

9 DEVELOPMENT SITES AT DUNTON BASSETT

Strategic Heritage Assessment



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Dunton Bassett
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REPORT

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Heritage

HER

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EXECUTIVE SUMMARY

This Strategic Heritage Assessment has followed the principles advocated by the NPPF and Historic England. The assessment has examined the potential impact of 9 proposed development sites on land within the parish of Dunton Bassett identified in the Neighbourhood Plan.

The SEA is based on documentary, map search and a site inspection in July 2021, which recorded the current condition of the proposed development sites and surrounding heritage assets. Site inspection confirmed the proposed development sites were all agricultural land or presently (Land Parcel 1) allotments.

The landscape of the area, identified as a reasonable study area, extended to 1km from the historic core of the village and included below ground heritage assets of varying importance, dating, principally, from the Prehistoric, Roman, Medieval and Post Medieval periods. These reflect the changing nature of the historic landscape and more recent development.

With respect to below ground archaeology no evidence has been found in archive or published sources or during walkover survey to suggest that the 9 development sites will retain any archaeological evidence of greater than local/regional significance.

With respect to the setting of heritage assets Land Parcels 1, 2 and 5 clearly fall outside the setting of any designated assets and development of these sites will have no heritage impact. Development of Land Parcel 6 has been refused consent due to its harmful impact on All Saints church, though the degree of harm was not specified in the decision letter (Harborough District Council January 2017 16/01401/OUT). Land Parcel 8 is in a similar location to Land Parcel 6 and close to All Saints church. Land parcel 7 is distant from any from designated assets though the spire of All Saints is just visible above the trees, nevertheless development here will have no material impact on its heritage values. Land Parcel 9 is substantially enclosed by modern features, The A426 property to the south of Coopers Lane, residential properties on the east side of Main Street and the cricket ground to the south. To the south west and separated by a children's playground and a pasture field to the south is a moated site with fishpond (SAM). Land Parcel 9 falls within the setting of this monument.

In conclusion the locations of the 9 proposed development land parcels have been found to have the potential for varying degrees of harm to archaeology of local significance. For several of the land parcels the absence of evidence though not proving the absence of activity, does suggest that archaeology of greater than regional significance is unlikely.

The potential impact of development on designated heritage assets due to development within their settings was considered through the prism of design and development principles set out by Historic England and the local plan. Development, when seen in the light of these principles, has not been found to be harmful in its effect on listed buildings in relation to land Parcels 1, 2, 5 and 7. Development of Land Parcels 6 and 8 will be harmful to the heritage significance of All Saints church at a level of Less than substantial harm, whilst development of Land Parcel 9 may adversely affect the moated site with fishpond (SAM) also at a level of less than substantial harm, though at a modest level.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 The objective of this Strategic Heritage Assessment is an assessment of the potential heritage impact of development at 9 Land Parcels in Dunton Bassett identified in the Site Sustainability Analysis of the Dunton Bassett Neighbourhood Plan. The aim is to provide a reasonable assessment at an appropriate level of detail in support of the Neighbourhood Plan proposals. The Strategic Heritage Assessment has been prepared by Michael Dawson of RPS Group on behalf of Richborough Estates.
- 1.2 The 9 Land Parcels identified by the Neighbourhood Plan which are the subject of this assessment are in Figs 1- 5.

Scope of Study

- 1.3 The objectives of the report can be summarised as follows:
- To assess the potential impact proposed development on any archaeology below the ground within the development areas and
 - To assess the potential impact of the proposed development sites on the significance of heritage assets due to construction or development within their settings.
- 1.4 Evidence has been examined at archive sources including the Leicestershire Historic Environment Records and the Leicestershire Archives and Records Service¹, together with records of previous investigations within the site, the National Heritage List, published and other material. The evidence from these sources has been interpreted to determine the pattern of historic development of the landscape and has been used to establish the baseline from which to assess the visual and perceived impact of the proposed development.
- 1.5 The area within which the proposed development could be seen and experienced was assessed by Michael Dawson during field visits in July 2021. The local built environment, landscape, topography and vegetation were noted in relation to heritage assets in an assessment intended to gauge the potential impact of the proposed development on the landscape and heritage assets which make up the historic environment.

¹ This assessment was prepared during the Covid Pandemic when the public archives were close, as a result data in this assessment is largely derived from on-line and published sources.

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 July 2021. 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 23rd 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 Legislation

- 2.4 Legislation regarding buildings and areas of special architectural or historic interest is contained in the Planning (Listed buildings and Conservation Areas) Act 1990 (the 1990 Act).
- 2.5 Section 66 of the 1990 Act requires that:

(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 2.6 Sec 72 of the 1990 Act requires that:

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

- 2.7 Protection of the fabric of Scheduled Ancient Monuments is established by the Ancient Monuments and Archaeological Areas Act 1979, the protection of their setting is rendered material by policy guidance (NPPF).

National Planning Policy

- 2.8 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.
- 2.9 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 194 states that

planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

- 2.10 *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.
- 2.11 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.
- 2.12 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.13 *Significance* (for heritage policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.14 *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.
- 2.15 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.
- 2.16 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.

2.17 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.

2.18

Heritage Asset	NPPF Equivalence	Significance of Heritage Asset				
		Very High	High	Medium	Low	Negligible
World Heritage Site	NPPF Para 199(b)					
Scheduled Monument	NPPF Para 199(b)					
Grade I, II* or II listed building	NPPF Para 199(b)					
Grade I, II* or II registered park or garden	NPPF Para 199(b)					
Other nationally important archaeological asset	NPPF Para 199(a)					
Conservation Area	NPPF Designated Heritage Asset Annex 2					
Other asset of regional or county importance	NPPF para 202 'non-designated heritage asset'					
Locally important asset with cultural or educational value	NPPF para 193 'heritage asset'					
Heritage site or feature with no significant value or interest	NPPF para 19 'heritage asset'					

Table: heritage assets and their relative significance

Local Planning Policy

2.19 The Harborough Local Plan 2011 - 2031 was adopted in April 2019.

HC1 Built heritage

1. Development affecting heritage assets and their settings will:

a. be appraised in accordance with national policy; and

b. be permitted where it protects, conserves or enhances the significance, character, appearance and setting of the asset, including where possible better revealing the significance of the asset and enabling its interpretation.

2. Where the proposed development would lead to substantial harm to (or total loss of significance of) a designated heritage asset and/or its setting, planning permission will not be granted unless:

- a. The proposed development demonstrates that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh the harm or loss; or
 - b. The nature of the heritage asset prevents all reasonable uses of the site; and
 - c. No viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation; and
 - d. Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - e. The harm or loss is outweighed by the public benefits of bringing the site back into use. Where the proposed development would lead to less than substantial harm to the significance of a designated heritage asset and/or its setting, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
3. Development within or affecting a Conservation Area will be permitted where it preserves or enhances the character or appearance of the Conservation Area, including local design and materials.
4. Development affecting the significance of a non-designated heritage asset and/or its setting will have regard to the scale of any harm or loss and the significance of the non-designated heritage asset.
5. Development which enhances the local and regional role of Foxtan Locks and the former inclined plane as a tourism and recreational facility and which maintains and enhances the value, importance and integrity of these heritage assets will be permitted.

Conclusion

- 2.20 In line with relevant planning policy and guidance, this assessment seeks to clarify the site's archaeological potential and the likely significance of that potential, the impact of development due to development within the setting of heritage assets and the need or otherwise for additional mitigation measures.

3 THE HISTORIC ENVIRONMENT OF DUNTON BASSETT

Introduction

- 3.1 The 9 sites considered for their development potential in the Neighbourhood Plan lie within the village and parish of Dunton Bassett. The NPPF and local plan policies require that the potential impact of development is assessed in relation to the harm it might cause to the heritage significance of heritage assets (para 194). In this chapter the significance of heritage assets relevant to the 9 proposed development sites is set out, subdivided conventionally into two broad groups. The first is below ground archaeological remains where the potential impact of development is directly on the deposits themselves.
- 3.2 The review provides an overview of the archaeology of the village and its hinterland, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence which might be present within the 9 proposed development sites. The review is based on known archaeological assets within a 1km radius of the development sites (Figs. 1-3)², held by the Leicestershire Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the early 19th century until the present day.
- 3.3 In the second part of the chapter the focus changes to those designated heritage assets where the potential impact of development is due to development within their settings. The list of sites derives from the National Heritage List³ and their significance has been assessed based on the list descriptions together with any reasonably accessible published or archive data.

Geology and Topography

- 3.4 The solid geology of Dunton Bassett comprises the Blue Lias and Charmouth Mudstone formations. These are sedimentary bedrocks formed approximately 183 to 204 million years ago in the Jurassic and Triassic Periods when the local environment was dominated by shallow lime-mud seas. These rocks were formed in warm shallow seas with carbonate deposited on platform, shelf and slope areas. With fluctuating sea levels some sediments were washed off the land and deposited as mud interbedded with the carbonates.
- 3.5 Above the bedrock the drift geology comprises till, a Mid Pleistocene Diamicton formed up to 2 million years ago in the Quaternary Period when the local environment was dominated by ice age conditions. These deposits were formed in cold periods with glaciers scouring the landscape and depositing moraines of till with outwash sand and gravel deposits from seasonal and post glacial meltwaters.
- 3.6 The structure of the landscape can be described as the hilly hinterland of the River Soar catchment in an East Midlands region 'formed by lines of low hills running parallel with each other in a lazy curve from south-west to north-east, the backbone of which is the broad sweep of the Jurassic limestones which run in a great arc from the Cotswolds to the Humber'⁴.
- 3.7 The village lies within the Leicestershire Vales National Character Area 94 which extends:

² There is no available Lidar data for the proposed development site

³ <https://historicengland.org.uk/listing/the-list/>

⁴ Stocker 2006, 14

“between the town of Hinckley in the west to Leicester in the northeast and southwards towards Market Harborough and Lutterworth. This is a large, relatively open, uniform landscape composed of low-lying clay vales interrupted by a range of varied river valleys. Its sense of place comes less from its overall landform and more from its visually dominant settlements and views towards surrounding higher ground. The city of Leicester dominates the north eastern corner of the NCA.

Other large- to medium-sized settlements include the towns of Market Harborough, Lutterworth and Hinckley, with many attractive small towns, villages and buildings and features of historic interest in between. The north of the area has a predominance of settlements and a general lack of tranquillity; this contrasts strongly with the distinctly more rural feel in the southern part of the area, where a mixture of arable and pastoral farmland is found.

Country houses, historic designed parkland, waterside trees and meadows are common throughout. The area is rich in historic character, with country houses, parkland and surviving examples of ridge and furrow. There are numerous features and sites of historic interest such as the site of the Battle of Bosworth, near the village of Sutton Cheney, which is of national significance. It attracts many thousands of visitors each year as the location where the Wars of the Roses concluded.”

- 3.8 The local topography of Dunton Bassett is such that it has created a limited visual envelope with the sites either largely enclosed by substantial hedges or where views are restricted by roadside buildings. Experience of the historic environment and its heritage assets is therefore restricted to localised perceptions and views of past activity.

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

The Historic Environment: The Archaeological Evidence

Earliest Prehistoric (Palaeolithic)

- 3.9 Palaeolithic archaeology is notoriously hard to predict and the majority of evidence from the wider region is from individual artefacts with few in-situ sites (Cooper, 2006).
- 3.10 The framework of the Palaeolithic period in the East Midlands has been established by Bridgland and focuses on the river valleys and is conceptualised as the archaeology of Western Doggerland. In simple terms it has been divided into several chronological periods based on technology and climate, from the Cromerian Inter-Glacial of approximately 500,000 years ago to the Late and Final Upper Palaeolithic of the Windemere Interstadial 10,000 years ago.
- 3.11 The Lower Palaeolithic Cromerian (Period 1)⁵ is characterised by hominin movement from the River Somme along river valleys such as the Bytham and Thames. The Bytham river, which was destroyed by the Inter Anglian when the East Midlands was covered by ice, has the potential to contain Upper Palaeolithic material amongst the lower sediments. The Bytham river course, which runs between Hinckley and Rugby, may include Dunton Bassett, but has not been mapped in detail in this area. The Bytham river valley was overwhelmed by the Anglian glaciation but some deposits may have been sealed beneath the later Wigston Sand and gravel outwash in which the Rivers Soar, Wreake and Avon were created in period 2.
- 3.12 In the Pre-Lavallois Lower Palaeolithic (Period 2) with the Bytham river destroyed, rivers once again provided routes of entry and there is evidence once more of activity on the banks of lakes, in river valleys and high ground characterised by sites such Barham in Suffolk. But the evidence of human occupation in the East Midlands is very poor though sediments of this period seem to have been mixed with those of Period 3. Lavallois Lower Palaeolithic (Period 3) is characterised by the convergence of Lavallois and Achulian technology, and deposits have been identified in the Thames Valley at Purfleet. In the East Midlands there are river terraces presently correlated with this period building above Anglian till and most are fluvial rather than glacial outwash. The period approximately 33,000 years ago marks the arrival of anatomically modern humans. It is a period of considerable complexity in which rapid temperature oscillations provided periods of temperate climate but which are almost impossible to relate to specific river terraces. Artefacts are typically found transported within river terrace gravels and possibly in nearby in-situ deposits or adjacent to fine channel sediments within terraces.
- 3.13 The Mousterian (Period 4) is the bleakest of Palaeolithic periods in which there is very little Neanderthal activity. In the East Midlands it is a period of short oscillating temperature fluctuations, though assemblages have been recovered at Harlaxton, Notts., Risby Warren, N Lincs., and Duston, Northants.
- 3.14 The Upper Palaeolithic (Period 5) is characterised by the advent of Homo Sapiens Sapiens, though in the East Midlands it has proved difficult to separate out terraces which fall below or are close to floodplain deposits and whether they are therefore contaminated. Consequently the criteria for this period are technological and it is characterised by leaf point lithics. This period constitutes the late and final Upper Palaeolithic of the Windemere interstadial when the landscape is characterised by open steppe as the ice moved forwards and the East Midlands may have been periglacial. It is possible that some deposits were preserved on higher ground.
- 3.15 No Palaeolithic finds have been found within the proposed development areas but an Upper Palaeolithic flint was found to the north west of Dunton Bassett primary school during excavation

⁵ Graf 2002, table 1, Manabí 2006, Fig 11

(MLE 15800). As this example of a single burin (chisel shaped) (MLE15800), indicates the area may have potential generally for buried Palaeolithic material.

Prehistoric (from Mesolithic to Neolithic)

- 3.16 Evidence of activity during the Mesolithic period comprises a small quantity of flint evidence from the primary school excavation (ELE4308) that yielded the Palaeolithic burin, above (MLE 15801), and there is a Mesolithic pebble hammer from Church Close (MLE 7022).
- 3.17 Neolithic material was also recovered from the primary school excavation (MLE 15802).
- 3.18 The general pattern of prehistoric activity has recently been summarized as part of the Research Framework process.⁶ Lithic evidence, mostly flint assemblages from topsoil suggests a high level of activity from the Mesolithic and throughout the Neolithic. During the latter period sites elsewhere in the River Soar catchment suggest an important communal, perhaps ritual element until the mid-2nd millennium.
- 3.19 In general the lithic scatters from the Mesolithic and Neolithic in the region indicate activity which, together with environmental evidence from elsewhere in the county, has been interpreted to suggest gradual tree clearance in the 4th and 3rd millennium BC and the development of an agricultural regime based on herding and pasture (Clay 2006, 73-4). It is, therefore, a working assumption that occupation in the Dunton Bassett area during the early prehistoric period conforms to the general model of increasingly sedentary communities (Myers 2006, Clay 2006). However, given the scale of the proposal and lack of evidence to date it is unlikely that more than lithic material would be recovered from the development area.
- 3.20 The research frameworks emphasise the continued investigation of localised landscapes in an effort to understand wider patterns of settlement and exploitation. However the environmental and topographical context of the development areas, suggests there is only low potential for the proposed development area to yield significant archaeology from the early prehistoric period.

Bronze Age

- 3.21 Bronze Age evidence (MLE15803), in the form of an enclosure boundary of probably of Late Bronze Age/early Iron Age date was found at Dunton Bassett Primary School during the excavations in 2005. The evidence suggests a settlement focus. The regional evidence suggests that the landscape had been substantially cleared of trees by the mid-2nd millennium BC and that the settlement pattern was beginning to reflect an increasingly sedentary agricultural regime. The potential for significant Bronze Age activity at any of the sites must, therefore, be moderate.

Iron Age and Roman Period

- 3.22 Activity in the Iron Age and Roman period is better represented in the region than the earlier prehistoric period. In particular Iron Age enclosures were found during evaluation at Loves Lane (MLE 22723). In contrast Roman period evidence has been found at six locations within the search area (MLE 1902, 6575, 15804, 16612, 17096). The trend is for Roman material to the west of the proposed development areas with some material from Lutterworth Road (MLE1902) which follows the course of a Roman road. No evidence, though has been found within the 9 Land Parcels which comprise the proposed development sites.
- 3.23 Regionally settlements are often to be found on higher ground in both the Iron Age and Roman periods suggesting continuing clearance of timber and exploitation of the heavier clay soils for arable agriculture. The absence of Iron Age and Roman period material from the proposed

⁶ Myers 2006, Clay 2006) and reviewed by Knight et al., 2012

development areas and the location of the evidence of activity to the west, suggests it is likely that the most areas were peripheral to any settlement. The potential, of the sites, therefore, to yield significant evidence of this period is moderate.

Anglo-Saxon and Medieval

- 3.24 The proposed development sites lie within the historic parish of Dunton Bassett and area generally range around the historic core of the village (MLE9738) and the present residential core of the modern village. The village is Saxon in origin and at Domesday in 1086 was simply called *Dunitone*, meaning *tūn* or farm on a hill *dun* (MLE 9738). The appellation Bassett was added in 1242 because the manor was held by Ralph Bassett. The medieval history of the village has not been the subject of recent research and the latest published medieval history remains that of John Nichols in 1807.⁷ In the medieval period the settlement occupied the area close to the church and there is a moated site situated on high ground, 100m north of the church. This is a Scheduled Ancient Monument and is described by the National Heritage list as including “*a small fishpond. The moat is sub-rectangular, orientated east-west 60 x 50m. It has two well-defined moat arms on the north and east sides, 6m wide and 1.5m deep, with an internal bank. Traces of a southern arm, less than 0.5m deep, can be seen parallel to the field boundary. The western arm appears to have been infilled. There are building foundations on the eastern side of the island, 12 x 13m and 0.3m high. A fishpond measuring 15m square and embanked on the east, is situated on the eastern side of the moated area and is connected to it by a channel.*”⁸ *The moat at Dunton Bassett is a good example of a Leicestershire manorial moated site with a well-preserved fishpond (MLE1459)*”.
- 3.25 The moat represents a high status dwelling, probably a manorial site. Further evidence of settlement has been found close to the church and at the primary school during excavation. This evidence together with the present layout of the village suggests the medieval settlement clustered around The Mount, Bennetts Hill and Main Street (MLE8155, 1459, 9740).
- 3.26 Ridge and furrow, the remains of medieval strip field cultivation, has been recorded by the HER and more recently by lidar (Nov 2018, Fig 8) in several fields of the parish. The lidar plot shows the extent of ridge and furrow which survives as earthworks in Land Parcels 2, 4 and 9, and perhaps survives as heavily plough eroded below ground furrows in Land Parcels 6, 7, 8, and 9. The lidar plot also shows the pattern of probably later or post-Medieval enclosed landscape. The lidar data and the location of the proposed development areas suggest that almost all of the Land Parcels probably remained in agricultural use through the medieval period. The exception is Land Parcel 3 which may include areas of settlement activity on the periphery of the historic core of the village.

Post Medieval & Modern (including map regression exercise)

- 3.27 In 1564 Nichols recorded that there were 24 families in Dunton Bassett, and that by 1630 there were some five freeholders. The village population remained small with 22 freeholders in 1722 and 29 in 1775. The land of the township, some 750 acres, was enclosed by Act of Parliament in 1796, when René Payne Esq was lord of the manor (Fig 5 & 6).
- 3.28 The Enclosure map captures the detail of the settlement area at Dunton Bassett in 1796 (Figs 5 & 6) and illustrates how the village remained clustered around The Mount and Bennett’s Hill but was beginning to expand along Little Lennon, then called Little Ashby Road to the south west and north along Main Street.

