-medieval to Modern
MLE24045	Loughborough Parks Farm, Nanpantan Road	SK 5134 1739	Post-medieval to Modern
MLE24349	Tree avenue, west of Snell's Nook Lane, Loughborough	SK 4997 1782	Post-medieval to Modern
MLE24388	Flame sculpture, Holywell Way	SK 5110 1839	Modern
MLE24389	Double Movement sculpture, Gas Research and Technology Centre, Loughborough	SK 5097 1809	Modern
MLE24405	La Retraite sculpture, Mathematics Building, Loughborough University	SK 5127 1847	Modern
MLE24406	Strike sculpture, Physics Building, Loughborough University	SK 5131 1841	Modern
	<b>Events</b>		
ELE234	1993 trial trenching north of Buckhill Lodge	SK 508 170	
ELE3268	1989 trial trenching and EDM survey, Holywell Hall (now Farm)	SK 508 181	
ELE4538	2006 desk-based assessment for a proposed development at Holywell Park, Loughborough University	SK 503 179	
ELE5000	2007 geophysical survey, Loughborough University	SK 5127 1799	
ELE5118	2007 geophysical survey, Holywell Park, Ashby Road, Loughborough	SK 5066 1840	
ELE5177	2006 desk-based assessment of land off Snells Nook Lane, Nanpantan, Loughborough	SK 5048 1745	
ELE6371	1993 trial trenching, Severn Trent Water treatment Plant, Nanpantan, Leicestershire	SK 5094 1712	
ELE7864	2008 trial trenching, land adjacent to Holywell Park, Loughborough University	SK 512 179	
ELE7975	2011 building assessment of a cruck-framed agricultural building at Holywell Farm, Loughborough	SK 507 179	
ELE9171	2013 trial trenching at the Science and Enterprise Park, Ashby Road, Loughborough	SK 5066 1840	
ELE10468	2017 watching brief, 37 and 39, Snells Nook Lane, Nanpantan, Loughborough, Leicestershire	SK 5045 1746	
ELE10532	2016 desk based assessment for land to the south of Burleigh Brook, Loughborough University	SK 5137 1806	

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ELE10640	2018 trial trenching, Loughborough University Science and Enterprise Park, Loughborough	SK 5043 1832	
ELE10804	2018 excavation, Loughborough University Science & Enterprise Park, Loughborough	SK 5047 1831	



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