

Gartree 2
Archaeological Desk-Based Assessment

August 2021

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Report

Archaeological Desk-Based Assessment

Site

Gartree 2

Client

Stantec UK Ltd (Bristol)

Date

August 2021

Planning Authority

Harborough District Council

Grid Reference

SP 70489 88739

Prepared By

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Approved By

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Report Status

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

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Executive Summary

This archaeological desk-based assessment considers land at Gartree 2 (hereinafter referred to as the “study site”). In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the archaeological potential of the study site.

The assessment has been prepared for the purpose of providing initial advice to the commissioning client and to support an outline planning application.

A review of the available evidence has confirmed that the study site has a low potential to contain finds and features from all periods, with the exception of the post-medieval period where there is a known potential for airfield features at the east of the study site.

A geophysical survey of the majority of the study site was completed by Magnitude Surveys in June 2021 and recorded evidence of former airfield features (Magnitude Surveys, 2021). A watching brief on groundworks was maintained by CFA Archaeology in July-August 2021, the report for these works is not currently available.

Below ground heritage assets are unlikely to be a design constraint to the proposed development. The potential removal of upstanding airfield features could be mitigated through an appropriate programme of historic building recording which, along with any other archaeological requirements, could be secured by a suitably worded condition attached to the planning permission.

1.0 Introduction

- 1.1** This archaeological desk-based assessment considers land at Gartree 2 (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Stantec UK Ltd (Bristol). The site (hereinafter referred to as the “study site”) is located at grid reference SP 70489 88739. It has been prepared to inform master planning for a forthcoming outline planning application for development of the study site.
- 1.2** In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets and provides an assessment of how their settings contribute to their significance.
- 1.3** The assessment enables relevant parties to assess the significance of archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4** This desk-based assessment will assess archaeological assets. Designated heritage assets will be assessed under a separate assessment.
- 1.5** The study area used in this assessment is a 1km buffer of the study site (Figures 2 and 3).
- 1.6** A site visit was undertaken on 29th September 2020 when the conditions were overcast and visibility clear.

Location, Topography and Geology

- 1.7** The study site is located at SP 70489 88739 to the immediate south of HMP Gartree. The town of Foxton is located c.900m to the north of the study site and Market Harborough lies c.2km to the south east.
- 1.8** The solid geology of the study site comprises ‘Dyrham Formation – Siltstone and Mustone, Interbedded’ (BGS Geology of Britain Viewer 2020). There is no superficial geology recorded for the study site.

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the desk-based assessment is to:

- Gain an understanding of the archaeological potential of the study site;
- Identify any archaeological constraints to the development of the study site; and to
- Assess the likely impact of the proposed development.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework 2021*) and it has been undertaken in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2017).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment

will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

Methodology

2.6 The archaeological desk-based assessment includes:

- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments held online;
- Examination of material currently held in the Leicestershire Historic Environment Record, including Historic Landscape Characterisation, for the study site and for a 1km buffer;
- Consultation of the National Heritage List for England; and
- Site inspection.

2.7 The report also includes a consideration of LiDAR and aerial photography for the study site.

2.8 Lidar provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. The Environment Agency (EA) regularly collects Lidar data for England and makes these data available for public use through their online portal. Digital Terrain Models (DTM) are routinely used for heritage purposes as this model shows the grounds surface with buildings and trees filtered out to create a 'bare earth' effect. The National Lidar Programme collected data that covered the study site at 1m resolution in 2018 and these data were examined for the study site and the wider 1km study area. The coverage offered by the data for the study site was complete. These data were processed using the Relief Visualisation Toolkit (RVT) version 1.2 and were reviewed using QGIS.

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.2 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This 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 of the contribution that heritage assets make to our knowledge and understanding of the past.
- 3.3 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.
- 3.4 Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 3.5 Paragraph 198 states that decisions regarding the removal or alteration of historic statues, plaques, memorials or monuments should have regard to the importance of their retention in situ and, where appropriate, explaining their historic and social context rather than removal.
- 3.6 Paragraph 203 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.
- 3.7 *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

- 3.8** *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 3.9** *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.10** *Significance* is defined as the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.11** *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.
- 3.12** The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- “Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework’s drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles’.”*

Local Planning Policy

- 3.13** The Harborough Local Plan (Adopted April 2019) contains the following definition of heritage assets *‘Heritage assets are parts of the environment that are valued for their architectural, historic, archaeological and artistic interest. The District has a significant number of heritage assets, both designated and non-designated, which are a key part of its character. They comprise both designated assets (such as Conservation Areas, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens) and non-designated assets (including, for example, archaeological sites).’*
- 3.14** The local plan contains the following policy relevant to this assessment:
- HC1*
- 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*
 - c) *Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
 - d) *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 Foxton Locks and the former inclined plane as a tourism and recreational facility and which maintains and enhances the value, importance and integrity of*
- Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

3.15 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;

- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

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4.0 Archaeological and Historic Baseline

Archaeological Heritage Assets

- 4.1 The heritage assets under consideration have been identified by means of a review of the following resources:
- Leicestershire Historic Environment Record (HER) Data;
 - The National Heritage List for England (NHLE) held by Historic England;
 - Historic England Archive;
 - PastScape;
 - Local studies and record office research; and
 - Review of historic mapping.
- 4.2 This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.