⁷ The local history group has produced a short history – see Warren W, Warren A, Smith M *Dunton Bassett A Village History, Leics*

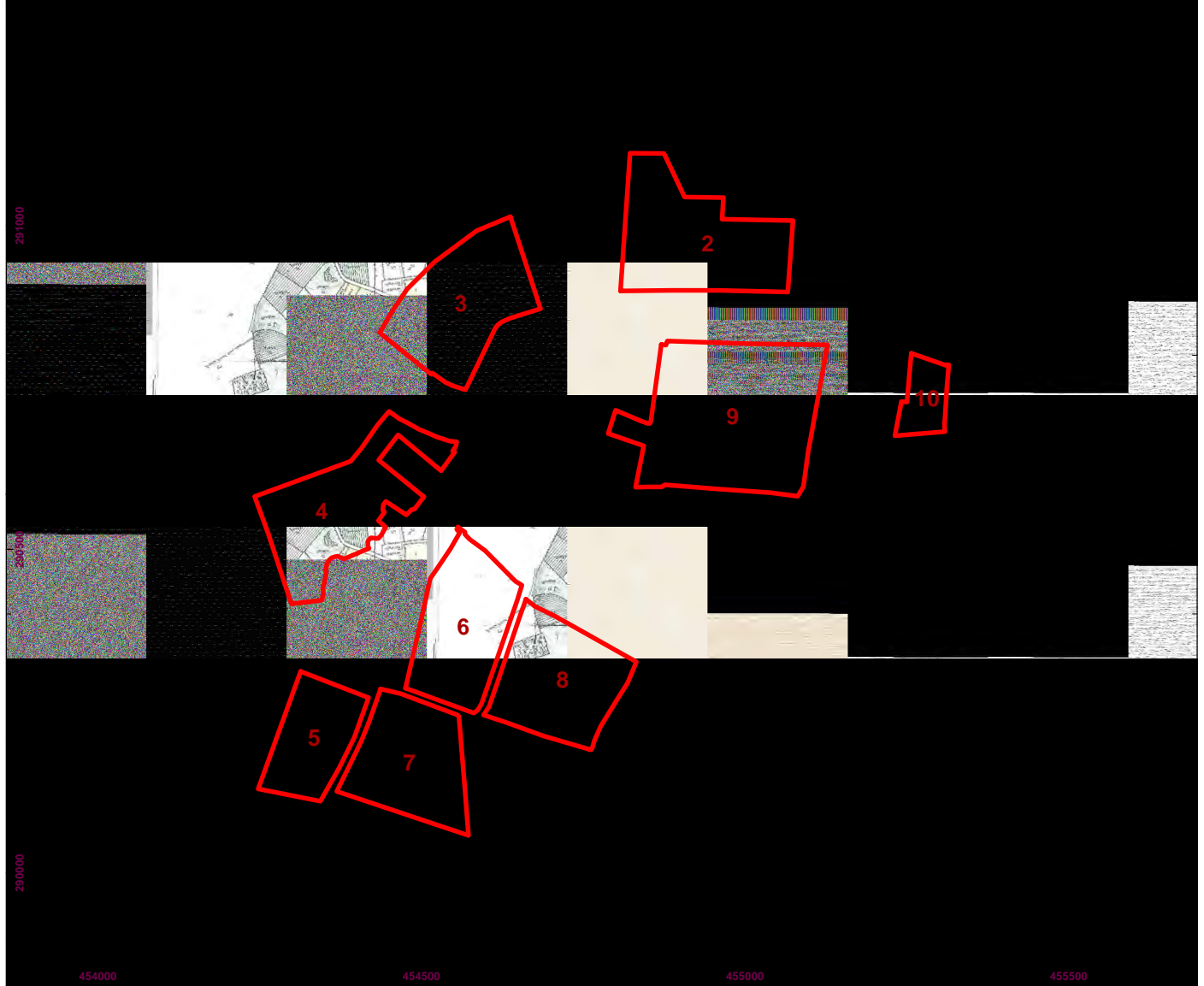
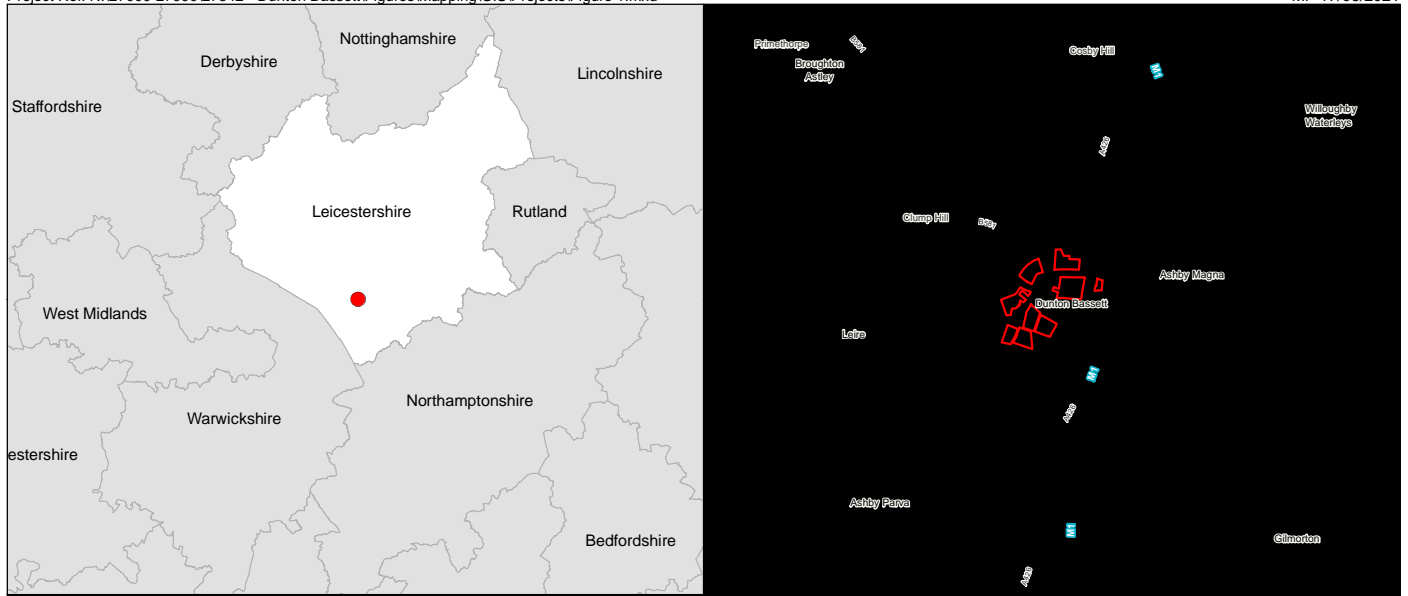
⁸ Taken from the Scheduled Monument description in the National Heritage list.

- 3.29 The 19th and 20th centuries have seen limited expansion of the village. In 1801 there were 88 houses in Dunton Bassett, several of them timber framed, with 98 families, a population of 407 of whom 78 were employed in agricultural 130 in trade or manufacture (Nichols 1807, 155). By the later 19th century the village was described by John Marius Wilson's *Imperial Gazetteer of England and Wales in 1870-72* as "a parish in Lutterworth district, Leicester; near the Midland railway, 1½ mile SE of Broughton-Astley railway station, and 4¼ N of Lutterworth.Acres, 1,860. Real property, £2, 968. Pop., 524. Houses, 141. The property is divided among a few. There is a mineral spring. A number of the inhabitants are stocking-makers. The living is a vicarage in the diocese of Peterborough. Value, £80.* Patron, the Rev. J. Longhurst. The church has a tower and spire, and is good. There is an Independent chapel."
- 3.30 Today modern housing flanks Cooper's Lane, with predominantly 20th century housing to the west and 19th century dwellings close to the junction with Main Street. The present historic core of the village lies along Main Street where a mix of housing includes 18th and 19th century housing with some 20th century in-fill. The parish church of All Saint lies on the south eastern edge of the village almost enclosed by 20th century development along Church Close and the former Edwardian Rectory on Church Lane. To the south west along The Mount there is a mix of older housing predominantly 19th century with some 18th century and a substantial 19th century village hall at the junction with Main Street. Within the block enclosed by the Mounts, Bennetts Hill and Church Lane there is a mix of housing from late 20th century detached houses along Church Lane to the largely 20th century houses, commercial premises and 19th century houses on Main Street. Along Little Lunnon are modern houses on the western periphery of the village with a single listed cottage at No 2 Little Lunnon (II).
- 3.31 In 1967 the field name survey carried out by Dunton Bassett's Women's Institute recorded the names of fields with the parish (Fig 9). The evidence of development in the Modern period and the absence of recognisably modern activity within the proposed development sites up to the present day suggests that there is no potential for significant archaeology of the modern period.

Historic Environment: The Built Heritage⁹

- 3.32 The proposed development sites are ranged around the village of Dunton Bassett. Land Parcels 2, 3 and 4 are on land falling away from the village to the north and north west. Land parcels 5, 7 and 8 lie on almost level ground to the south with land parcel 6 rising from the southern edge of the village. The land parcels all comprise fields enclosed by hedges and lie beyond the core of the village, some beyond the rear gardens of properties within the settlement (Land Parcels 4, 6 and 9). The visibility of the land parcels from the lanes within the village is extremely limited due to the scale and character of the housing stock, hedging and topography.
- 3.33 Within 1km of the village core there is one Scheduled Ancient Monument and 14 listed buildings. There is no Conservation Area and there are no registered parks or gardens (RPG) or registered battlefields (RB) in the parish. The majority of the heritage assets lie in the village core, (MLE 9738). with a single thatched cottage, 2 Little Lunnon (II), to the south west.
- 3.34 In assessing potential impact of the 9 Land Parcels two listed buildings, a cast iron milestone on the Lutterworth Road, 400m north of Coopers Lane, and Lodge Farm House, 1km to the south west, have been scoped out of further assessment. Both lie on the periphery of the search area and are distant from the proposed development sites.

⁹ See Appendix 1



 Site Boundary

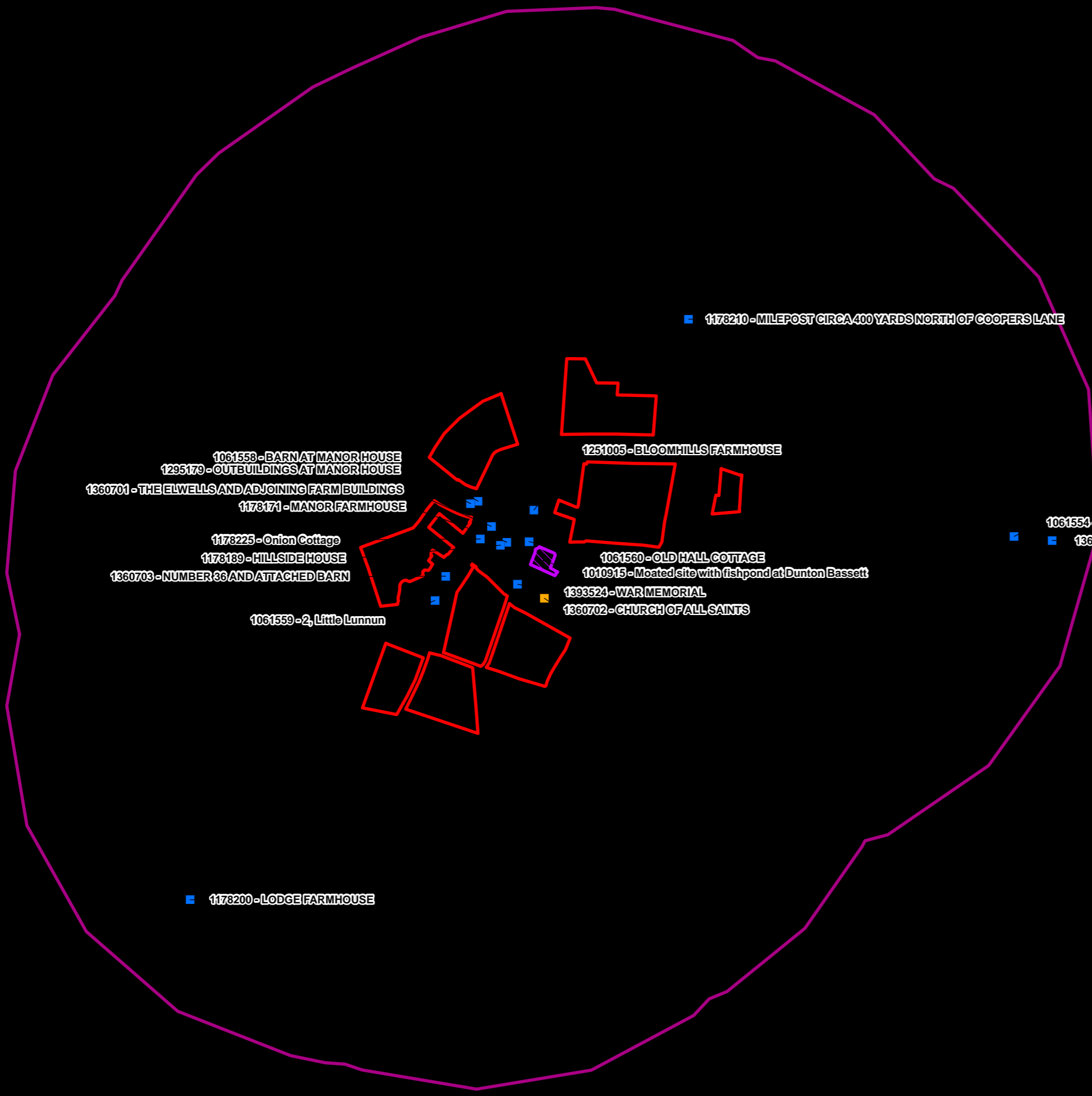


0 100 200m
Scale at A4: 1:10,000



Figure 1
Site Location

Project Ref: N:\27000-27999\27342 - Dunton Bassett\Figures\Mapping\GIS\Projects\Designated Assets.mxd



Legend

- Sites
- 1km Search Area
- Designated Heritage Assets:**
- Scheduled Monument
- Grade II* Listed Building
- Grade II Listed Building

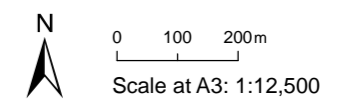
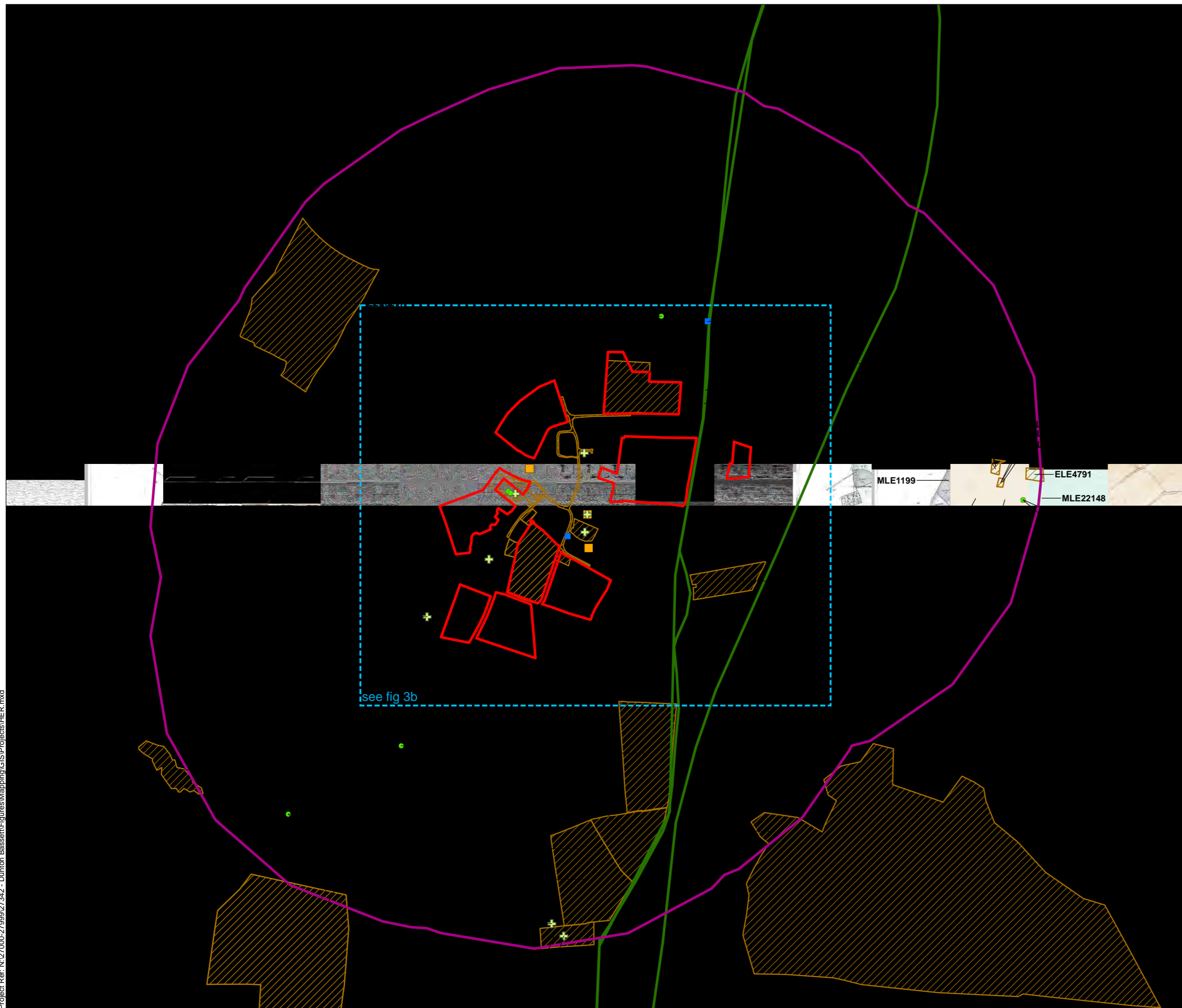


Figure 2
Designated Heritage Assets

Project Ref: N:\27000-27999\27342 - Dunton Bassett\GIS\Projects\HER.mxd



Legend

- Sites
- 1km Search Area
- Non-designated Heritage Assets:
- HER Record (Point)**
- + Find Spot
- Monument
- Building
- HER Record (Line)**
- Monument
- HER Record (Polygon)**
- Monument
- Building
- Previous Archaeological Work:
- HER Event (Point)
- HER Event (Line)
- HER Event (Polygon)

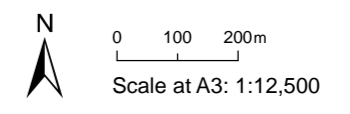
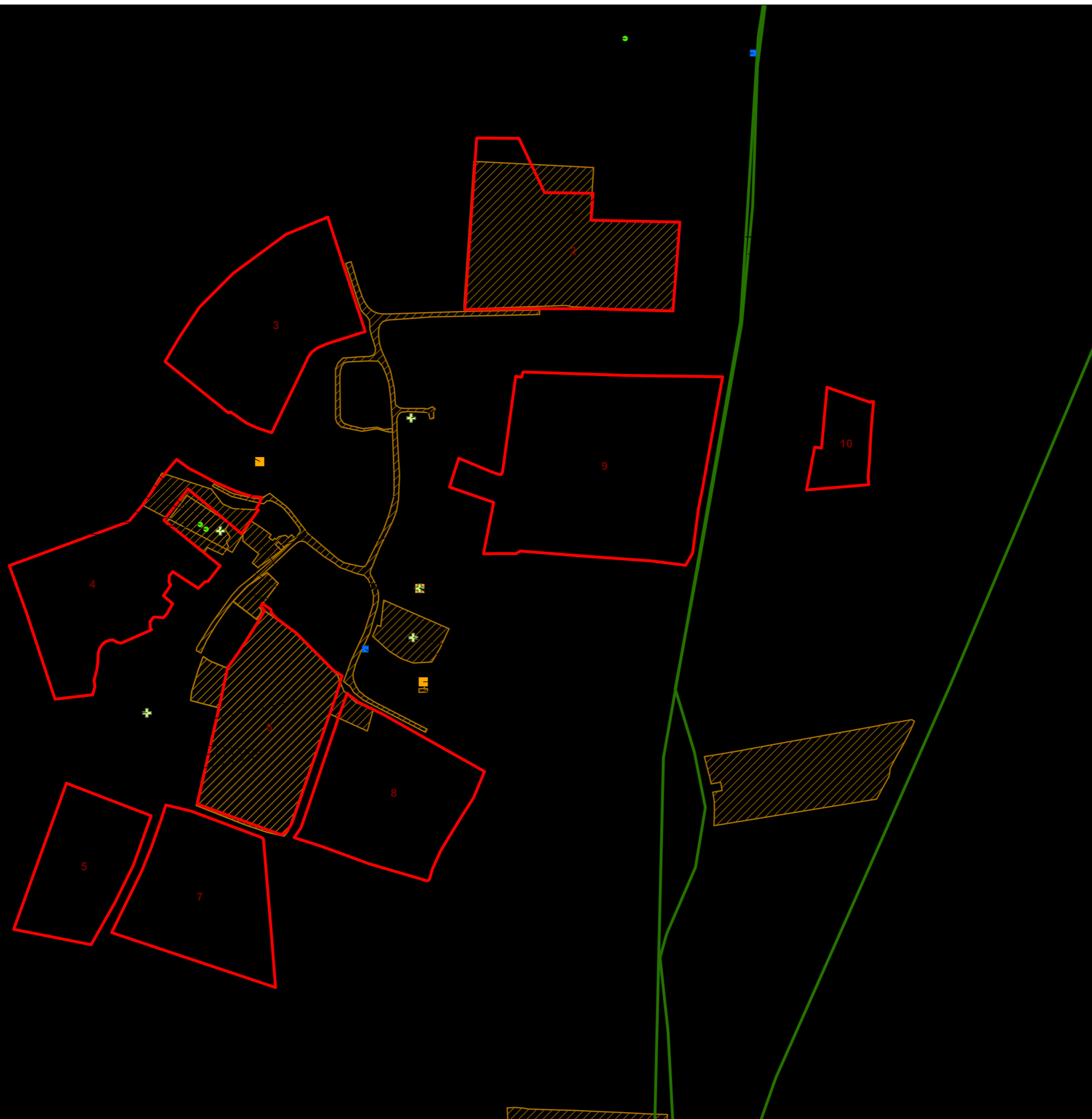