Previous archaeological investigations

- 4.3 A geophysical survey of the majority of the study site was completed by Magnitude Surveys in June 2021 and recorded evidence of former airfield features (Magnitude Surveys, 2021). A watching brief on groundworks was maintained by CFA Archaeology in July-August 2021, the report for these works is not currently available.
- 4.4 The HER records three invasive archaeological events within the 1km study area:
- ELE7713 – A trial trench excavation c.420m to the east of the study site was completed by Northamptonshire Archaeology in 2010 and aimed to build upon the information gathered by an earlier geophysical survey (ELE7460). The excavation opened 26 trenches and recorded Iron Age enclosures, ring ditches and possible structural remains. A Roman settlement was also recorded in the form of enclosure ditches and internal features. The excavation also noted the presence of medieval ridge and furrow across the study area.
 - ELE10743 – A trial trench excavation c.855m to the south east of the study site was completed by Albion Archaeology between 2016 and 2017. The excavation recorded the presence of three lengths of Iron Age pit alignments, Iron Age boundaries, enclosures and settlement features alongside an early Roman settlement. The excavation also noted the presence of medieval open fields.
 - ELE9884 – A trial trench excavation c.920m to the south east of the study site was completed by Albion Archaeology in 2014. The excavation opened 16 trenches and recorded an Iron Age-Roman settlement site/farmstead alongside medieval ridge and furrow.

Undated

- 4.5 A geophysical survey was completed to the immediate south of the study site by Stratascan in 2009 (ELE6434). The survey identified possible undated archaeological features including pits, ridge and furrow and evidence of the former airfield (MLE17715, MLE17716, MLE17717, MLW17718).

Prehistoric

- 4.6 There are no Prehistoric features recorded within the study site and the closest features recorded in the HER are Iron Age enclosures and roundhouses c.820m to the east of the study site (MLE19058). The ring ditches are thought to have been mostly in occupational use although one showed evidence of having been a stock enclosure. The occupation site was identified first through geophysical survey (ELE7460) and later confirmed by trial trenching (ELE7713). The geophysical survey also highlighted the presence of linear and curvilinear ditches c.600m to the east of the study site (MLE19060).
- 4.7 Iron age settlement features were recorded by a trial trench excavation c.855m to the south east of the study site (ELE10743). Further Iron Age settlement features were also recorded during excavation works c.920m to the south east of the study site (ELE9884).
- 4.8 Fieldwalking c. 800m to the south east of the study site in 2006 (ELE4676) recorded a group of late Iron Age – Roman pottery fragments (MLE16430) and a variety of prehistoric flints (MLE16424).
- 4.9 The HER and previous excavations have highlighted the presence of Iron Age settlement features over 800m to the east and the south east of the study site. There is limited evidence of early Prehistoric activity within the wider 1km study area. The presence of Iron Age features to the east and south east of the study area highlights that the focus of settlement in this period was away from the study site. Therefore, the study site is considered to have a low potential to contain finds and features from the Prehistoric periods.

Roman

- 4.10 There are no Roman features recorded within the study site.
- 4.11 A trial trench excavation c.420m to the east of the study site (ELE7460) recorded a Roman settlement site in the form of enclosure ditches and internal features.
- 4.12 Excavations c. 855m to the south east of the study site identified an Iron Age – Roman settlement (ELE10743). The excavation report notes that the settlement was enclosed and was defined by an extensive rectilinear system of ditched enclosures spread over a 2.6ha area. There was limited evidence for buildings and minimal small finds recorded. The interpretation suggests that the settlement was abandoned by the mid-3rd century.

- 4.13** Excavations c. 920m to the south east of the study site (ELE9884) recorded a late Iron Age – Roman settlement. The settlement was formed of interlinked sub-circular enclosures over a 6ha area. The enclosures were formed of large ditches, pottery and small finds suggesting a farming settlement.
- 4.14** Evidence for Iron Age – Roman settlement activity within the 1km study area has been recorded from archaeological excavations and there is some evidence of continuity of use from the Iron Age. The presence of known settlements nearby, that are unlikely to extend into the study site, indicates that there is a low potential for further features to be present within the study site.

Saxon and early medieval

- 4.15** The two key settlements during the Saxon and early medieval period are approximately 1km to the north and south of the study site. Lubenham to the south (MLE9316) was originally known as ‘Lobenho’ whilst Foxton to the north (MLE10125), originally ‘Foxestone’, was also founded in the early medieval period. Both settlements continued to expand throughout the medieval and post-medieval periods, and both lie within conservation areas (Lubenham – DLE614, Foxton – DLE603).
- 4.16** Holmes Farm is recorded c.840m to the south west of the study site (MLE18664) the HER indicates that the farm is well preserved and has been in use since the early medieval period.
- 4.17** The focus of settlement during the Saxon and early medieval periods was focused c.1km to the north and south at Foxton and Lubenham respectively. The study site was therefore located within the agricultural hinterland to these settlements and consequently is considered to have a low potential to contain features from these periods.