Figure 3
HER Plot (Wider Extent)



Legend

- Sites
- Non-designated Heritage Assets:**
- HER Record (Point)**
- + Find Spot
- Monument
- Building
- HER Record (Line)**
- Monument
- HER Record (Polygon)**
- Monument
- Building
- Previous Archaeological Work:**
- HER Event (Point)
- HER Event (Line)
- HER Event (Polygon)

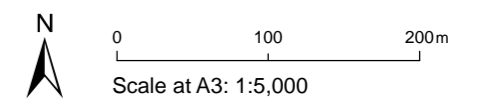


Figure 3b
HER Plot (Detail)

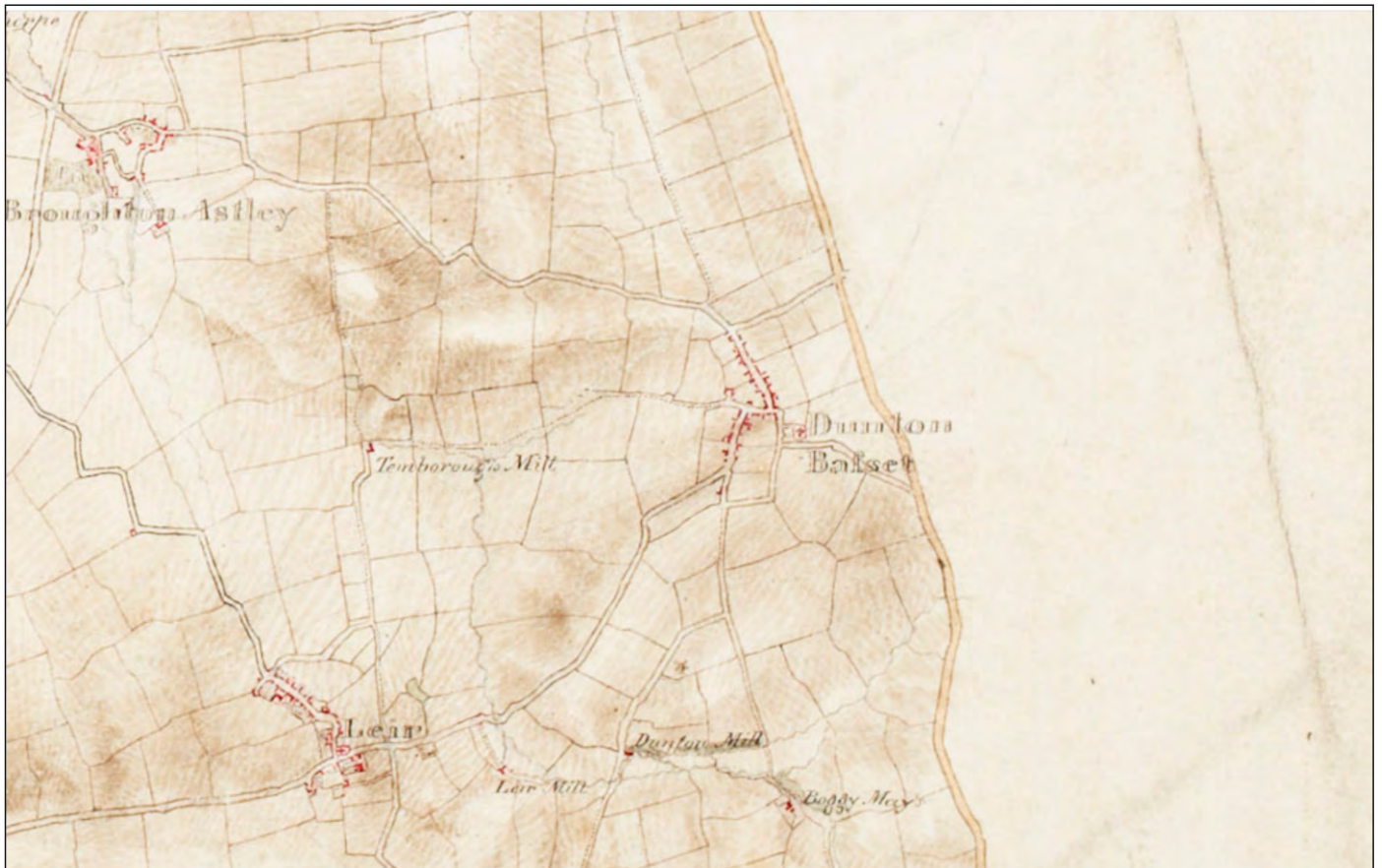
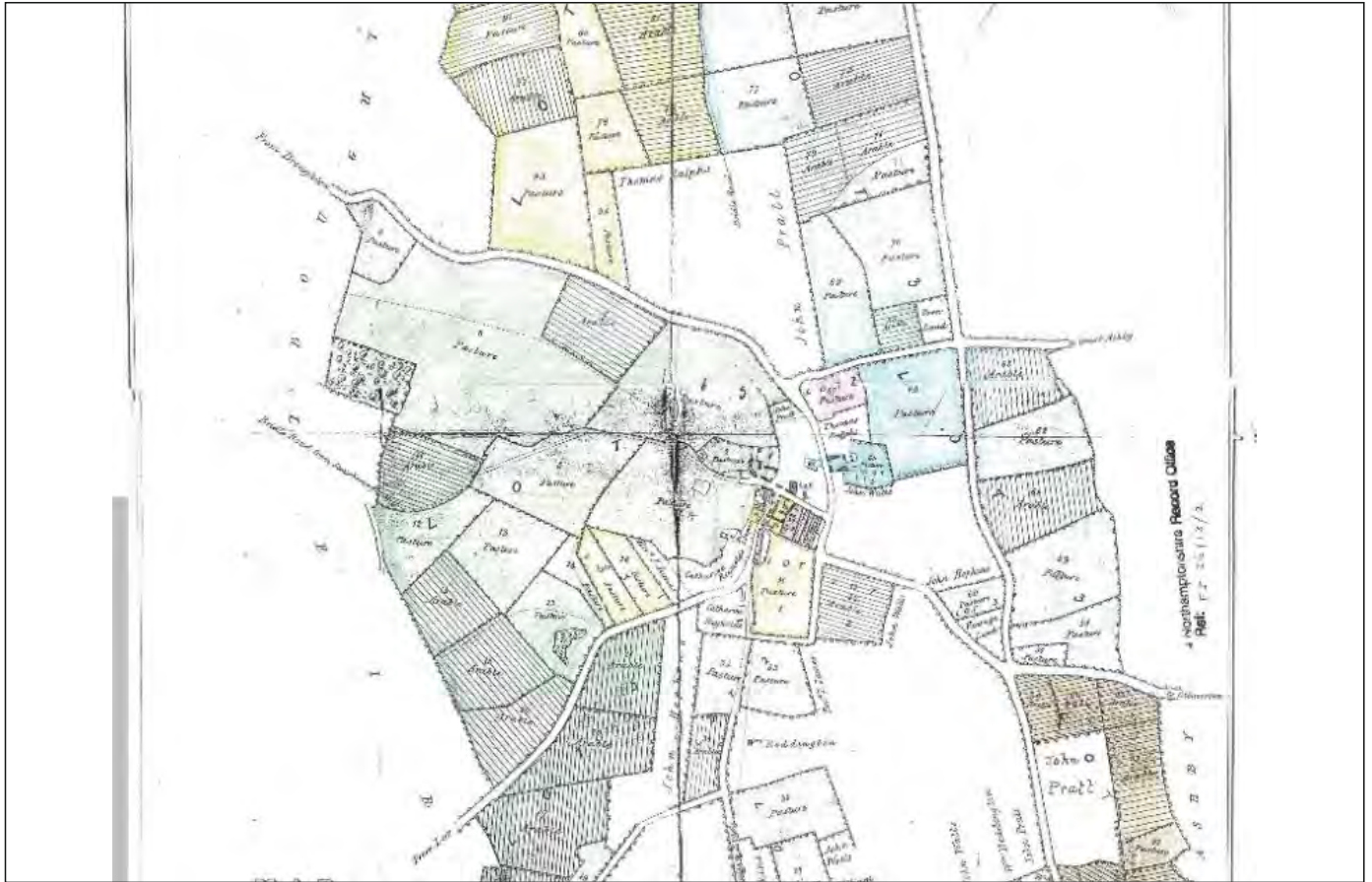


Figure 5 Upper: Dunton Bassett, Estate map 1796
 Lower: Ordnance Surveyors Drawings (OSD 259)
 Henry Stevens 1814

Dunton Bassett SEA

Not to scale
 Illustrative only

Date printed:
 5/7/21

Drawn by: MD
 Checked by:



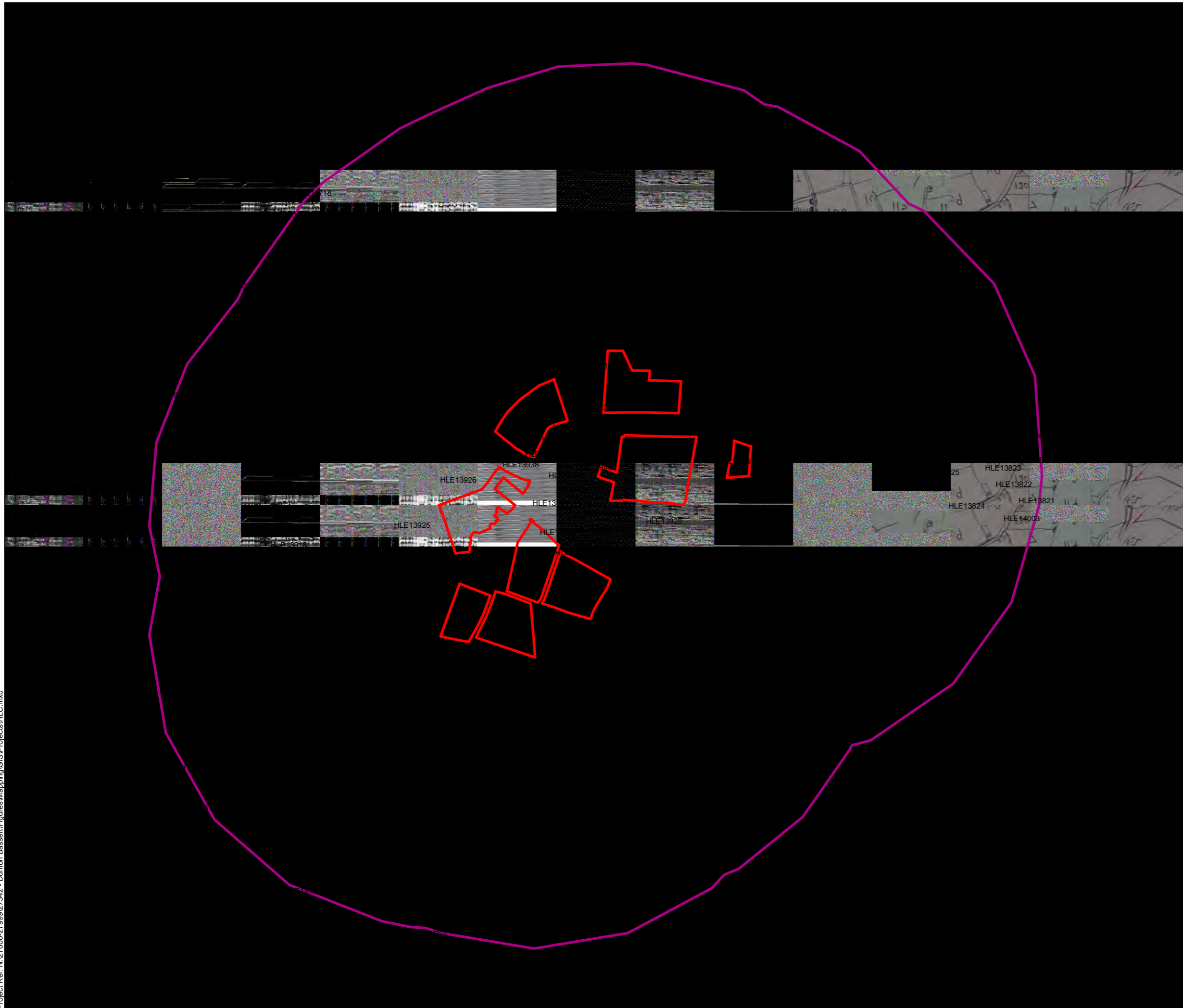


Figure 6
Dunton Bassett
Enclosure Award



Not to scale Illustrative only	
Date printed: 4/7/21	Drawn by: MD
	Checked by:

Project Ref: N:\27000-27999\27342 - Dunton Bassett\Figures\Mapping\GIS\Projects\HLC.mxd



Legend

- Sites
- 1km Search Area
- Historic Landscape Characterisation:**
- Artificial Lake/Pond
- Broadleaved Plantation
- Commercial and Retail
- Country House
- Farm Complex
- Historic Settlement Core
- Large Irregular Fields
- Miscellaneous Floodplain Fields
- Mixed Plantation
- Other Parkland
- Other Plantation
- Paddocks and Closes
- Piecemeal Enclosure
- Planned Enclosure
- Planned Enclosure Containing Ridge and Furrow
- Post 1970s Residential Development
- Post War Allotments
- Post-1880s Nursery/Horticulture
- Pre-1880s Settlement Detached
- Public Open Space
- Re-organised Piecemeal Enclosure
- Religious
- Sand and Gravel Quarry
- Settlement 3rd-4th ed Detached
- Settlement 3rd-4th ed Semi Detached
- Settlement Pre-1970s Detached
- Settlement Pre-1970s Semi Detached
- Settlement Post-1970s Semi Detached
- Sports Fields
- Very Large Post-War Fields

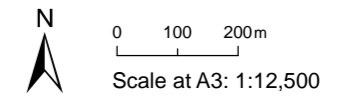


Figure 4

HLC



Legend

 Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
Nov 2018

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

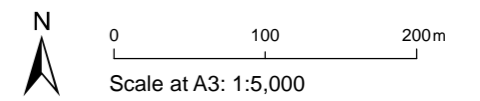


Figure 5

LiDAR Plot

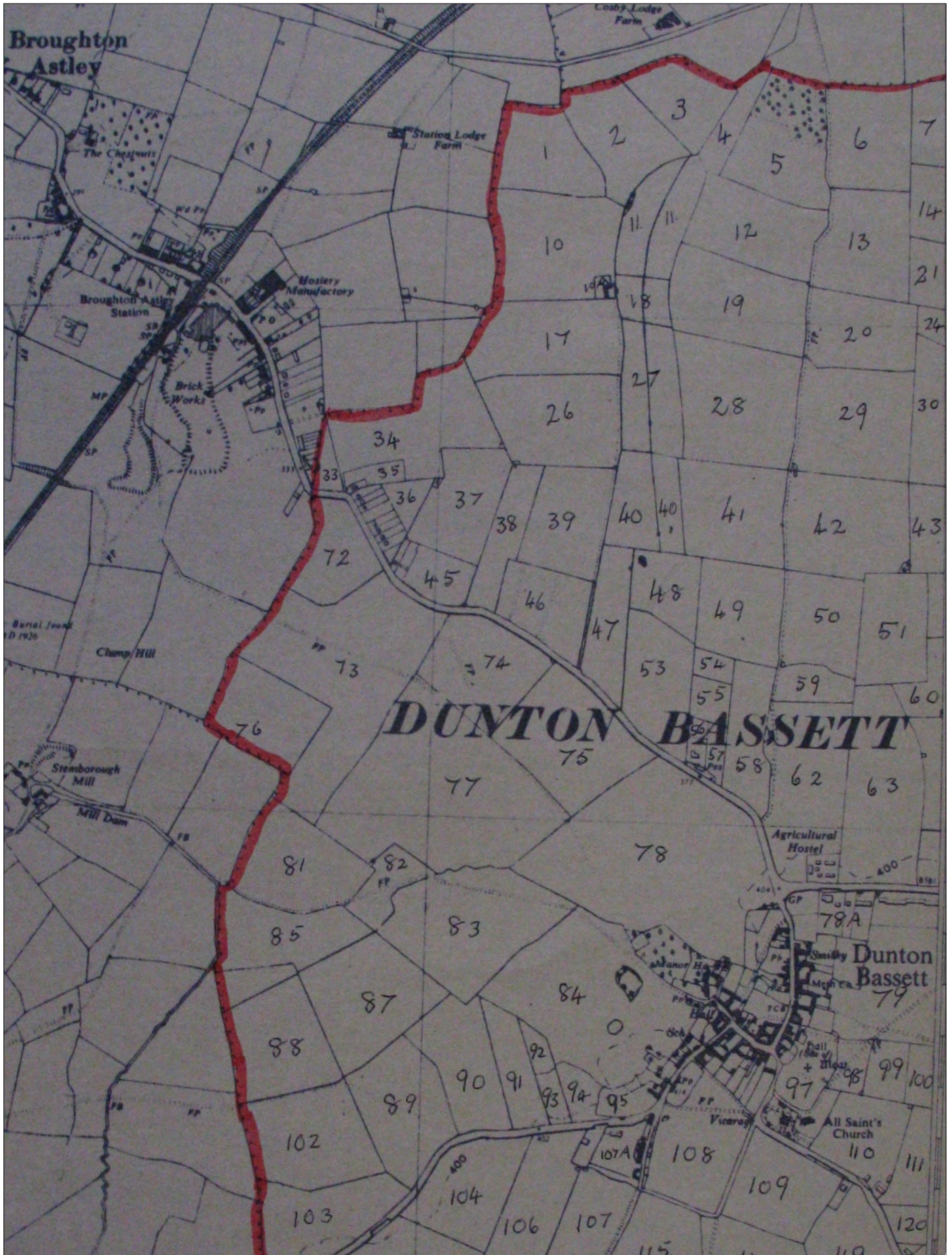


Figure 9 Dunton Bassett Field-name survey 1968

Dunton Bassett

Not to scale
Illustrative only

Date printed:
5/7/21

Drawn by: MD
Checked by:



- 3.35 Secondly in assessing the impact of development research has not revealed any views in which the proposed development sites could be characterised as an ‘eye catcher’ or containing features which contribute materially to a planned landscape.
- 3.36 The assessment which follows is founded on a baseline appraisal of data held by Historic England (National Heritage List) for listed buildings, Registered Parks and Gardens and Scheduled Ancient Monuments. The assessments which follow, where possible, paraphrase the information available from the National Heritage List as it is not the intention of this assessment to establish new or challenge existing designations but to assess the potential impact of development on already designated assets. Where appropriate heritage assets are grouped together for the purposes of assessment, especially where they have group value.