Medieval

- 4.18** The study area falls in the northern part of the ancient ecclesiastical parish of Lubenham within Gartree Hundred in south Leicestershire. Domesday recorded three fees at Lubenham held by the Archbishop of York, Countess Judith, and Robert de Toden, lord of Belvoir. The countess’ son Earl Simon gave her estate to Robert of Foxton who in turn granted the tithes to Daventry Priory at the beginning of the 12th century.
- 4.19** The settlements at Lubenham (MLE9316) and Foxton (MLE10125) continued to expand in the medieval period and formed the focus of settlement. The study site remained within the agricultural hinterland to these settlements and consequently is considered to have a low potential to contain features from the medieval period.

- 4.20** The study site during the post-medieval period remained within the rural hinterland of the settlements at Lubenham and Foxton, before forming part of RAF Market Harborough. The north of the 1km study area is traversed by the Leicestershire and Northamptonshire Union Canal (MLE6299) which also forms part of a conservation area (DLE679).
- 4.21** The 1579 map by Saxton (Fig. 4) shows the study site to the south of Foxton village. The 1777 map of Leicestershire by Prior (Fig. 5) shows Foxton, Lubenham and the road to Bowden Magna. The 1814 Ordnance Survey drawing (Fig. 6) shows the study site as partially occupying enclosed fields.
- 4.22** The tithe survey for the parish of Lubenham covers small pockets of land within the parish and the study site is not covered.
- 4.23** The 1885 map (Fig. 7) shows the study site formed of enclosed fields. By 1952 (Fig. 8) Market Harborough Airfield is present within the north and east of the study site and across the east of the study area. The 1958 map (Fig. 9) shows the airfield features within the study site in more detail, the north and west of the study site contains buildings and access roads, the east of the study site contains parts of the runway and dispersal pens. The central part of the study site is enclosed fields.
- 4.24** The former Market Harborough Airfield (MLE15969) occupies most of the eastern half of the study area and study site. The airfield opened in 1943 and closed in 1947. It was used for storage until 1960 before being partially repurposed as a prison (HMP Gartree). Evidence of the former airfield runway and dispersal pens are clearly visible within the study site on Google Earth. To the immediate west of the study site, the HER records ancillary buildings to the airfield including mess blocks (MLE22409), ablutions blocks (MLE22408, MLE22405), gymnasium (MLE22406), workshop (MLW22416) and standby set house (MLE22407). After the war the buildings were used as a Polish resettlement camp, which is partially located within the west of the study site (MLE22402).
- 4.25** Figures 15 and 16 show an RAF plan of Market Harborough Airfield. The study site occupies part of the south west of the overall airfield, to the west of the main runway. Figure 16 shows a close up view of the airfield features within the study site. A section of the ancillary runway is shown to the east of the study site and these features are known to still be partially present through Google Earth and site walkover survey. To the north of the study site, three structures are marked, a latrine, a Nissen hut and a blast shelter. There are two other unlabelled structures to the west close to the northern boundary of the study site. The west of the study site contains a series of buildings including operations blocks, latrines and blast shelters. These structures were not present at the time of the site walkover.
- 4.26** A site visit was undertaken on the 29th September 2020 to gain a greater understanding of existing land use and the potential for archaeological constraints within the study site. The study site currently forms part of the

HMP Gartree prison estate and is formed of a series of enclosed fields to the immediate south of the existing prison and are in use for agriculture and cattle grazing. Due to the presence of cattle in some fields it was not possible to enter all areas of the study site, however it was possible to adequately view the study site from the boundary of inaccessible fields.

- 4.27** A probable upstanding Nissen Hut which may relate to the former Market Harborough Airfield was identified (Plates 1 and 2) alongside a mid-20th century brick building (Plate 3). Remnants of the runway surface were also identified in the eastern half of the study site (Plate 4).
- 4.28** The location of the Nissen Hut and brick building are shown at Plate 1, which shows an excerpt of a plan of RAF Market Harborough (Fig. 15 and Fig. 16) overlain by Google Earth satellite imagery. None of the structures shown on the RAF plan were observed during the site walkover survey. The Nissen Hut and brick building which are presently located within the study site are not separately recorded by the HER but are included within the RAF Market Harborough polygon (MLE15969). Nissen huts are relatively common structures in the UK and based upon an assessment of criteria set out by Historic England for the designation of military structures (Historic England 2017) the structures are considered to be of local significance.