Listed Buildings:

Bennetts Hill (North East Side) SP59 SW 3/13 Outbuilding at Manor House 1295179



- 3.37 **Significance:** The principal significance of the outbuildings is its surviving vernacular architecture and historic relationship to the Manor House. The list entry describes it as a *“The list entry describes how today the building is a small store, but was originally a dwelling, probably 17th century in date. It is timber framed with wattle and daub panel infill, largely replaced by brick. It has a granite plinth and plain tiled roof. Timber framing forms 8 bays of square panels, 3 panels high, with some straight arched bracing. It has a doorway and upper loading door inserted in front wall, and 2 windows to left, on the first floor a 9-light sash, above, a 2-light casement. Additional, taller bay to right is brick with limestone gable wall and has doorway and a 3-light casement window to the right on each floor. There are gable and axial stacks in original range.”*
- 3.38 **Bennetts Hill (North East Side) SP59 SW 3/14 Barn at Manor House (II) 191163/1061558**
- 3.39 **Significance:** The significance of the barn lies in its architecture and in its relationship to the Manor and to the development of Dunton Bassett in the 18th century as a result of Inclosure. The list description describes it as a *“barn is early 18th century, timber framed with brick panel infill and Welsh slate roof. Framed in square panels forming 11 bays, 3 panels high with some straight arch bracing, unequally divided by double doors. It has decorative vents in the brickwork and a King strut roof structure. The outbuilding (above) which form part of the same farm complex is also significant for its surviving historic fabric.”*
- 3.40 **Setting:** The setting of the two buildings at Manor House comprises the 19th century manor house itself and the grounds stretching to the north and west. The former farmyard is today parking for the owners of the Manor House.
- 3.41 **Setting and Significance:** The Manor House, originally just a farmhouse was enlarged by Major Aikman after he came to the village after his marriage in 1895. The Manor House and rural land enclosing the Manor House contributes to the significance of this area and the two listed buildings. It does this by demonstrating the historical relationship between the settlement and the agricultural

land that supported it as well as the significant social changes associated with enclosure and the creation of the landscape around the Manor.

Manor Farmhouse, 4 Bennetts Hill, (II) 1178171

- 3.42 **Significance:** The principal significance of the farmhouse is its surviving architecture and historic relationship to the village. It is a late 16th or early 17th century timber framed building with brick panel infill. It has a plain tiled roof, but was previously thatched. It is two storeys, T-shaped in plan with the main range at right angles to street. This range is raised on a granite plinth, with sill beam and post and truss construction. In addition to the house and associated with it are the outbuildings. These still form an evident farm complex within the village.



Manor Farmhouse showing the relationship of the house to Bennetts Hill.

- 3.43 The house is a local landmark cited in 'Dunton Bassett- A Village walk',¹⁰ although it has not attracted wider critical attention such as Pevsner.

¹⁰ <http://www.leicestershirevillages.com/uploads/duntonwalk1.pdf> accessed 15/6/16



Manor Farmhouse from 'A Village Walk'

- 3.44 **Setting:** The setting of Manor farmhouse is a modern garden and road frontage, with outbuildings to the rear. The farmhouse is no longer a working farm, but forms part of the attractive village scape of Bennetts Hill.
- 3.45 **Setting and significance:** The setting of Manor Farmhouse on Bennetts Hill situates the farmhouse within the historic core of the village, indicates the former importance of farming and the extent to which the village has developed. The addition of the brick extension (excluded from listing) illustrates how the farmhouse itself has been adapted to changes in living standards. The illustration of the house in the promotional literature for the Dunton Bassett Walk illustrates the extent to which such houses have become heritage showpieces in addition to functional dwellings.

The Elwells and Adjoining Farm Buildings (II) 136071



The Elwells (©Images of England)

- 3.46 **Significance:** The principal significance of the Elwells and the adjoining farm buildings lie in their vernacular architecture and historic associations. The house was probably built in 1797 by John Pratt. The list description notes that it is late 18th century, brick with a low pitch welsh slate roof. It has three storeys with one bay to left of doorway which is in a late 19 small gabled porch with dentilled decoration. Next to the house is brick 19th threshing barn. The significance of the farmhouse is informed both by its historic and architectural interest (its built fabric and composition) and by its overall setting, a substantial farmhouse close to the centre of the village highlighting historically, the social and economic status of the house and its occupants.
- 3.47 **Setting:** The setting of Elwells is the roadside at the junction of The Mounts with Bennetts Hill with a backplot/garden extending to the north. Through its association the farmhouse is still linked to the fields beyond to the north west by the associated farm buildings which form part of the listing.
- 3.48 **Setting and significance:** The roadside and agricultural land to the northwest associated with the farm contribute to the significance of this farm and the listed buildings within the farmyard. It does this by demonstrating the historical relationship between the farm and the agricultural land that supported it and the significant social changes associated with enclosure.

Hillside House, Bennetts Hill (II)



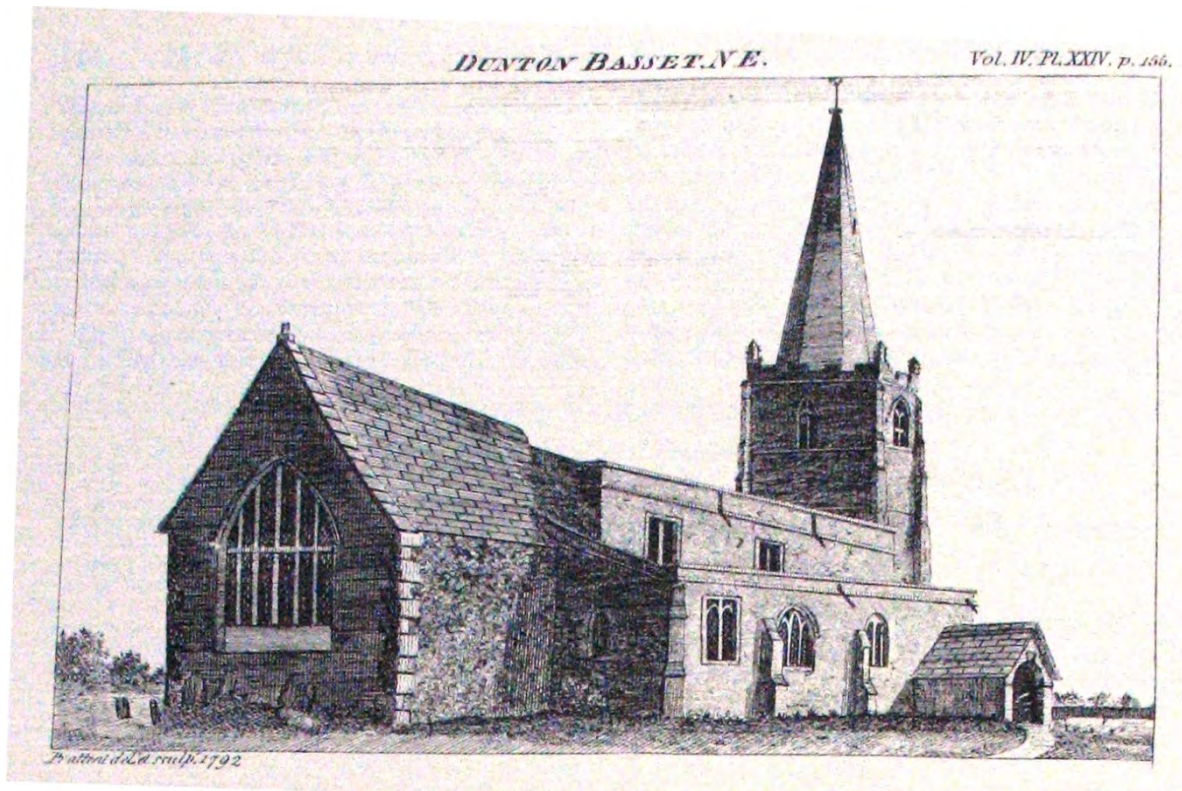
Hillside House

- 3.49 **Significance:** The significance of Hillside House relates to its historic and architectural interest and the functional, spatial and historic relationship with the village. Historically it was owned by William Cooper in 1796 when the holding included the homestead and three tenements. Architecturally, the list entry notes, the core is early 18th century, but successive alterations to the fabric in the 18th and early 19th century have altered its external appearance, although probably not its plan form. The very patchy brickwork is probably largely 18th century, with 19th century repairs, and it is raised on a partial granite plinth with a high brick plinth beyond compensating for its sloping site. It has a Welsh slate roof. It was originally a farm and the animal or cart sheds can be seen to the rear.
- 3.50 **Setting:** Hillside House, former farmhouse, lies on the south side of Bennetts Hill. To the rear the former farm buildings still remain along the western boundary of the foldyard. The setting includes the yard and backplots stretching as far as the proposed development site.
- 3.51 **Setting and Significance:** The outbuildings and rear plot described as '(46) *three tenements*' by the Enclosure Award of 1796 remains the setting of Hillside House today. Consequently the setting contributes to the significance of this house by maintaining the historical relationship between the house and its holding. The plot of land, or tenement, that supported it demonstrate how changes in the later 18th century can still be seen in the present day village.

Church of All Saints (II*) 1360702

All Saints Dunton Bassett from the south

- 3.52 **Significance:** The significance of the multi-phased All Saints Church, which dates from the thirteenth-century, lies in its architecture and historic associations. The spire is prominent in views from the north, but largely hidden in views from the development site itself. In relation to this application, views of the church spire include those from the proposed entrance to the site and will include views from the upper storey windows of the proposed development. The church is mostly late 13th century, according to the list entry, with early 14th century work, and it was restored c.1880. It was constructed of part granite rubble, part limestone, with ashlar limestone dressing throughout, it has a west tower and spire, a nave with north aisle and clerestory and chancel. The tower is of random granite rubble, four stages high with clasping buttresses to first and second stages which are angled thereafter and are capped by carved heads. There is an early 14th century west doorway with moulded arch and worn corbel heads, a 2-light foiled window above. The buttressed south wall of the nave is of small grade uncoursed rubble construction with a Victorian porch or vestry added, and one early Decorated window with intersecting tracery and a Perpendicular 3-light window. The eastern-most buttress of the nave is dated 1622 with the initials IF and WA. The chancel, which is entirely a late 19th century rebuild, though probably re-using some of the existing fenestration, is of granite rubble with fishscale tiled roof. The south windows are Early English Y-traceried lights.



All Saints, Dunton Bassett from Nichols 1807 showing how the Victorian restoration of 1880 changed the entrance arrangements to the southern side. This view is from the northeast.

- 3.53 The immediate setting of this Church is its location on the eastern side of the historic core of the settlement and its significance principally relates to its historic and architectural interest. However, whilst there are no known functional, spatial or historic relationships between the proposed development site and the Church, its close spatial and historic associations with the original Medieval manor house, represented by the scheduled moat to the north, now replaced by the present-day Manor House, contributes to its significance. It illustrates the close grouping of church and manor house, typical of many Medieval settlements. The church is also significant for its association with the large Victorian Vicarage, now a private residence. These spatial and historic associations are illustrated by views along Church Lane although these views are filtered by the trees along the lane.
- 3.54 The overall significance of the Church is also informed by its visual prominence within its wider surroundings and, as a result of the local topography, the Church, and particularly its spire, is a distinctive landmark in views of the village from the north and from the surrounding landscape, reinforcing its significance as the historical focus for spiritual and communal activity within the village.
- 3.55 **Setting:** The church is situated within its churchyard which is enclosed by mature trees. There are no views of the application site from the churchyard, as views into the site are obstructed by the former Vicarage on the south side of Church Lane. The association with the later Vicarage has been noted above as has the location of the church on the eastern edge of the settlement. In this location views from the church yard look out across fields to the east. The church yard, is L shaped with an extension to the north east protruding into former arable land.
- 3.56 **Setting and Significance:** The location of the church and the juxtaposition of the 19th century Vicarage, graveyard extension and the spatial relationship to the village illustrate the changing

historic association between the church and the village community. These relationships are illustrated by views of the church captured as one moves through the eastern part of the village.

War Memorial (II) 1393524



Dunton Bassett War Memorial (©Google Earth 2009)

- 3.57 **Significance:** The War Memorial is an important reminder of nationally and internationally significant events. The list description notes that it is a good example of an architecturally distinct tribute to the fallen of two world wars and that its special historical interest is enhanced by the rare addition of a commemoration to a life lost in the Malaya Emergency.
- 3.58 **Setting:** The War Memorial occupies a small embayment on the east side of Church Lane. It has a modern setting comprising a small memorial garden and flanking stone wall. The wider setting is Church Lane itself with a row of 20th century houses on the west side. To the rear of the memorial are the gardens of the former Vicarage.
- 3.59 **Setting and Significance:** The War Memorial is situated within an embayment which is visible on the 1903-4 Ordnance Survey map. It suggests that the War Memorial was constructed where the village community would pass or see the memorial when *en route* to the parish church.¹¹ Located in a prominent position its location exploited the principal access to the church when it was along

¹¹ In many communities the default location of the war memorial was close to the Anglican church, especially in villages without a village green. It was a prominent location where most would be able to see and experience the memorial (Tiller 2013, Remembrance and Community: War memorials and Local History, BALH, 22).

the pathway in front of the Coach House of the Vicarage. Today this has changed somewhat with the provision of vehicle parking along Church Close to the north.

Onion Cottage (Next South West of No 4 The Mount) (II) 1178225



Onion Cottage, south west No 4 The Mount.

- 3.60 **Significance:** The significance of the cottage is its vernacular architecture and survival, though with significant additions. The original cottage is an early 16th century timber framed structure, partially encased in the later 18th century according to the list entry. The timber framed core is clearly visible in the rear wall and comprises 6 panels of post and truss construction apparently now raised on padstones, with two middle rails, though some of these have now been removed. Brick between the timbers. The front elevation is of 19th century brick, though a single vertical post survives centrally and there is a timber wall plate above.
- 3.61 **Setting:** The cottage is situated on the lower (northern) part of the Mount on the west side. Today the cottage, although thatched, has a modern aspect a function of the conversion of nearby buildings and modern surface treatments. The cottage is situated at the roadside though retains its probably 19th century farm buildings.
- 3.62 **Setting and significance:** The survival of the cottage, though in much changed form, is a reminder of the village' agrarian past. The location of the cottage indicates the compact nature of the early historic core as early as the 16th century. The cottage and barn are also shown on the 1796 Inclosure Award and map and illustrate the historic continuity of the village core.

Old Hall Cottage, Main Street (II) 1061560



Old Hall Cottage

- 3.63 **Significance:** Old Hall Cottage was formerly three cottages, forming a row at right angles to the street. The earliest is 17th century, the others probably later additions of the 18th to 19th century. The earliest cottage is timber framed, partially rendered over but probably with brick panel infill, and thatched roof. In 1796 the cottage was described as a homestead belonging to Thomas Roe.
- 3.64 **Setting:** the present setting of the cottage has been modernized but it retains its earlier relationship with the nearby buildings, roadside and historic core of the village.
- 3.65 **Setting and significance:** The setting of the cottage contributes to the experience of moving through the historic core of the village and perhaps developing an understanding of the historic associations of the cottage and other buildings and enclosures. The cottage also contributes to an appreciation of the aesthetic quality of the historic village.

36 The Mount (house and barn) (II) (known as Hill House) 1360703.



No 36 The Mount

- 3.66 **Significance:** The house, which dates to 1810, is constructed from local brick with a welsh slate roof. It has three storeys, three bays, and is slightly canted along the street. It has a central door with radial fan beneath canopy on curved console brackets; the windows are renewals of circa 1900. The house was built in 1810 by Elias Reynolds, based on prosperity brought by enclosure. In the 1930s it was a guest house and tea rooms, and the attached out building was a framework knitting factory in the 19th century. Later it was the Headquarters of Leicester Cycling Club and in 1940 the headquarters of Dunton Home Guard.
- 3.67 **Setting:** Hill House is a prominent dwelling on The Mount, on the west side. The principal elevation faces the proposed development site, but it is separated from it by two rows of 19th century terraces and their rear gardens as well as a builder's yard. The roadside setting and the adjacent buildings both have extensive rear plots which to some extent reflect the boundaries illustrated on the Inclosure map for 1796. The rear plots are bounded by agricultural land to the west.
- 3.68 **Setting and significance:** The location of the house and surrounding village contributes to its significance by demonstrating the historical relationship between the settlement and houses that were built after Inclosure. The house illustrates the significant social changes associated with enclosure and the development of the village.

Bloomhills Farmhouse (II) 1251005



Bloomhills Farmhouse (©Images of England)

- 3.69 **Significance:** The significance of the farmhouse lies in its historic associations, its evidential value and in its aesthetic value. The farmhouse possibly represents a remodeling of an earlier house, with further change in the 18th and later 19th century. It is timber framed in Flemish bond red brick; the south gable is rendered and it has a modern machine tiled roof with tile-coped gable ends.
- 3.70 **Setting:** The former farmhouse is located on the street frontage of Main Street, with the adjacent farm buildings arranged around a rectangular fold yard to the south.
- 3.71 **Setting and Significance:** The setting of Bloomhills Farmhouse contributes to its significance by demonstrating the historical relationship between the settlement and houses which were built before and, probably improved, as a result of Inclosure. The house illustrates the significant social changes associated with development in the village.

2 Little Lunnon (II) 1061559

- 3.72 **Significance:** 2 Little Lunnon is a probably an early 18th cottage; it has been rendered over mud, and has a thatched roof. It has a tiny two unit plan, and is one and a half storeyed. There is a central door and 3-light casement windows flanking it. It has a recent canted bay window in the gable wall and there is an eyebrow dormer with 2-light casement and an axial chimney stack. This cottage according to Dunton Bassett Village Walk was re-built in the 1870s by William Bryan, a stocking weaver. Pevsner describes the cottage as built on spare land at the roadside, where the road divides to Leire and Ashby Parva. The roof trusses of curved principles have been laid on top of the walls. The thatched was in 1983 covered by corrugated iron but the cottage has now been re-thatched.



No 2 Little Lunnon

- 3.73 **Setting:** The setting of the cottage at 2 Little Lunnon is the roadside and junction of roads to Leire and Ashby Parva. The cottage has a tiny garden and an extension to the rear (which was noted as not of significance in the list description).
- 3.74 **Setting and significance:** The setting frames the cottage in its historic location close to the road on a tiny plot which reflects the original siting on spare land.

Scheduled Ancient Monument:

3.75 Moated Site with fishpond at Dunton Bassett 1010915




Name: Moated site with fishpond at Dunton Bassett

Heritage Category:	Scheduling
List Entry No :	1010915
County:	Leicestershire
District:	Harborough
Parish:	Dunton Bassett

Each official record of a scheduled monument contains a map. New entries on the schedule from 1988 onwards include a digitally created map which forms part of the official record. For entries created in the years up to and including 1987 a hand-drawn map forms part of the official record. The map here has been translated from the official map and that process may have introduced inaccuracies. Copies of maps that form part of the official record can be obtained from Historic England.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions. All maps and grid references are for identification purposes only and must be read in conjunction with other information in the record.

List Entry NGR:	SP 54758 90546
Map Scale:	1:10000
Print Date:	21 June 2016



Historic England
HistoricEngland.org.uk



Moated site at Dunton Bassett

3.76 Significance: The moated site at Dunton Bassett is situated on high ground within the village, 100m north of the church and includes a small fishpond. The National Heritage list entry describes it as “a sub-rectangular moated site orientated east-west and measuring 60 x 50m. It has two well

defined moat arms on the north and east sides 6m wide and 1.5m deep with an internal bank. Traces of a southern arm less than 0.5m deep can be seen parallel to the field boundary. The western arm appears to have been infilled. There are building foundations on the eastern side of the island measuring 12 x 13m and 0.3m high. A fishpond measuring 15m square and embanked on the east, is situated on the eastern side of the moated area and is connected to it by a channel”.

- 3.77 *“The moat at Dunton Bassett is a good example of a Leicestershire manorial moated site with a well-preserved fishpond. The moat island is essentially undisturbed and will retain evidence of the original manorial buildings”.*
- 3.78 The significance of the moat, therefore, can be seen to be evidential, in terms of its archaeology and historic in terms of its location and spatial relationship to the parish church.
- 3.79 **Setting:** The immediate setting of the moat is agricultural land to the north of Church Close and to the rear of closes along Church Lane and Main Street. Adjacent to the SAM are the modern houses of Church Close, the modern children’s playground to the north east and the rear plots of 19th and 20th century housing along Main Street. To the east is the cricket ground and the field of the proposed development site 9.
- 3.80 **Setting and Significance:** The rural setting of the moat contributes to the significance of the asset by demonstrating the historical relationship between the settlement and the agricultural land that supported it. The setting also illustrates significant spatial changes associated with medieval, post-medieval and modern development of the village and the shift away from the moated location. The agricultural part of the site is of limited landscape interest and only forms part of the wider rural environment of the moat which today includes the nearby playground.

4 LAND PARCEL ASSESSMENT: THE PROPOSED DEVELOPMENT SITES & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON HERITAGE ASSETS

Impact Assessment

- 4.1 The objective of this section is to assess the potential impact on heritage assets of 9 sites (Land Parcels) on the periphery of Dunton Bassett considered potential locations for residential development in the Neighbourhood Plan. The potential impact of development at each of the sites is assessed against the criteria of the NPPF which has been described in Section 2 above.
- 4.2 The NPPF (2021) distinguishes between designated and non-designated heritage assets. With respect to designated assets, para 198 states:
- 4.3 *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm,¹² total loss or less than substantial harm to its significance”.*
- 4.4 In para 202 the NPPF states that:

“In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

¹² Of particular relevance is the distinction between “substantial harm” and “less than substantial harm” in the framework (para 195). The NPPG makes plain that the threshold of “substantial harm” is a high one. Case law has clarified the distinction: “...in the context of physical harm, [substantial harm] would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced.” *Bedford Borough Council v SSCLG and Nuon UK Ltd* [2013] EWHC 2847 (Admin) Jay J at paragraph 25

Degree of Harm (NPPF2021)	Definition
Substantial harm	<p>Substantial harm to the significance of a designated heritage asset such that there was a “total loss of significance of a designated heritage asset”.</p> <p>-Substantial harm to the significance of a non-designated heritage asset of comparable significance to a designated asset, such that there would be a “total loss of significance to the heritage asset”.</p> <p>-Development scheme would require wholly exceptional benefits, or meet the criteria in paragraph 198 of the NPPF.</p>
Less than substantial harm: Moderate	<p>Less than substantial harm to the significance of a designated heritage asset,</p> <p>-Requires substantive development scheme benefits.</p> <p>-High impact to a non-designated heritage asset of medium sensitivity/significance.</p> <p>-Would require a balanced judgement with substantive development scheme benefits.</p>
Less than substantial harm: Modest	<p>Less than substantial harm where there is low impact to the significance of a designated heritage asset</p> <p>-Would require a balanced judgement with moderate development scheme benefits.</p> <p>-Medium impact to a non-designated heritage asset of medium sensitivity/significance.</p> <p>-Would require a balanced judgement with moderate development scheme benefits.</p>
Less than substantial harm: Slight	<p>Less than substantial harm to the significance of a designated heritage asset,</p> <p>-Requiring only small benefits due to the small degree of harm.</p> <p>-Substantial or moderate adverse impact to a non-designated heritage asset of low sensitivity/significance.</p> <p>-Would require a balanced judgement with relatively small development scheme benefits.</p>
Less than substantial harm: Insignificant	<p>Less than substantial harm -Very low degree of harm, requiring little action or no action to secure heritage interest of the affected heritage assets.</p>
No harm	No material impact on heritage assets

Table: degrees of harm based on the NPPF

Review of Potential Development Impacts on Designated and Non-Designated Heritage Assets

- 4.5 In the following section heritage assets are considered in the two classes noted above: For the below ground, largely archaeological assets, the potential impact is direct and concerns the potential of the development site to yield archaeological evidence. The second group, designated assets, comprises Listed Buildings and a Scheduled Ancient Monument, where the potential impact is through development within their settings. Non-Designated heritage assets, described as 'Important Local Buildings' have not been identified though impact due to development within their settings is rendered material by policy guidance (NPPF).

The Significance of the Evidence and Policy – Direct Impacts on Below Ground Archaeology

- 4.6 The NPPF in Section 16 'Conserving and Enhancing the Historic Environment' employs the concept of significance as the basis for assessing impact on the historic environment (para 203).
- 4.7 The survey in Section 3 above has set out the known evidence in relation to the 9 proposed development sites. In the majority the absence of evidence correlates with the evidence for agricultural activity and the absence of specific evaluation.¹³ The absence of evidence for below ground archaeology at a proposed development site, though, does not necessarily indicate definitively the absence of evidence for activity and an indication of its potential high medium or low to yield archaeology of national, regional or local significance has been determined on a site by site basis.

Assessment of Impact on the special interest (significance) of Designated Assets

- 4.8 In section 3 above the relevant designated assets of Dunton Bassett have been described, their settings identified and the contribution their settings make to their significance assessed.
- 4.9 In the section which follows the site by site reports consider the potential impact of development on the settings of those heritage assets where development lies within the area from they can be experienced. The scale of impact is set out with reference to the criteria above.
- 4.10 In relation to the historic environment, some or all of the following factors have been taken into account in considering the principle of development:¹⁴
- The history of the place
 - The relationship of the proposal to its specific site
 - The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept
 - The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size
 - Landmarks and other built or landscape features which are key to a sense of place

¹³ Collated as 'events' in the Historic Environment Record.

¹⁴ Historic England, 2015, GPA 2, para 53

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- The topography
- Views into, through and from the site and its surroundings
- The current and historic uses in the area

1. Rear of Spice 45 restaurant (includes the Site 11 plot)



Land Parcel ID	1 Rear of Spice 45 restaurant (includes the Site 11 plot)
NGR	SP 55265 90772
HER Ref	-
Topographic Description	Almost level ground, drift geology post glacial diamicton deposits.
Description and Sources	Allotment and vegetable garden, south of Station Road.
Enclosure 1796	-
Field Survey WI 1968	-
Heritage Significance	No known heritage significance
Heritage Event	-
Impact on below ground heritage assets	No impact on known or potential heritage assets.
Impact on above ground heritage assets due to development within their settings	No impact on the setting of designated assets.

2. Coopers Lane.



Land Parcel ID	2 Coopers Lane.
NGR	SP 54874 90959
HER Ref	ELE 10854
Topographic Description	Almost level ground, drift geology post-glacial diamicton deposits.
Description and Sources	Pasture, ridge and furrow
Enclosure 1796	No 20 ¹⁵ Rene Payne Esq
Field Survey WI 1968	63 Long Close
Heritage Significance	Local
Heritage Event	Trial trenching on land north of Coopers Lane, Dunton Bassett prior to proposed development on the site. In April/May 2018 fifteen trenches were excavated across two fields revealing an extensive series of ridge and furrow. Furrows were noted in both east to west alignment and a north to south alignment. Only two other features of an archaeological nature were notd, a small undated ditch on a north to south alignment located within the middle of Trench 12 and an east to west ditch located along the northern edge of Trench 4 (Sharrock, P 2018. <i>Archaeological trial trenching evaluation on land north of Coopers Lane, Dunton Bassett, Leicestershire</i> , MOLA Rep.
Impact on below ground heritage assets	Less than substantial harm: Slight

¹⁵ Figures in red reflect the usage of the Enclosure Act of 1796. Land enclosed by the Act was entered on the plan in red ink, whilst ancient enclosures were entered in black

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Above ground heritage assets	The proposed development site lies north of Cooper's lane. The nearest heritage assets lie some 300m to the south of Land Parcel 2. It is separated from the nearest listed building by modern and 19th century housing. No heritage assets can be experienced from the proposed development site.
Impact on above ground heritage assets due to development within their settings	No impact on the setting of designated assets.

3. North of Old Coach Road.



Land Parcel ID	3 North of Old Coach Road.
NGR	SP 54524 90923
HER Ref	-
Topographic Description	Gently falling ground ground to the north west.
Description and Sources	Arable farmland in 2021.
Enclosure 1796	No 1 Rene Payne Esq
Field Survey WI 1968	78 Back Close or Elwell close
Heritage Significance	Regional.
Heritage Event	-
Below ground heritage assets (archaeology)	No heritage assets have been recognised within the Land Parcel boundaries. The impact of development would require further assessment and evaluation. Current evidence indicates there is no potential for archaeology of greater than low/local significance.
Impact on below ground heritage assets	Less than substantial harm: Slight
Above ground heritage assets.	The proposed development site lies north of Old Coach Lane. The nearest heritage assets lie some 25m to the south of Land Parcel 3. The development site is separated from the Barn (II) (1061558) and outbuildings (II) (1295179) by some 25m with visibility obscured by mature trees. The falling ground of the Land Parcel and the trees ensure that at present no heritage assets can be experienced from the proposed development site.
Impact on above ground heritage assets due to development within their settings.	Less than substantial harm: Slight

4. Land South of school.



Land Parcel ID	4
NGR	SP 91187 69823
HER Ref	MLE9740, ELE 5636
Topographic Description	Land falling away to the west area underlain by periglacial diamiction.
Description and Sources	Pasture, some ridge and furrow and other earthworks.
Enclosure 1796	50 Dairy Close (Ancient Encl Rene Payne)
Field Survey WI 1968	84 Dairy Close
Heritage Significance	Local/Regional, village periphery.
Heritage Event	-
Below ground heritage assets (archaeology)	Medieval village earthworks have been noted during construction of a school playing field adjacent to the Land Parcel. Survey has revealed a hollow way, two tracks and several building platforms. Excavation at the School in 2003 showed that the main area of settlement was south of the area excavated. The features in the area excavated in 2003 may have been holding areas for animals with associated tracks and hollows. Numerous ditches and gullies appeared to have been dug for drainage purposes. Pottery recovered was residual and probably came from the area upslope within the main area of earthworks. Most of the pottery dates to the early medieval period, 12th-13 th century. The impact of development would require further assessment and evaluation. Current evidence indicates there is potential for archaeology of moderate/regional significance.
Impact on below ground heritage assets	Less than substantial harm: Moderate

<p>Above ground heritage assets.</p>	<p>The proposed development site lies west of the historic village of Dunton Bassett. There are 6 listed buildings within approximately 70m of the Land Parcel their settings [Barn (II) (1061558), Outbuildings (II) (1295179), Elwells (II) (1360701), Manor Farmhouse (II) (1178171), Onion Cottage (II) (1178189), No 36 The Mount (II) 1360703), No 2 Little Lunnon (II) (1061559)]. However the buildings lining the west side of The Mount and Leire Lane, as well as the character of the ground which falls to the west ensures that four of the listed houses cannot be experienced from the development site. However, the barn and outbuildings at the Manor House are in close proximity to the north eastern edge of the development. Here the character of the area would change from farmland to residential eroding the Manor house buildings from their agricultural setting.</p>
<p>Impact on above ground heritage assets due to development within their settings.</p>	<p>Less than substantial harm: Moderate</p>

5. Off Little Lunnon West.



Land Parcel ID	5 Off Little Lunnon West.
NGR	SP 54339 90209
HER Ref	-
Topographic Description	Area underlain by pergalcia deposits diamicton.
Description and Sources	Horse Pasture
Enclosure 1796	68 Rene Payne Esq exchanged from the Vicar
Field Survey WI 1968	107 Upper Exchange or Parson's Piece
Heritage Significance	Local
Heritage Event	-
Below ground heritage assets (archaeology)	No below ground heritage assets have been recognised within this Land Parcel. The impact of development would require further assessment and evaluation. Current evidence indicates there is no potential for archaeology of greater than low/local significance.
Impact on below ground heritage assets	Less than substantial harm: Slight
Above ground heritage assets.	The proposed development site lies south of the historic core of Dunton Bassett. The thatched cottage of No 2 Little Lunnon (II) (1061559) lies to the north however the setting of the building is the road frontage and modest garden and the cottage cannot be experienced from the Land Parcel 5.
Impact on above ground heritage assets due to development within their settings.	No impact on the setting of designated assets.

6. The Beat.



Land Parcel ID	6 The Beat
NGR	SP 54556 90392
HER Ref	MLE22723, ELE9932, 9931, 10177
Topographic Description	The geology of the area is Blue Lias and Charmouth Mudstone Formation bedrock overlain by a superficial deposit of Till (mid-Pleistocene – diamicton).
Description and Sources	Open pasture. The field rises to the south and undulates between 127m and 135m aOD, with two dry valleys leading downwards to the west and north west. Some extant ridge-and-furrow earthworks, particularly apparent in the southern half of the field.
Enclosure 1796	No 30 Rene Payne Esq (Townsend Leys)
Field Survey WI 1968	108 The Bate or Beat, or Littleborough Leys
Heritage Significance	Local/Regional.
Heritage Event(s)	In 2016 a D-shaped enclosure ditch, identified by the geophysical survey in the northeastern part of the site was investigated in three trenches and is thought most likely to date from the late Iron Age, on the basis of pottery finds. The most closely datable artefact recovered is a fine flagon handle of the 1st century AD, recovered from the latest fill of the enclosure ditch. The absence of any definite Roman pottery suggests that the enclosure is most likely to have been abandoned prior to, or during, the Roman conquest period. (Dodd, M 2016. <i>Archaeological evaluation report, Love's Lane, Dunton Bassett, Leicestershire</i> . Oxford Archaeology. This site would require mitigation by excavation (archaeological investigation).

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Impact on below ground heritage assets	Less than substantial harm: Moderate
Above ground heritage assets.	The proposed development site lies south west of the church of All Saints (II*) (1360702) and the War Memorial (II) (1393524) and east of No 2 Little Lunnon (II) (1061559). The thatched cottage of No 2 Little Lunnon (II) (1061559) is separated from the Land Parcel by modern housing flanking the east side of Little Lunnon and cannot be experienced from the Land Parcel, or in tandem views which include the land parcel. However, the proximity of the church has resulted in a refusal of planning permission in January 2017 16/01401/OUT as “the proposal will cause harm to the setting of the Parish Church of All Saints, Dunton Bassett. This harm outweighs the public benefits of the proposal, including the provision of housing...”
Impact on above ground heritage assets due to development within their settings.	Less than substantial harm: Moderate

7. Off Little Lunnon East.



Land Parcel ID	7 Off Little Lunnon East.
NGR	SP 54471 90182
HER Ref	-
Topographic Description	The geology of the area is Blue Lias and Charmouth Mudstone Formation bedrock overlain by a superficial deposit of Till (mid-Pleistocene – diamicton).
Description and Sources	Open pasture, almost level area.
Enclosure 1796	69 Littleborough Close (Ancient Encls Rene Payne Esq)
Field Survey WI 1968	115 Little Fordborough
Heritage Significance	Regional.
Heritage Event	-
Below ground heritage assets (archaeology)	No below ground heritage assets have been recognised within this Land Parcel. The impact of development would require further assessment and evaluation. Current evidence indicates there is no potential for archaeology of greater than low/local significance.
Impact on below ground heritage assets	Less than substantial harm: Slight
Above ground heritage assets.	The proposed development site lies south of the historic core of Dunton Bassett. The thatched cottage of No 2 Little Lunnon (II) (1061559) lies to the north, however, the setting of the building is the road frontage and modest garden and the cottage cannot be experienced from the Land Parcel 7.
Impact on above ground heritage assets due to development within their settings.	No impact on the setting of designated assets.

8. Church Lane.



Land Parcel ID	8 Church Lane
NGR	SP 54714 90301
HER Ref	-
Topographic Description	The geology of the area is Blue Lias and Charmouth Mudstone Formation bedrock overlain by a superficial deposit of Till (mid-Pleistocene – diamicton).
Description and Sources	Open pasture
Enclosure 1796	30 Rene Payne Esq
Field Survey WI 1968	109 Church Piece or Church Furlong
Heritage Significance	Regional.
Heritage Event	-
Below ground heritage assets (archaeology)	No below ground heritage assets have been recognised within this Land Parcel. The impact of development would require further assessment and evaluation. Current evidence indicates there is no potential for archaeology of greater than low/local significance.
Impact on below ground heritage assets	Less than substantial harm: Slight
Above ground heritage assets.	The proposed development site lies south of the historic core of Dunton Bassett. The land parcel lies to the south east of All Saints Church. The church can be experienced from this Land Parcel from which the spire can be seen rising over the trees and roofline of the former vicarage. Views of the application site from the churchyard, are obstructed by the former Vicarage and the mature hedgerow trees to the south. Wider views of the spire from the proposed development site are presently filtered through trees with the modern housing visible in tandem views to the north west. The

	proposed development which would sit within the foreground of these views would result in a change to the overall setting of the church. The Church spire would remain visible above the roof tops of any residential development as a prominent feature in the landscape suggesting a degree of harm. The effect of development due to the change of use from agricultural land to residential would also erode the rural setting of the church in an area of the village characterised by narrow lanes and fields. .
Impact on above ground heritage assets due to development within their settings.	Less than substantial harm: Moderate

9. Behind children’s playground



Land Parcel ID	9
NGR	SP 54960 90713
HER Ref	-
Topographic Description	The geology of the area is Blue Lias and Charmouth Mudstone Formation bedrock overlain by a superficial deposit of Till (mid-Pleistocene – diamicton).
Description and Sources	Open pasture
Enclosure 1796	No 27 Rene Payne Esq Briar Furlong
Field Survey WI 1968	79 Home Field
Heritage Significance	Regional.
Heritage Event	-
Below ground heritage assets (archaeology)	No below ground heritage assets have been recognised within this Land Parcel. The impact of development would require further assessment and evaluation. Current evidence indicates there is no potential for archaeology of greater than low/local significance.
Impact on below ground heritage assets	Less than substantial harm: Slight
Above ground heritage assets.	The proposed development site lies east of the historic core of Dunton Bassett. The land parcel lies to the north east of the “Moated Site with fishpond at Dunton Bassett” (1010915) a

	<p>Scheduled Ancient Monument.¹⁶ The moated site, which survives only as a low level earthwork cannot be experienced from Land Parcel 9 and is separated from it by a children’s play-ground and hedging. At its closest the proposed development lies some 80m north east of the moated site and in tandem views from the south looking over the earthworks hedges and the rising ground indicate the roof lines of any proposed residential development area would be visible. Further south All Saints Church can be experienced from this Land Parcel from which the spire can be seen rising over the trees and rooflines of housing along Church Close. Views of the application site from the churchyard, are entirely obstructed by the houses on Church Close while wider views of the spire from the proposed development site are presently filtered through trees with the modern housing visible in tandem views from the east. The proposed development which would result in a change to the wider setting of the church and moated site. However, the Church spire would remain visible as a prominent feature in the landscape. The effect of development on the moated site would be to erode the agricultural character of its agricultural setting. However this should be seen in the context of the present setting which not only comprises the modern development along Church Close, the cricket ground, and housing east of Main Street, but the more distant housing along Cooper’s Lane. The eastern side of Dunton Bassett is today a combination of modern development and agricultural land.</p>
<p>Impact on above ground heritage assets due to development within their settings.</p>	<p>Less than substantial harm: Modest</p>

Discussion and Conclusion

- 4.11 The objective of this assessment has been to consider the potential impact of 9 possible development sites considered by the Dunton Bassett Neighbourhood Plan. Several sources of evidence have been used to identify and locate the heritage interest of the land Parcels. Similarly archive and published sources have been reviewed to determine the level of impact where development would take place within the setting of largely above ground heritage assets.
- 4.12 The 9 Land Parcels which have been considered all lie on the periphery of the historic core of Dunton Bassett. Those on the western side of the village, Nos 3 & 4, occupy sites which fall away to the west, while the sites to the south and east, Nos 5, 7, 6 are in broadly level locations. Land Parcel 6 occupies more uneven ground which climbs south of the village towards a more level area to the south west. Land parcel 9 is an almost level area enclosed by the rear of properties along Cooper’s Lane to the north, the A426 Lutterworth Road to the east and the cricket ground to the south. The western boundary is a narrow field west of Main Street and adjacent development.

¹⁶ In March 2021 consultation by Historic England cited in “Dunton Bassett Neighbourhood Plan and SEA Screening Report” advised that ‘Development here will inevitably affect the setting of the monument, and may harm its significance, .. and that harm to the significance of a designated heritage asset runs contrary to the NPPF’s requirement for sustainable development’, page 3.