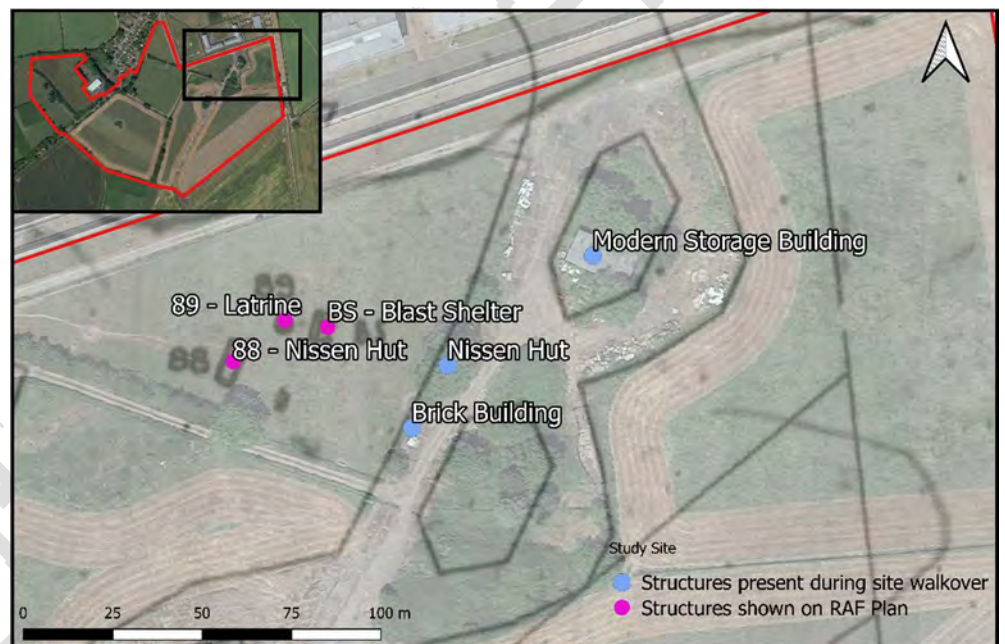


Plate 1: RAF Plan showing location of structures over Google Earth image showing location of structures present during site walkover



Plate 2: Northern and eastern elevation of Nissen Hut at the north east of the study site, looking south



Plate 3: Brick building, Nissen Hut obscured by vegetation and modern storage structure and former runway surface, looking north



Plate 4: Former runway surface at the east of the study site, looking south



Plate 5: View from site entrance looking north east



Plate 6: View from centre of northern boundary looking south

- 4.29** The 1968 map (Fig. 10) shows the study site still as part of the airfield. To the immediate north of the study site, on part of the former airfield HMP Gartree is shown.
- 4.30** The 1999 map (Fig. 11) shows HMP Gartree in more detail. The study site is shown as containing parts of the former airfield and streams and a pond are shown in the south west.
- 4.31** The 2020 map (Fig. 12) shows the study site in its present form, enclosed fields encompassing aspects of the former airfield. The boundary of HMP Gartree to the north has extended south and now runs parallel to the study site boundary.
- 4.32** Google Earth satellite imagery covers the study site for the period 1999-2019 (Fig. 13). The study site contains former runway and dispersal pen areas which although no longer in use are still clearly visible. In the 2006 image an area at the north east corner of the study site is in use for storage but by the 2010 image is returned to field. Undated imagery available at Bing Aerial shows the study site as enclosed fields and the former airfield features.
- 4.33** Environment Agency Lidar data were gathered in 2018 at 1m resolution as part of the National Lidar Programme which covers the study site. There were no features of archaeological interest identified from these data.
- 4.34** The Historic Landscape Characterisation survey (HLC) shows the study site within three land parcels which have been identified as under the following land use:
- HLE12808 – Fields and enclosed land
 - HLE6423 – Fields and enclosed land
 - HLE6425 – Civic and commercial

4.35 In summary, the study site was located within the agricultural hinterland of the settlements at Lubenham and Foxton in the post-medieval period. The east of the study site formed part of RAF Market Harborough Airfield and aerial photographs and site survey have identified the remnants of the ancillary runway and upstanding built structures associated with the airfield. There is therefore a known potential for post-medieval features and structures relating to the airfield within the east of the study site.

Summary of Archaeological Potential and Assessment of Significance

4.36 A review of the available evidence has confirmed that the study site has a low potential to contain finds and features from all periods, with the exception of the post-medieval period where there is a known potential for airfield features at the east of the study site.

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5.0 Proposed Development and Potential Impact on Heritage Assets

Site Conditions

- 5.1 The site currently occupies land to the immediate south of HMP Gartree. The study site is currently in use as enclosed pasture fields with evidence of the former runway features to the east.

The Proposed Development

- 5.2 The study site is proposed for development is for:

'Outline Planning Application with all matters reserved except for access and scale for the construction of a new Category B prison of up to 82,555sqm GEA within a secure perimeter fence together with access parking, landscaping and associated engineering works on land adjacent to HMP Gartree, Gallow Field Rd, Market Harborough, Leicestershire LE16 7RP.

The indicative site layout proposes a range of buildings and facilities typical of a Category B resettlement prison, including:

- *Seven new houseblocks each accommodating up to 245 prisoners (1,715 prisoners in total), totalling c.53,122 sqm GEA*
- *Supporting development including kitchen, workshops, kennels, Entrance Resource Hub, Central Services Hub and support buildings, totalling c. 29,433 sqm GEA*
- *Ancillary development including car parking (c. 523 spaces), internal road layout and perimeter fencing totalling 1463 linear meters enclosing a secure perimeter area of 11.69 ha (figures to be confirmed following changes to the red line boundary).*

The house blocks will be four storeys in height, whilst the other buildings will range from one to three storeys.

Other development proposed includes kennels, polytunnels, car parking (c. 523 spaces), internal road layout and perimeter fencing. A bicycle shelter is also proposed.

The new prison will be designed and built to be highly sustainable and to exceed local and national planning policy requirements in terms of sustainability. MoJ's aspirations include targeting near zero carbon operations, 10% biodiversity net gain, and at least BREEAM 'Excellent' certification, with endeavours to achieving BREEAM 'Outstanding'.

Potential Archaeological Impacts and Mitigation Measures

- 5.3 A review of the available evidence has confirmed that the study site has a low potential to contain finds and features from all periods, with the exception of the post-medieval period where there is a known potential for airfield features at the east of the study site. Below ground heritage assets are unlikely to be a design constraint to the proposed development. The potential removal of upstanding airfield features could be mitigated through an appropriate programme of historic building recording which, along with any additional

archaeological requirements, could be secured by a suitably worded condition attached to the planning permission.

Official Sensitive

6.0 Summary and Conclusions

- 6.1 This historic environment desk-based assessment considers land at Gartree 2, which is proposed for future development as a prison (Fig. 1).
- 6.2 The assessment has been prepared for the purpose of providing initial advice to the commissioning client and in the event of an eventual application for planning permission, to form part of the evidence in support.
- 6.3 A review of the available evidence has confirmed that the study site has a low potential to contain finds and features from all periods, with the exception of the post-medieval period where there is a known potential for airfield features at the east of the study site.
- 6.4 Below ground heritage assets are unlikely to be a design constraint to the proposed development. The potential removal of upstanding airfield features could be mitigated through an appropriate programme of historic building recording, along with any additional archaeological requirements, which could be secured by a suitably worded condition attached to the planning permission.

Official Sensitive

Sources

General

British Library

The National Archives

Leicestershire Historic Environment Record

Royal Airforce Museum

Cartographic

1579 Saxton Map

1777 Prior Map

1814 Ordnance Survey Drawing

1885 Ordnance Survey 1:10,560 Map

1952 Ordnance Survey 1:10,560 Map

1958 Ordnance Survey 1:10,000 Map

1968 Ordnance Survey 1:10,000 Map

1999 Ordnance Survey 1:10,000 Map

2020 Ordnance Survey 1:10,000 Map

Undated RAF Plan of Market Harborough Airfield

Websites

Archaeological Data Service - www.ads.ahds.ac.uk

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

British Geological Society Geology of Britain Viewer -
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

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

Heritage Gateway - www.heritagegateway.org.uk

MAGIC - www.magic.gov.uk

Pastscape - www.pastscape.org.uk

Bibliographic

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Department of Communities and Local Government. 2019. Planning Practice Guidance

Department for Communities and Local Government. 2021. National Planning Policy Framework DCLG

Hill, John H. 1875. The History of Market Harborough with that portion of the Hundred of Gartree. Leicester: Ward and Sons.