- 4.13 Three of the sites, Nos 6, 4 and 2 have known heritage assets within their boundaries and the remainder will require further assessment and evaluation should they be the subject of development proposals.
- 4.14 Turning to Land Parcel 9 Historic England (FN 17) have concluded that development within the setting of the Moated Site with fishpond (SAM 1010915) may result in harm to the significance of the monument. This advice must be seen in the context of the setting of the SAM, and its present day character as an earthwork to the rear of properties fronting Main Street, flanked by modern development along Church Close. Although proposed development may intrude into views towards the earthworks and result in roof lines visible from the monument itself, the experience may not have an adverse effect on the significance of the earthworks.
- 4.15 An important aspect of the proposal in relation to all the Land Parcels is the implied landscaping associated with development¹⁷ and the application of the planning balance explicit in the NPPF para 201 “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

¹⁷ Moreover the potential for appropriate landscaping, explicit in para 5.4 of the *Dunton Bassett Neighbourhood Plan Strategic Environmental Assessment Determination* (2021) that “... that development in Dunton Bassett is of low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Plan has sought to allow for this by including design policies and policies that seek to protect the character of the village...”

5 SUMMARY AND CONCLUSIONS

Summary

- 5.1 This Strategic Heritage Assessment has followed the principles advocated by the NPPF and Historic England. The assessment has examined the potential impact of 9 proposed development sites on land within the parish of Dunton Bassett identified in the Neighbourhood Plan.
- 5.2 The SEA is based on documentary, map search and a site inspection in July 2021, which recorded the current condition of the proposed development sites and surrounding heritage assets. Site inspection confirmed the proposed development sites were all agricultural land or presently (Land Parcel 1) allotments.
- 5.3 The landscape of the area, identified as a reasonable study area, extended to 1km from the historic core of the village and included below ground heritage assets of varying importance, dating, principally, from the Prehistoric, Roman, Medieval and Post Medieval periods. These reflect the changing nature of the historic landscape and more recent development.
- 5.4 With respect to below ground archaeology no evidence has been found in archive or published sources or during walkover survey to suggest that the 9 development sites will retain any archaeological evidence of greater than local/regional significance.
- 5.5 With respect to the setting of heritage assets Land Parcels 1, 2 and 5 clearly fall outside the setting of any designated assets and development of these sites will have no heritage impact. Development of Land Parcel 6 has been refused consent due to its harmful impact on All Saints church, though the degree of harm was not specified in the decision letter (Harborough District Council January 2017 16/01401/OUT). Land Parcel 8 is in a similar location to Land Parcel 6 and close to All Saints church. Land parcel 7 is distant from any from designated assets though the spire of All Saints is just visible above the trees, nevertheless development here will have no material impact on its heritage values. Land Parcel 9 is substantially enclosed by modern features, The A426 property to the south of Coopers Lane, residential properties on the east side of Main Street and the cricket ground to the south. To the south west and separated by a children's playground and a pasture field to the south is a moated site with fishpond (SAM). Land Parcel 9 falls within the setting of this monument.

Conclusion

Land Parcel No	Impact on Below Ground Heritage assets (Archaeology)	Impact on Above ground Heritage Assets (Built Heritage).
1	No impact on known or potential heritage assets.	No impact on the setting of designated assets.
2	Less than substantial harm: Slight	No impact on the setting of designated assets.
3	Less than substantial harm: Slight	Less than substantial harm: Slight
4	Less than substantial harm: Moderate	Less than substantial harm: Moderate

5	Less than substantial harm: Slight	No impact on the setting of designated assets.
6	Less than substantial harm: Moderate	Less than substantial harm: Moderate
7	Less than substantial harm: Slight	No impact on the setting of designated assets.
8	Less than substantial harm: Slight	Less than substantial harm: Moderate
9	Less than substantial harm: Slight	Less than substantial harm: Modest

5.6 In conclusion the locations of the 9 proposed development land parcels have been found to have the potential for varying degrees of harm to archaeology of local significance. For several of the land parcels the absence of evidence though not proving the absence of activity, does suggest that archaeology of greater than regional significance is unlikely.

5.7 The potential impact of development on designated heritage assets due to development within their settings was considered through the prism of design and development principles set out by Historic England and the local plan. Development, when seen in the light of these principles, has not been found to be harmful in its effect on listed buildings in relation to land Parcels 1, 2, 5 and 7. Development of Land Parcels 6 and 8 will be harmful to the heritage significance of All Saints church at a level of Less than substantial harm, whilst development of Land Parcel 9 may adversely affect the moated site with fishpond (SAM) also at a level of less than substantial harm, though at a modest level.

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Cartographic

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1:10,560	1883 - 1887
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1:10,560	1901 - 1902
1:10,560	1927
1:10,560	1938 - 1952
1:10,560	1938
1:10,560	1947
1:10,560	1950
1:10,000	1960
1:10,000	1982
1:10,000	1990
1:10,000	1999
1:10,000	2006
1:10,000	2019



APPENDICES

Appendix A

Historic Environment Record Data

27342 Gazetteer

Scheduled Monument

List Entry	Name
1010915	Moated site with fishpond at Dunton Bassett

Listed Buildings

List Entry	Name	Grade
1061554	MANOR FARMHOUSE	II
1061558	BARN AT MANOR HOUSE	II
1061559	2, Little Lunnun	II
1061560	OLD HALL COTTAGE	II
1178171	MANOR FARMHOUSE	II
1178189	HILLSIDE HOUSE	II
1178200	LODGE FARMHOUSE	II
1178210	MILEPOST CIRCA 400 YARDS NORTH OF COOPERS LANE	II
1178225	Onion Cottage	II
1251005	BLOOMHILLS FARMHOUSE	II
1295179	OUTBUILDINGS AT MANOR HOUSE	II
1360699	OLD THATCH	II
1360701	THE ELWELLS AND ADJOINING FARM BUILDINGS	II
1360702	CHURCH OF ALL SAINTS	II*
1360703	NUMBER 36 AND ATTACHED BARN	II
1393524	WAR MEMORIAL	II

HER Features

PrefRef	Name	RecordType	Period
MLE10983	MANOR FARMHOUSE, 4 BENNETTS HILL (NORTH-EAST SIDE)	BLD	Early Post-medieval to Modern
MLE10984	THE ELWELLS AND ADJOINING FARM BUILDINGS, BENNETTS HILL (NORTH-EAST SIDE)	BLD	Late Post-medieval to Modern
MLE10985	OUTBUILDING AT MANOR HOUSE, BENNETTS HILL (NORTH-EAST SIDE), DUNTON BASSETT	BLD	Early Post-medieval to Modern
MLE10986	BARN AT MANOR HOUSE, BENNETTS HILL (NORTH-EAST SIDE)	BLD	Late Post-medieval to Modern
MLE10987	HILLSIDE HOUSE, BENNETTS HILL (SOUTH-WEST SIDE)	BLD	Late Post-medieval to Modern
MLE10988	CHURCH OF ALL SAINTS, CHURCH LANE (EAST SIDE)	BLD	Early Medieval to Modern
MLE10989	2 LITTLE LUNNON (WEST SIDE)	BLD	Late Post-medieval to Modern
MLE10990	OLD HALL COTTAGE, MAIN STREET (EAST SIDE)	BLD	Early Post-medieval to Modern
MLE10991	COTTAGE NEXT SOUTH WEST OF 4 AND ATTACHED BARN, THE MOUNT (NORTH-WEST SIDE)	BLD	Late Medieval to Modern
MLE10992	36 AND ATTACHED BARN, THE MOUNT (NORTH-WEST SIDE)	BLD	Late Post-medieval to Modern
MLE11015	BLOOMHILLS FARMHOUSE, 20 MAIN STREET	BLD	Early Post-medieval to Modern
MLE11019	MILEPOST C.400 YARDS NORTH OF COOPERS LANE, LUTTERWORTH ROAD (WEST SIDE)	BLD	Late Post-medieval
MLE11028	MANOR FARMHOUSE, PEVERIL ROAD (SOUTH SIDE), ASHBY MAGNA	BLD	Early Post-medieval to Modern
MLE11031	OLD THATCH, PEVERIL ROAD (NORTH SIDE), ASHBY MAGNA	BLD	Early Post-medieval to Modern
MLE11051	LODGE FARMHOUSE, DUNTON LANE (EAST SIDE)	BLD	Late Post-medieval to Modern
MLE1199	Medieval village earthworks north-west of Manor Farm	MON	Medieval
MLE1453	Possible site of medieval watermill, Dunton Bassett Mill	MON	Medieval
MLE1454	Post-medieval watermill, Dunton Mill	BLD	Late Post-medieval to Modern
MLE1455	Post-medieval windmill north-east of Lodge Farm	MON	Late Post-medieval
MLE1456	Prehistoric flint from north of Slip Inn Farm	MON	Early Mesolithic to Early Bronze Age
MLE1457	Undated mound north-east of Elwells Farm	MON	Unknown
MLE1459	Medieval manorial complex north of the Church	MON	Medieval
MLE15800	Upper Palaeolithic flint from north-west of Dunton Bassett Primary School	FS	Upper Palaeolithic
MLE15801	Mesolithic flint from north-west of Dunton Bassett Primary School	MON	Mesolithic
MLE15802	Neolithic site north-west of Dunton Bassett Primary School	MON	Neolithic
MLE15803	Bronze Age site north-west of Dunton Bassett Primary School	MON	Late Bronze Age to Early Iron Age
MLE15804	Roman pottery from north-west of Dunton Bassett Primary School	MON	Early Roman
MLE16092	Great Central Railway	MON	Late Post-medieval to Modern
MLE16612	Roman pottery from south of Leire Lane	FS	Roman
MLE17096	Roman pottery from east of the Methodist Church	FS	Early Roman to Late Roman
MLE17192	Post-medieval remains from 35, Peveril Road	MON	Unknown
MLE17628	WAR MEMORIAL, CHURCH LANE, DUNTON BASSETT	BLD	Modern
MLE1902	Roman road - Lutterworth Road	MON	Roman
MLE19605	Medieval/post-medieval features, 7-9, Old Forge Road	MON	Medieval
MLE21271	Turnpike Road, Leicester to Lutterworth	MON	Late Post-medieval
MLE22147	Church Farm, Gilmorton Road	BLD	Late Post-medieval to Modern
MLE22148	Site of post-medieval farm buildings, Peveril Road	MON	Late Post-medieval to Modern
MLE22411	Site of Primitive Methodist chapel, Ralph's Close	MON	Late Post-medieval to Modern
MLE22470	Mill leat, south of Leire Mill	MON	Late Post-medieval to Modern
MLE22613	Barns at Bloomhills Farm, 20, Main Street	BLD	Late Post-medieval to Modern
MLE22723	Iron Age enclosure and driveway, west of the church	MON	Middle Iron Age to Early Roman
MLE23863	Site of Ashby Magna Station, Station Road	MON	Late Post-medieval to Modern
MLE23953	Boggy Brays Farm, Leicester Road	BLD	Late Post-medieval to Modern
MLE23954	Dunton Lodge Farm, Ashby Parva Road	BLD	Late Post-medieval to Modern
MLE23955	Oakberry Farm, Lutterworth Road	BLD	Late Post-medieval to Modern
MLE6575	Iron Age/Roman quern, 3, Leire Lane	FS	Late Iron Age to Early Roman
MLE7020	Mesolithic scraper north-west of Slip Inn Farm	FS	Mesolithic
MLE7022	Mesolithic pebble hammer, Sandbourne, Church Close	FS	Mesolithic
MLE7184	Neolithic/Bronze Age flint from north-west of Slip Inn Farm	FS	Early Neolithic to Early Bronze Age
MLE7830	Roman pottery from north of the Church	MON	Roman
MLE8155	Medieval pottery from north of the Church	FS	Medieval
MLE9432	Historic settlement core of Ashby Magna	MON	Late Anglo Saxon to Late Post-medieval
MLE9738	Historic settlement core of Dunton Bassett	MON	Late Anglo Saxon to Late Post-medieval
MLE9740	Anglo-Saxon/medieval occupation, Dunton Bassett Primary School	MON	Late Anglo Saxon to Late Medieval
MLE9773	Medieval remains at 4 Old Forge Road	MON	Medieval

HER Events

EvUID	Name	RecordType
ELE10177	2016 trial trenching, Love's Lane, Dunton Bassett	EVT
ELE10854	2018 trial trenching, Coopers Lane, Dunton Bassett, Leicestershire	EVT
ELE10934	1964 watching brief, pipe trench, north of the church, Dunton Bassett	EVT
ELE2490	1986 fieldwalking, North of Toll Gate Farm	EVS
ELE2596	1987 fieldwalking north-west of Slip Inn Fm	EVS
ELE2597	1987 fieldwalking, west of M1	EVS
ELE4308	2003 excavations at Dunton Bassett	EVT
ELE446	1987 fieldwalking, north of Toll Gate Farm	EVS
ELE447	1971 watching brief, Church Close, Dunton Bassett	EVT
ELE4719	Archaeological watching brief at The Former Crown & Thistle, 3, The Mount, Dunton Bassett	EVT
ELE4791	2001 watching brief during the excavation of foundation trenches at Hubbards Farm, 21, Old Forge Road, Ashby Magna	EVT
ELE5004	2002 desk-based assessment at 3, The Mount, Dunton Bassett, Leicestershire	EVP
ELE5422	2003 trial trenching on land at 4 Old Forge Road, Ashby Magna, Leicestershire	EVT
ELE5423	2004 watching brief at 4 Old Forge Road, Ashby Magna, Leicestershire	EVT
ELE5454	Historic fabric and archaeological impact assessment of the Grade II listed outbuilding range forming part of Dunton Bassett Manor House	EVS
ELE5622	2008 watching brief on land at 37, Peveril Road, Ashby Magna	EVT
ELE5636	2003 earthwork survey at Dunton Bassett, Leicestershire	EVS
ELE5637	1999 watching brief during water mains renewal in Dunton Bassett, Leicestershire.	EVT
ELE5638	2003 trial trenching, land at All Saints Church, Dunton Bassett, Leicestershire	EVT
ELE5962	1997 watching brief at Leire Mill, Dunton Lane, Leire, Leicestershire	EVT
ELE6035	1995/6 fieldwalking survey on land at Ashby Parva, Leicestershire	EVT
ELE6036	An archaeological evaluation on proposed dwellings at 7 & 9 Old Forge Road, Ashby Magna, Leicestershire	EVT
ELE6037	2003 watching brief at 7 Old Forge Road, Ashby Magna, Leicestershire	EVT
ELE6196	1995 archaeological assessment of land at Dunton Bassett, Leicestershire	EVP
ELE7368	1997 site inspection, Onion Cottage, Manor Farmyard, The Mount, Dunton Bassett, Leicestershire	EVS
ELE7378	2008 desk-based assessment for Low Spinney Wind Farm, Ashby Magna, Leicestershire	EVP
ELE7668	1997 watching brief, Onion Cottage, Manor Farmyard, The Mount, Dunton Bassett, Leicestershire	EVT
ELE8193	1986 fieldwalking, south-east of Oakberry Farm	EVS
ELE8277	1987 fieldwalking, south of The Garden Centre and Nursery	EVS
ELE8814	Project Gargoyle, All Saints church, Dunton Bassett	EVS
ELE9931	2016 geophysical survey, Dunton Bassett	EVS
ELE9932	2016 heritage assessment, land at Dunton Bassett	EVP

Appendix B Historic Mapping

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	-285 Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Coppice		
	Bracken		Heath
	Rough Grassland		
	Marsh		Reeds
	Saltings		
	Building		Glasshouse
	Sloping Masonry		Pylon
	Electricity Transmission Line		Pole
	Cutting		Embankment
	Standard Gauge Multiple Track		
	Standard Gauge Single Track		
	Siding, Tramway or Mineral Line		
	Narrow Gauge		
	Geographical County		
	Administrative County, County Borough or County of City		
	Municipal Borough, Urban or Rural District, Burgh or District Council		
	Borough, Burgh or County Constituency Shown only when not coincident with other boundaries		
	Civil Parish Shown alternately when coincidence of boundaries occurs		
	BP, BS Boundary Post or Stone		Pol Sta Police Station
	Ch Church		PO Post Office
	CH Club House		PC Public Convenience
	F E Sta Fire Engine Station		PH Public House
	FB Foot Bridge		SB Signal Box
	Fn Fountain		Spr Spring
	GP Guide Post		TCB Telephone Call Box
	MP Mile Post		TCP Telephone Call Post
	MS Mile Stone		W Well

1:10,000 Raster Mapping

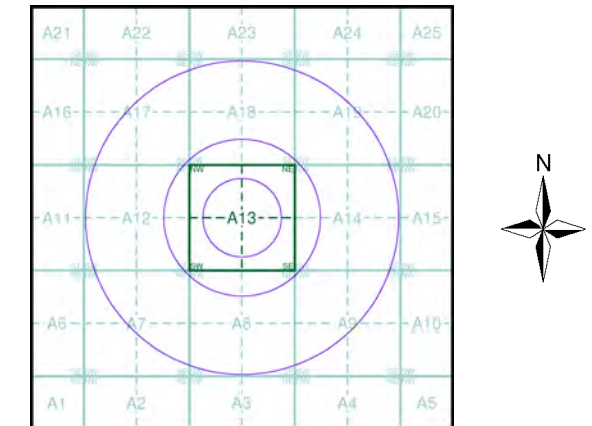
	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	MHW(S) Mean high water (springs)		MLW(S) Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Leicestershire	1:10,560	1885 - 1886	2
Leicestershire	1:10,560	1904	3
Leicestershire	1:10,560	1904	4
Leicestershire	1:10,560	1952	5
Ordnance Survey Plan	1:10,000	1955	6
Ordnance Survey Plan	1:10,000	1965 - 1968	7
Ordnance Survey Plan	1:10,000	1968	8
Ordnance Survey Plan	1:10,000	1980 - 1988	9
Ordnance Survey Plan	1:10,000	1991 - 1993	10
10K Raster Mapping	1:10,000	1999 - 2000	11
Historical Aerial Photography	1:10,000	1999	12
10K Raster Mapping	1:10,000	2006	13
VectorMap Local	1:10,000	2016	14

Historical Map - Slice A



Order Details

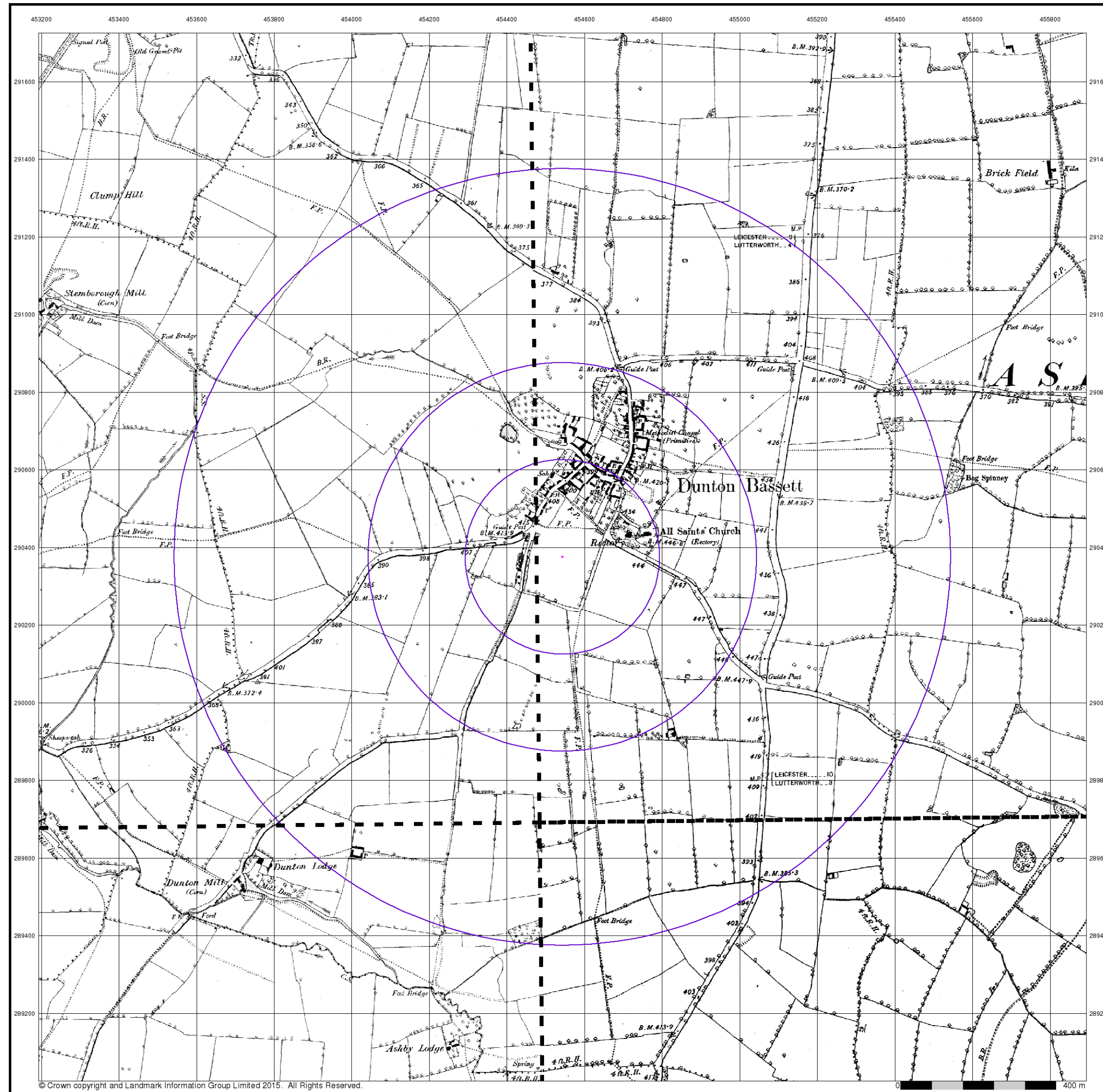
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Site Details