Historic England. 2015. Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment

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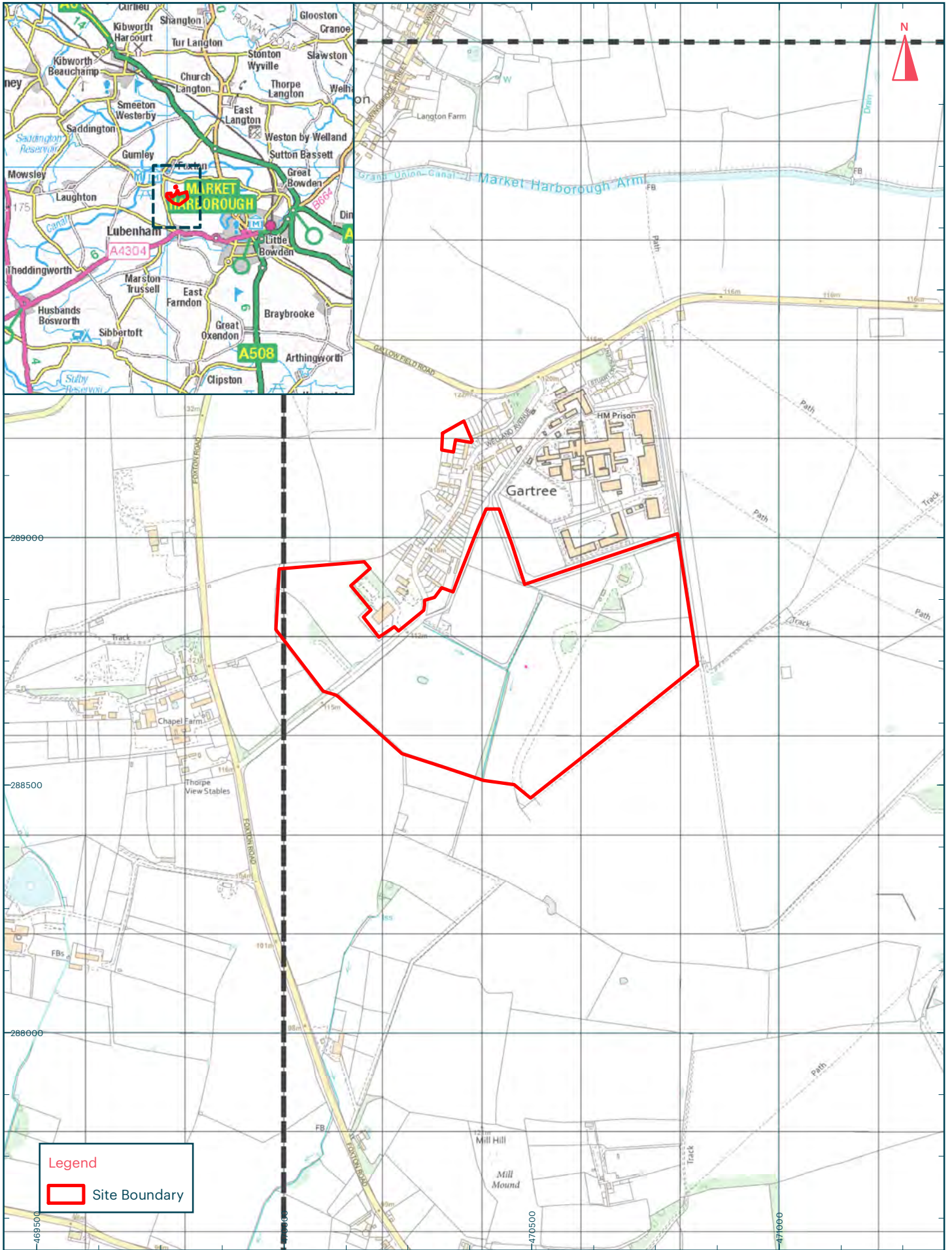
Lee, J.M. and McKinley, R.A. 1964. A History of the County of Leicestershire: Volume 5, Gartree Hundred. London: VCH.

Magnitude Surveys, 2021. Geophysical Survey Report – Raven – Geophysical Survey. Report No. MSSP976.

Lidar

Lidar data were downloaded from the Environment Agency website in August 2020 - <https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>

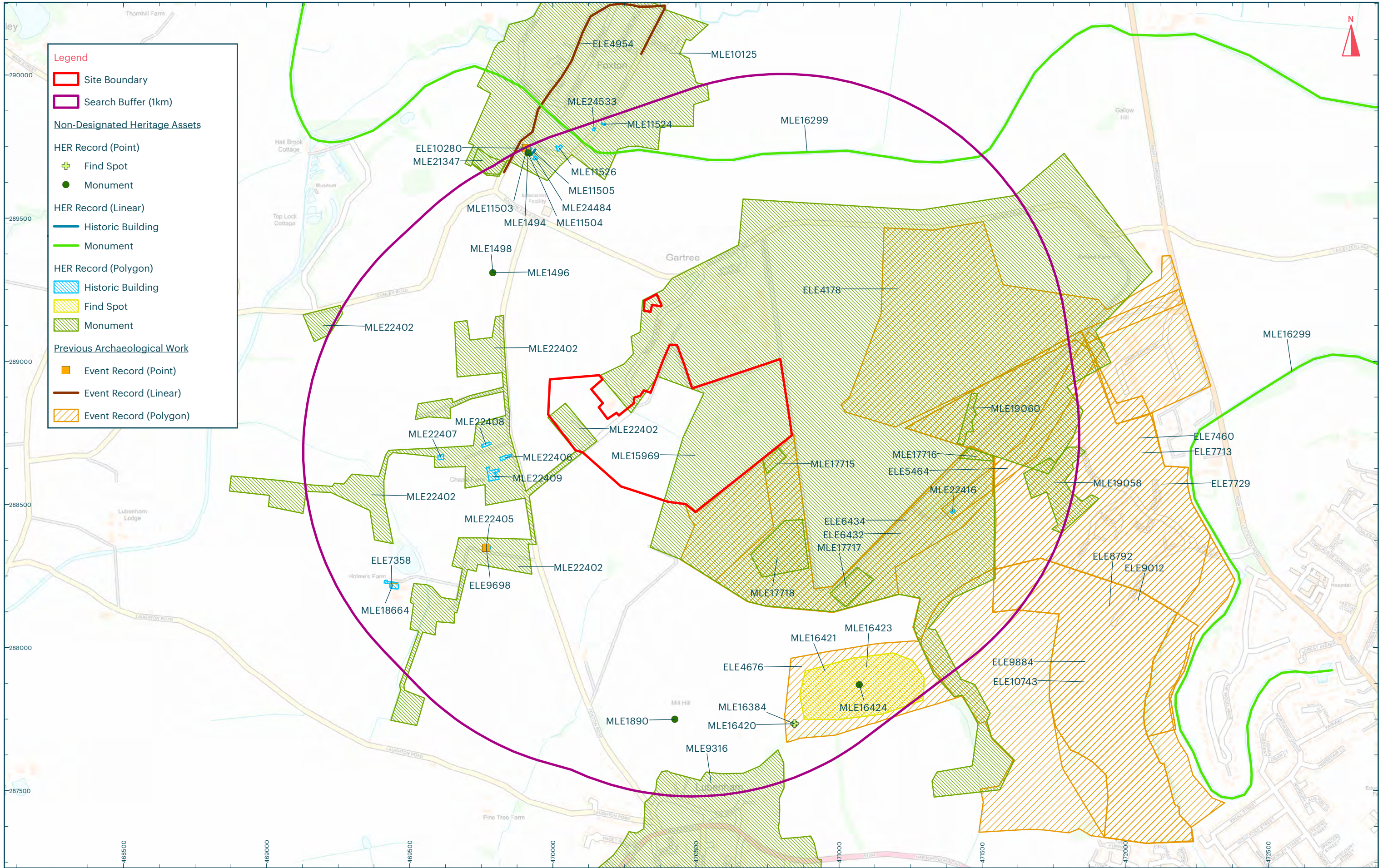
Tile Name	Year	Resolution (m)
SP68 NE	2018	1
SP78 NW	2018	1