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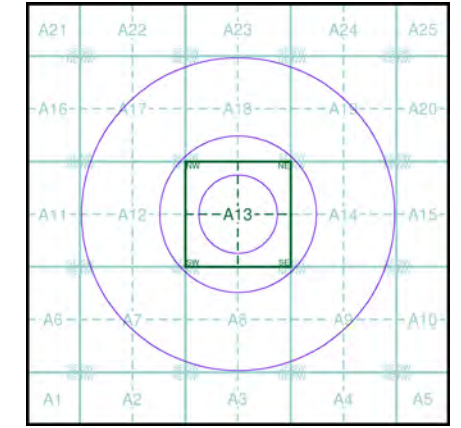
Leicestershire
Published 1885 - 1886
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

043SE 1886 1:10,560	044SW 1885 1:10,560
048NE 1886 1:10,560	049NW 1885 1:10,560

Historical Map - Slice A



Order Details

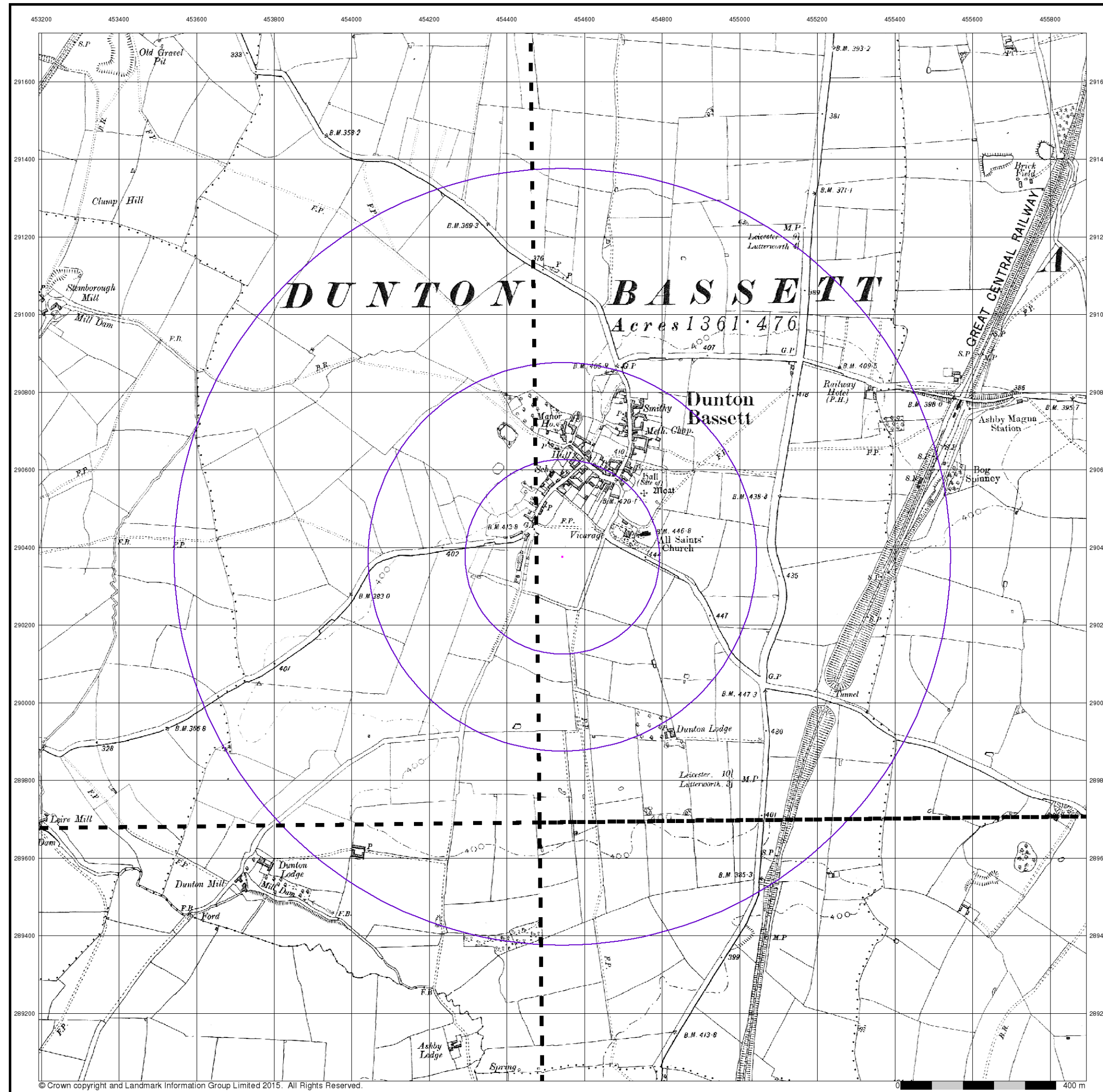
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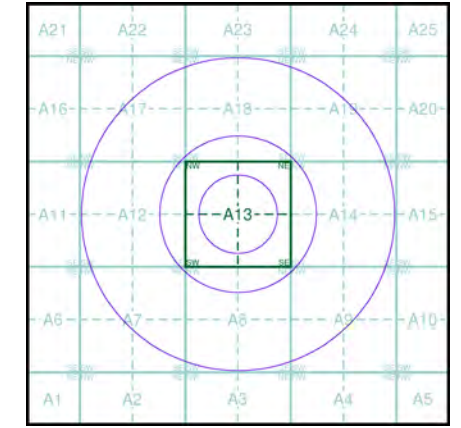
Leicestershire
Published 1904
Source map scale - 1:10,560

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Map Name(s) and Date(s)

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048NE 1904 1:10,560	049NW 1904 1:10,560

Historical Map - Slice A



Order Details

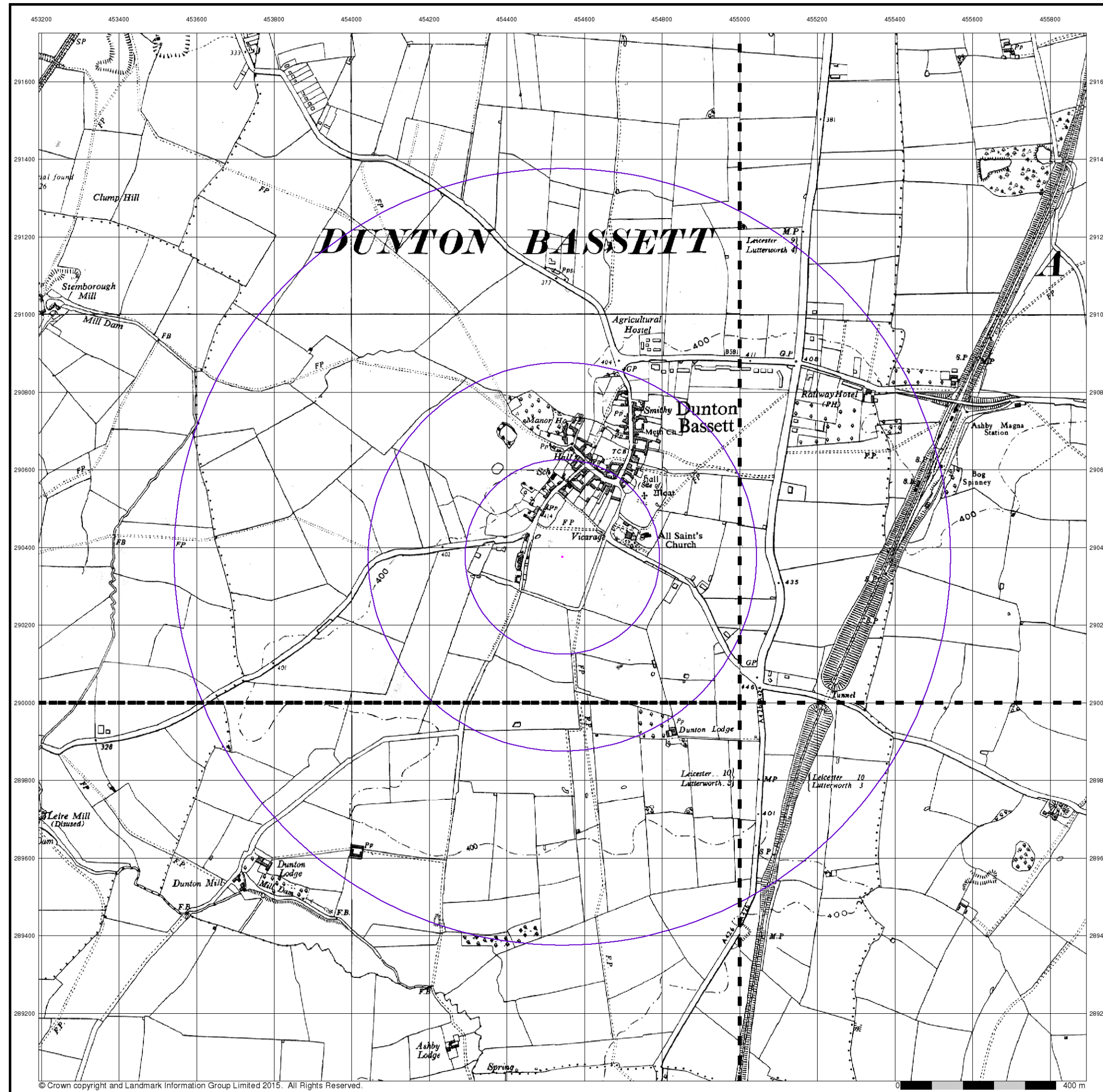
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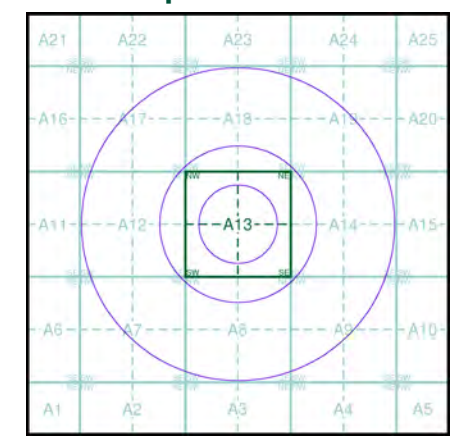
Ordnance Survey Plan
Published 1955
Source map scale - 1:10,000

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Map Name(s) and Date(s)

SP59SW	SP59SE
1955	1955
1:10,560	1:10,560
SP58NW	SP58NE
1955	1955
1:10,560	1:10,560

Historical Map - Slice A



Order Details

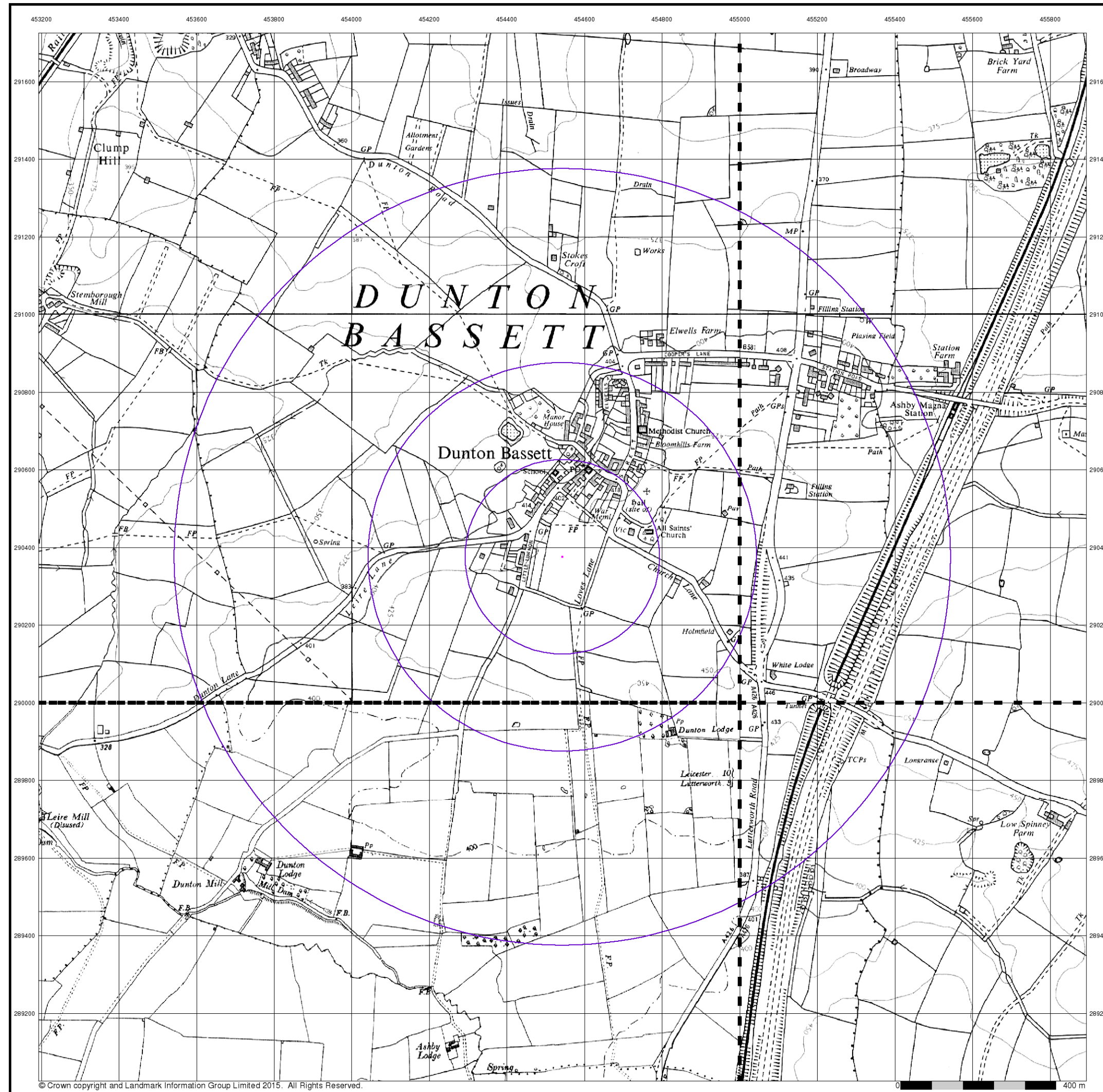
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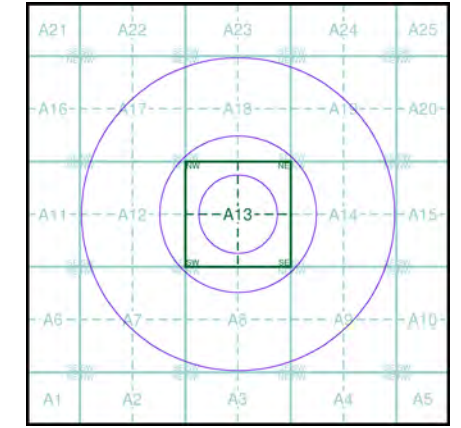
Ordnance Survey Plan
Published 1965 - 1968
Source map scale - 1:10,000

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Map Name(s) and Date(s)

SP59SW	SP59SE
1967	1967
1:10,560	1:10,560
SP58NW	SP58NE
1965	1968
1:10,560	1:10,560

Historical Map - Slice A



Order Details

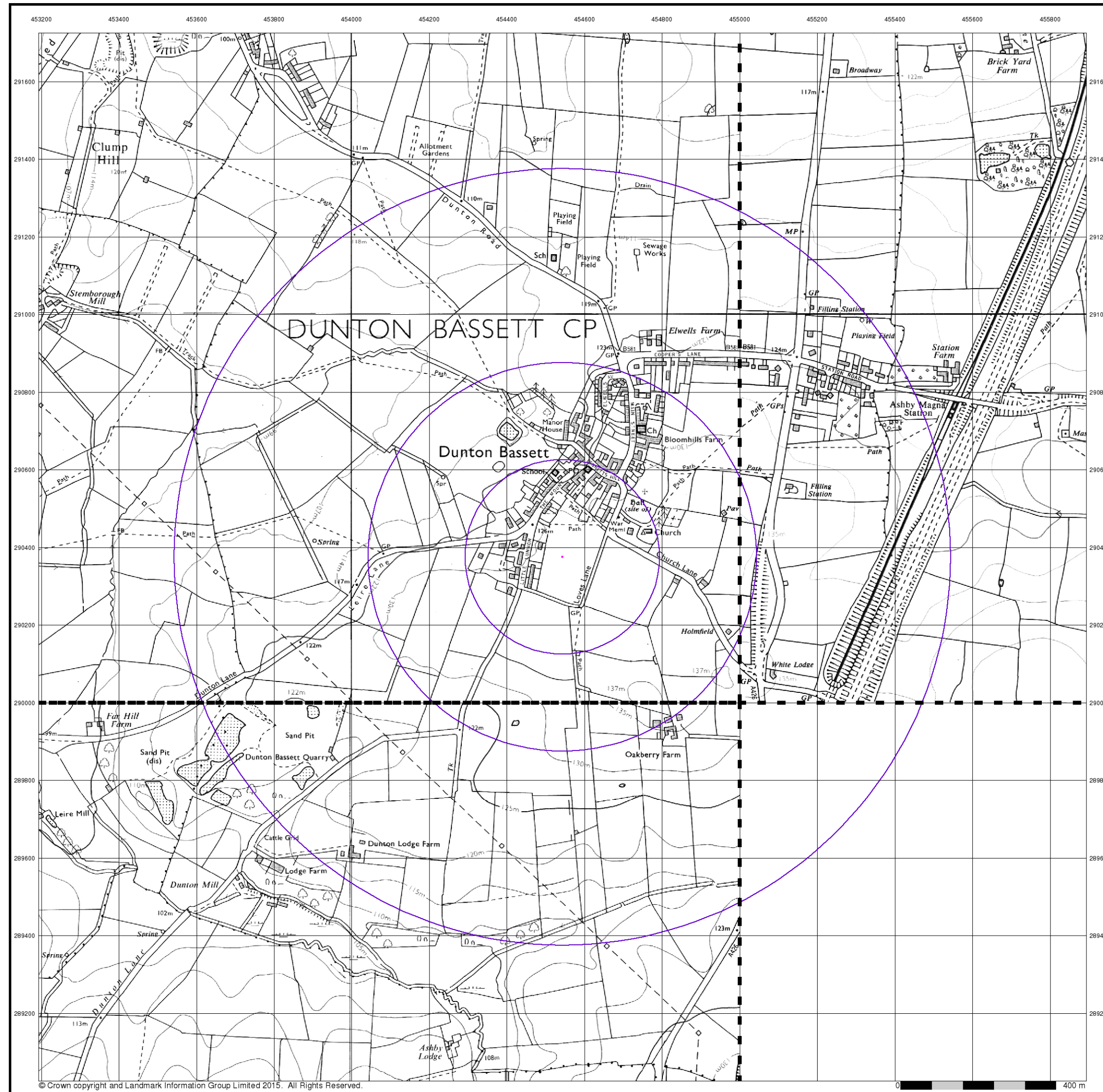
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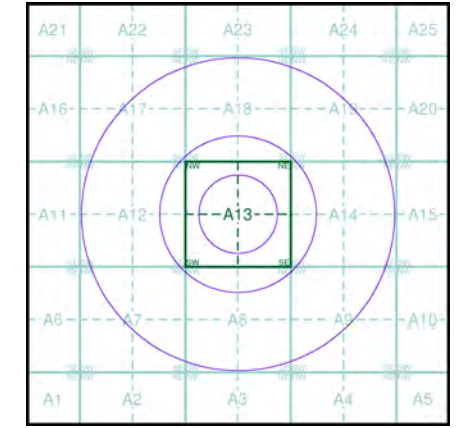
Ordnance Survey Plan
Published 1980 - 1988
Source map scale - 1:10,000