Title:
Figure 1: Site Location
Address:
Gartree 2

Scale at A4: 1:10,000





Legend

- Site Boundary
- Search Buffer (1km)
- Non-Designated Heritage Assets**
- HER Record (Point)
 - Find Spot
 - Monument
- HER Record (Linear)
 - Historic Building
 - Monument
- HER Record (Polygon)
 - Historic Building
 - Find Spot
 - Monument
- Previous Archaeological Work**
- Event Record (Point)
- Event Record (Linear)
- Event Record (Polygon)

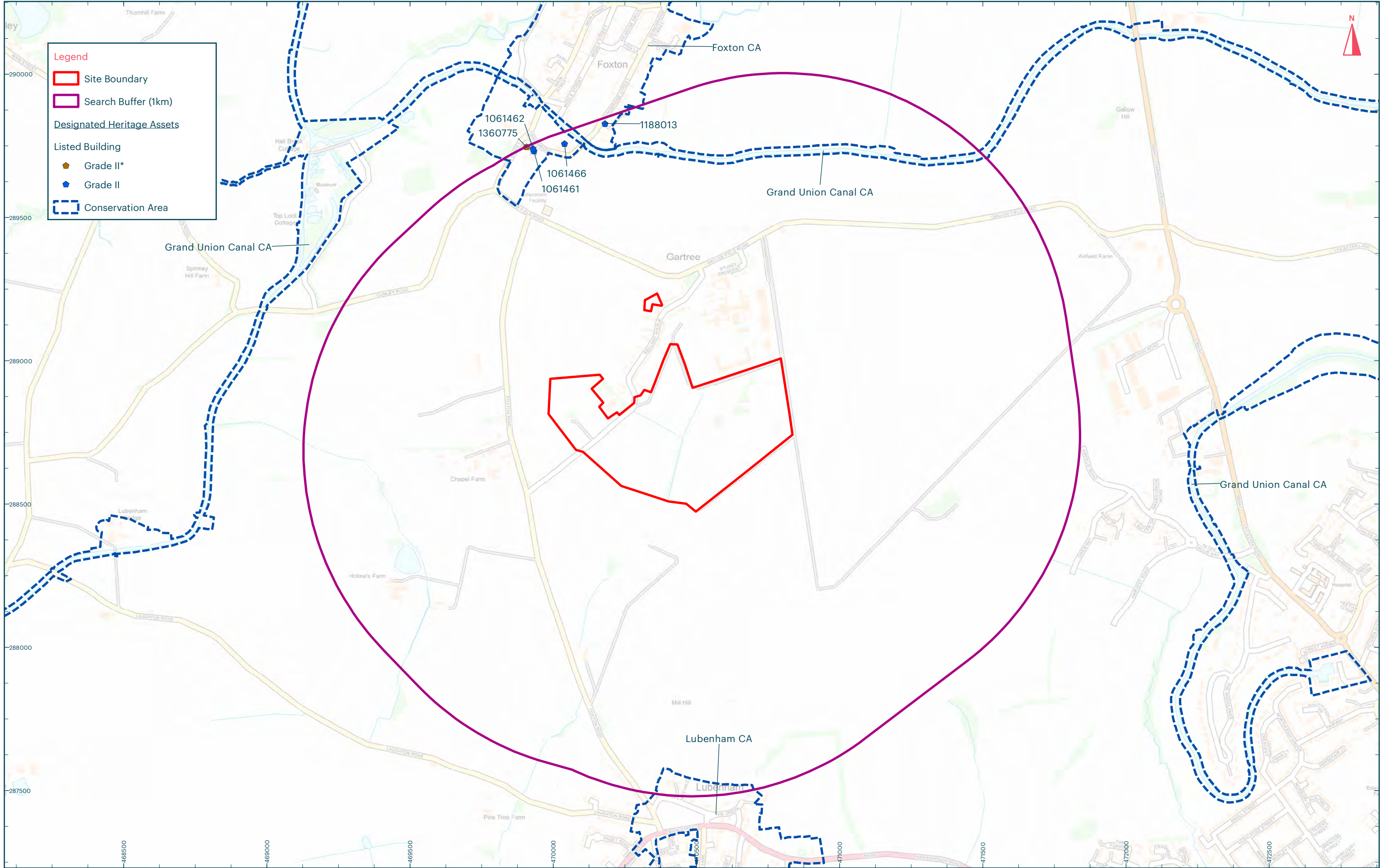
Title:
Figure 2: HER Monuments & Events Data