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Map Name(s) and Date(s)

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SP59SE	1988	1:10,000
SP58NW	1985	1:10,000

Historical Map - Slice A



Order Details

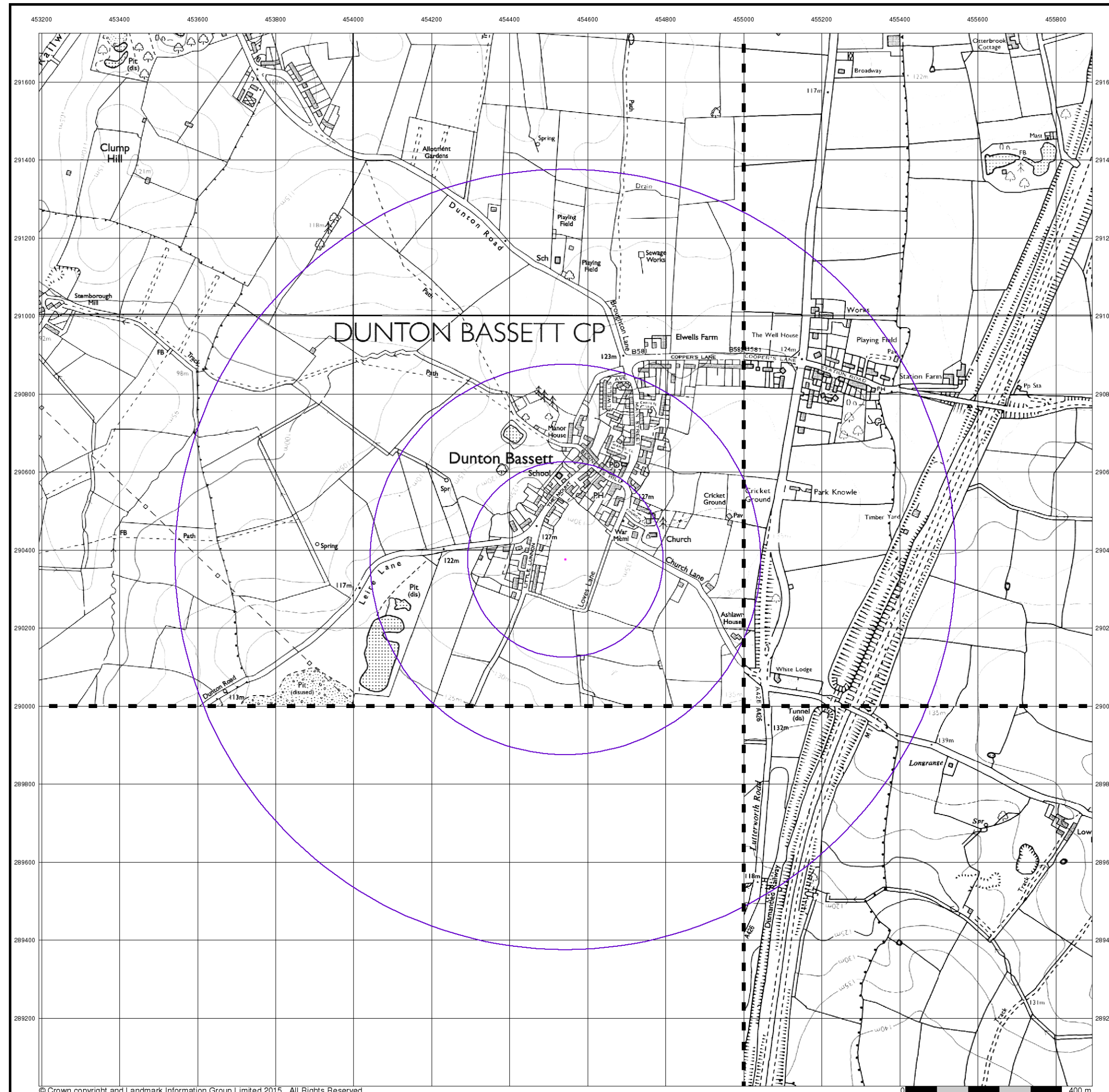
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Site Details

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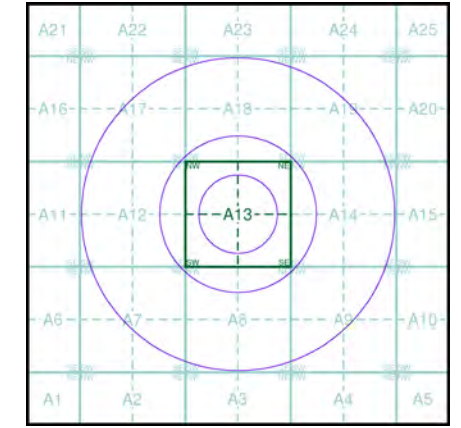
Ordnance Survey Plan
Published 1991 - 1993
Source map scale - 1:10,000

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Map Name(s) and Date(s)

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1:10,000	1:10,000
SP58NE	
1991	
1:10,000	

Historical Map - Slice A



Order Details

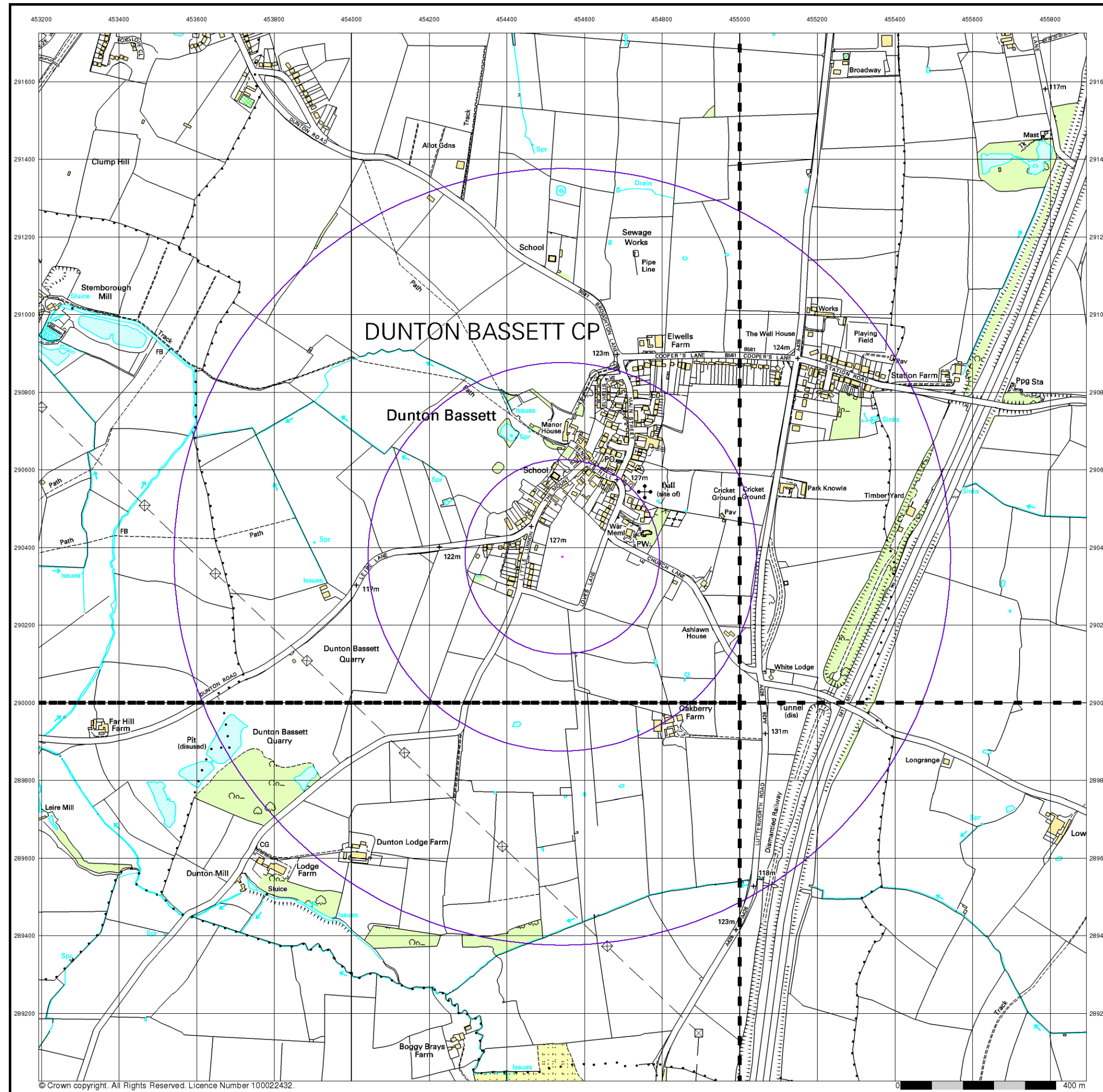
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Site Details

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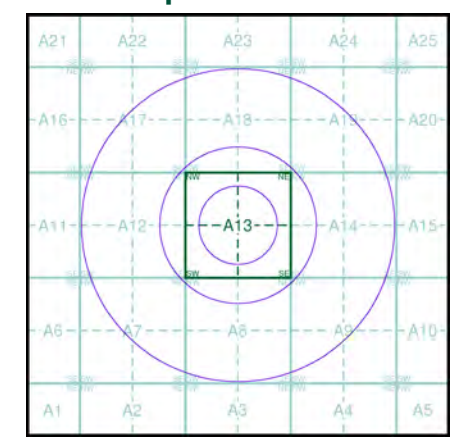
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Published 1999 - 2000
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SP59SW	SP59SE
2000	2000
1:10,000	1:10,000
SP58NW	SP58NE
1999	2000
1:10,000	1:10,000

Historical Map - Slice A



Order Details

Order Number: 88931584_1_1
 Customer Ref: 22176
 National Grid Reference: 454540, 290380
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 454560, 290400



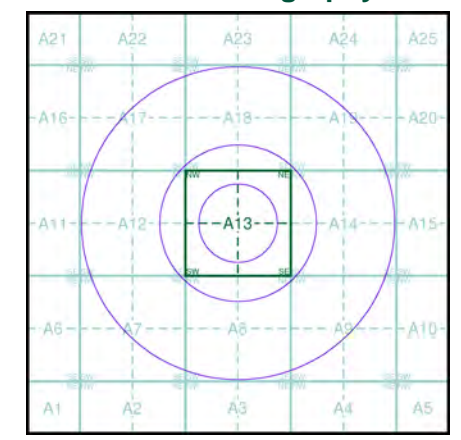
Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



Historical Aerial Photography Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Slice A



Order Details

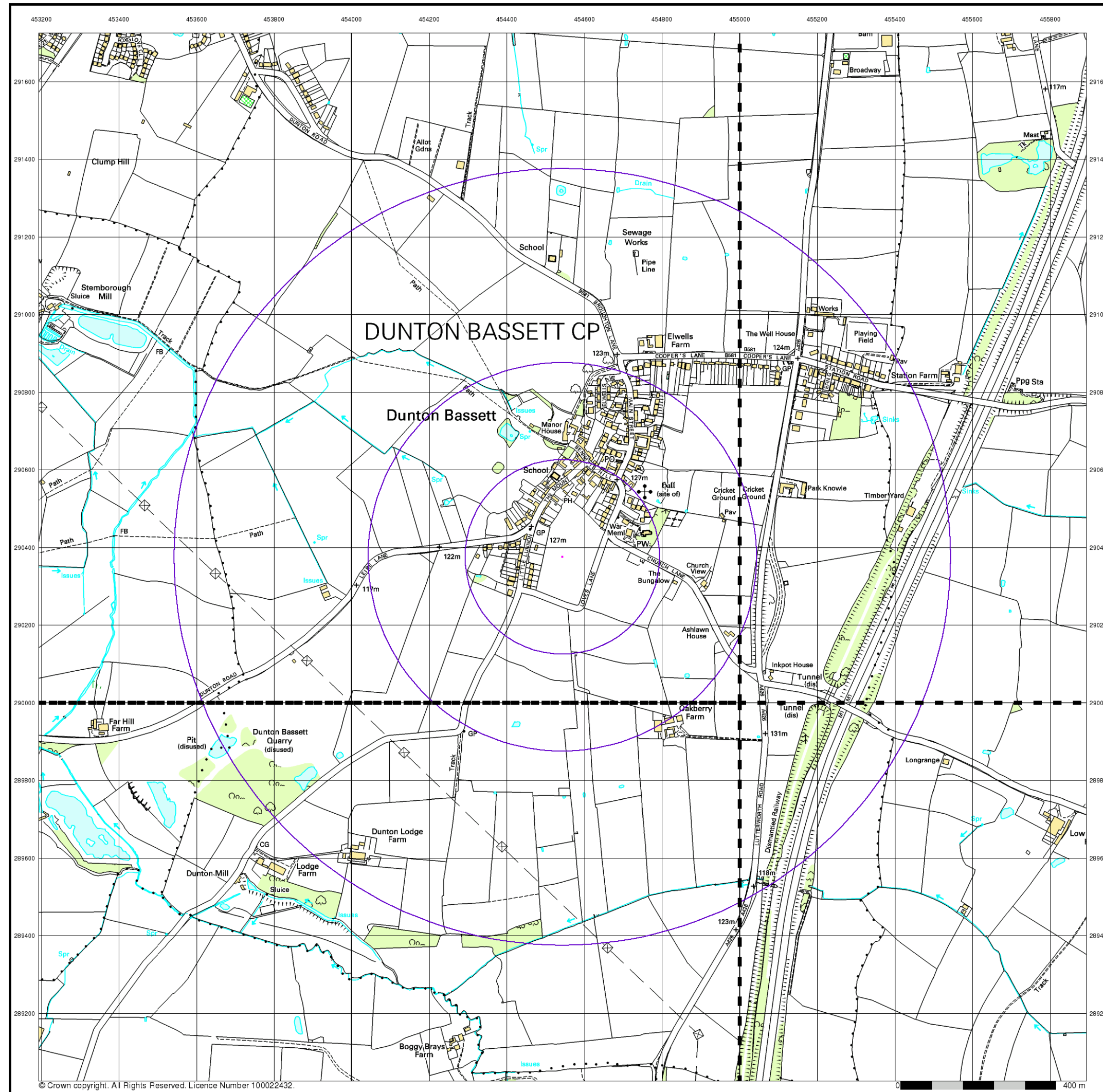
Order Number: 88931584_1_1
 Customer Ref: 22176
 National Grid Reference: 454540, 290380
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 454560, 290400



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



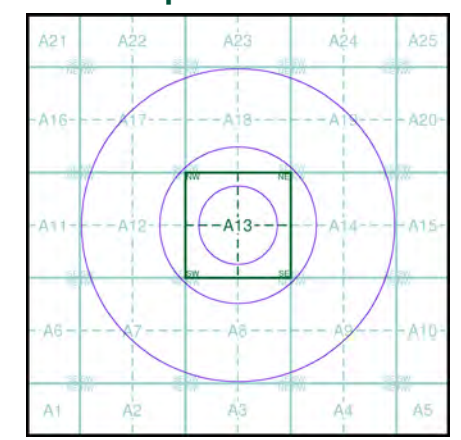
10k Raster Mapping
Published 2006
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SP59SW 2006 1:10,000	SP59SE 2006 1:10,000
SP58NW 2006 1:10,000	SP58NE 2006 1:10,000

Historical Map - Slice A



Order Details

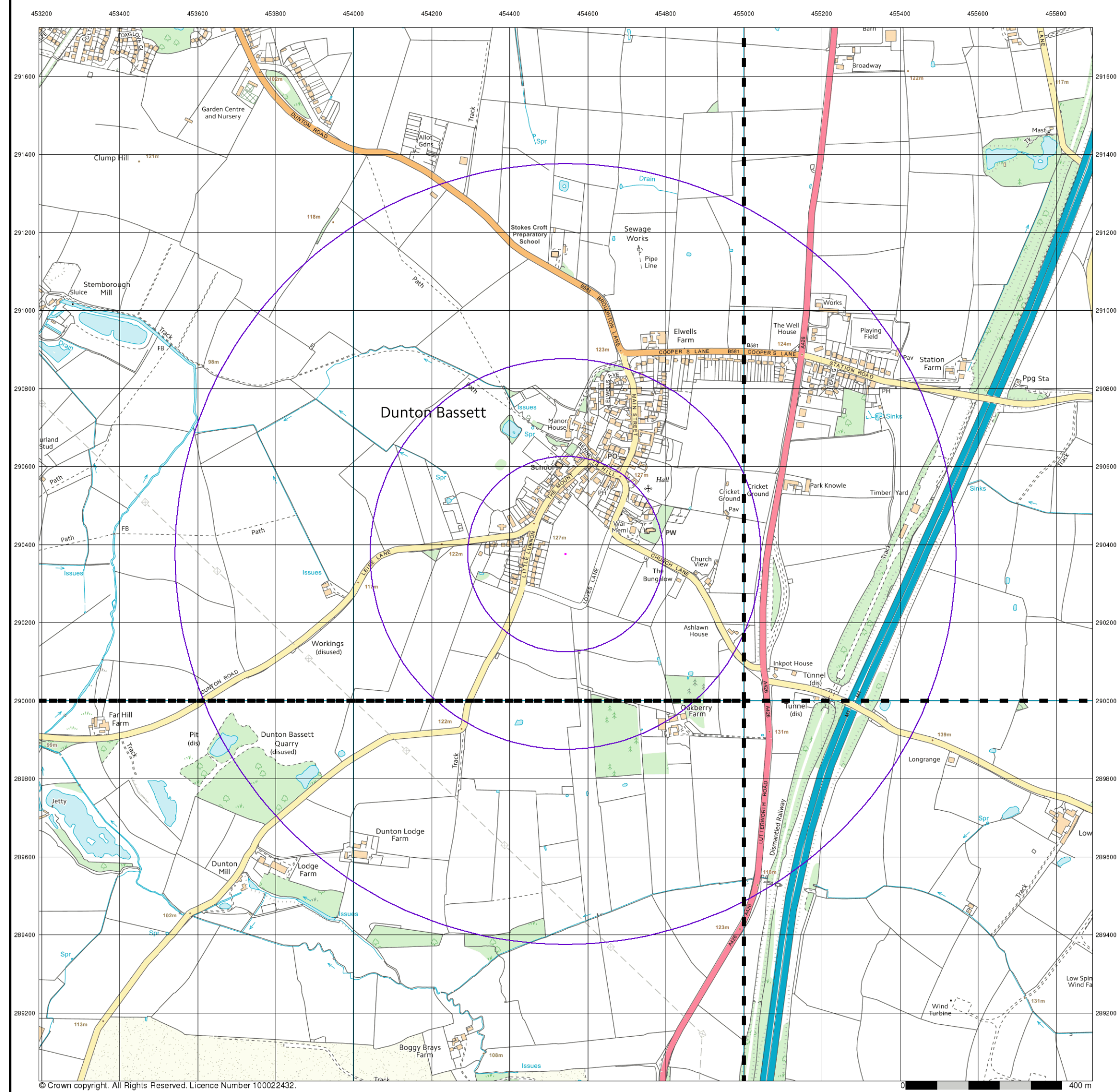
Order Number: 88931584_1_1
 Customer Ref: 22176
 National Grid Reference: 454540, 290380
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 454560, 290400



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



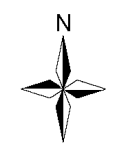
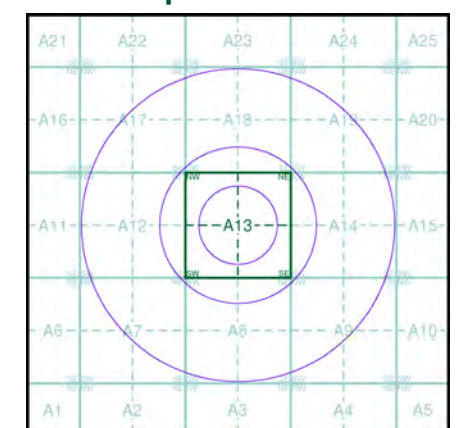
VectorMap Local
Published 2016
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

SP59SW 2016 Variable	SP59SE 2016 Variable
SP58NW 2016 Variable	SP58NE 2016 Variable

Historical Map - Slice A



Order Details

Order Number: 88931584_1_1
 Customer Ref: 22176
 National Grid Reference: 454540, 290380
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

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