Address:
Gartree 2

Scale at A3: 1:12,000

0 400m





Title:
Figure 3: Designated Heritage Assets & Conservation Areas

Address:
Gartree 2

Scale at A3: 1:12,000



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Legend

 Approximate Site Location



Title:
Figure 4: 1579 Saxton Map
Address:
Gartree 2

Not to Scale:
Illustrative Only

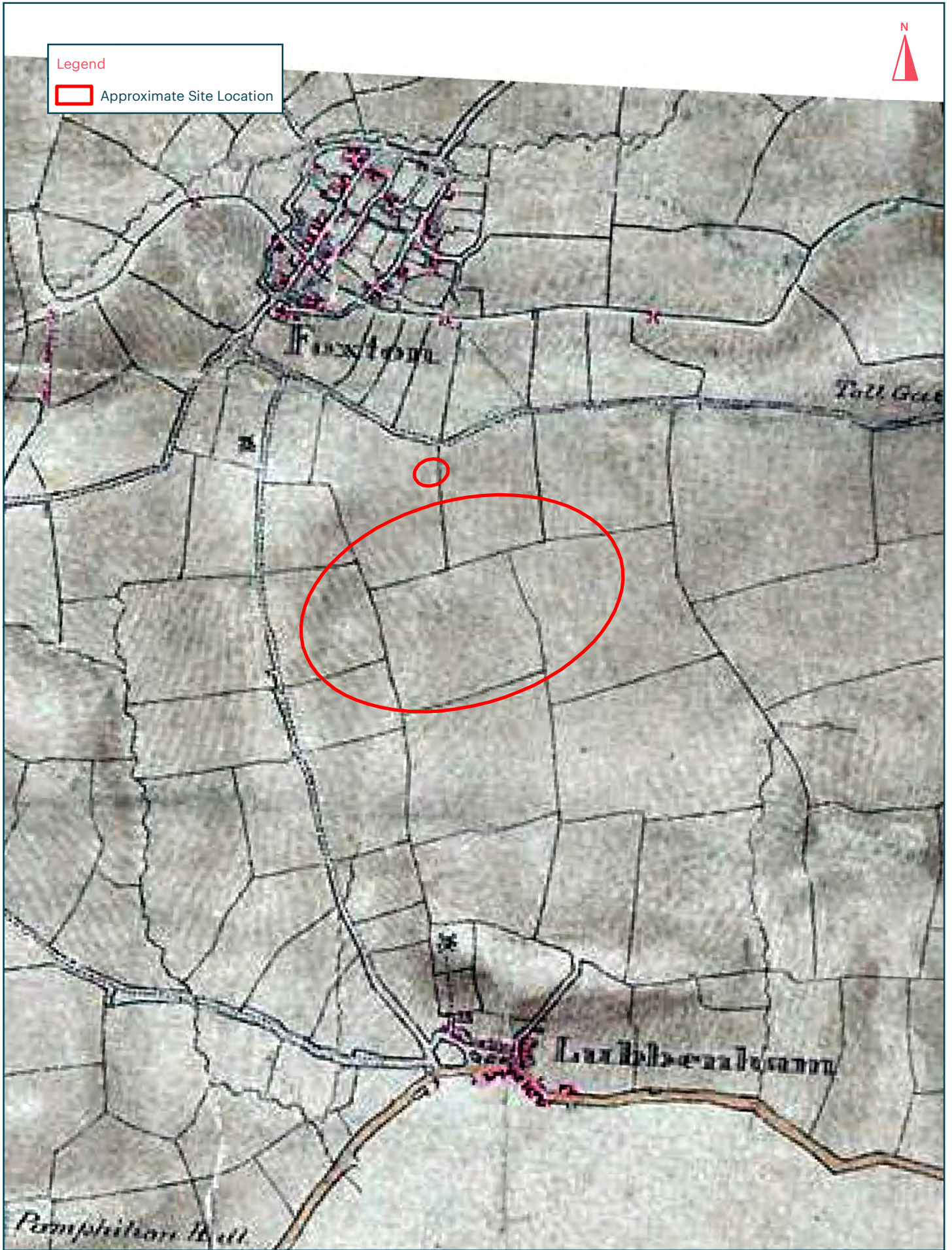




Title:
Figure 5: 1777 Prior Map
Address:
Gartree 2

Not to Scale:
Illustrative Only

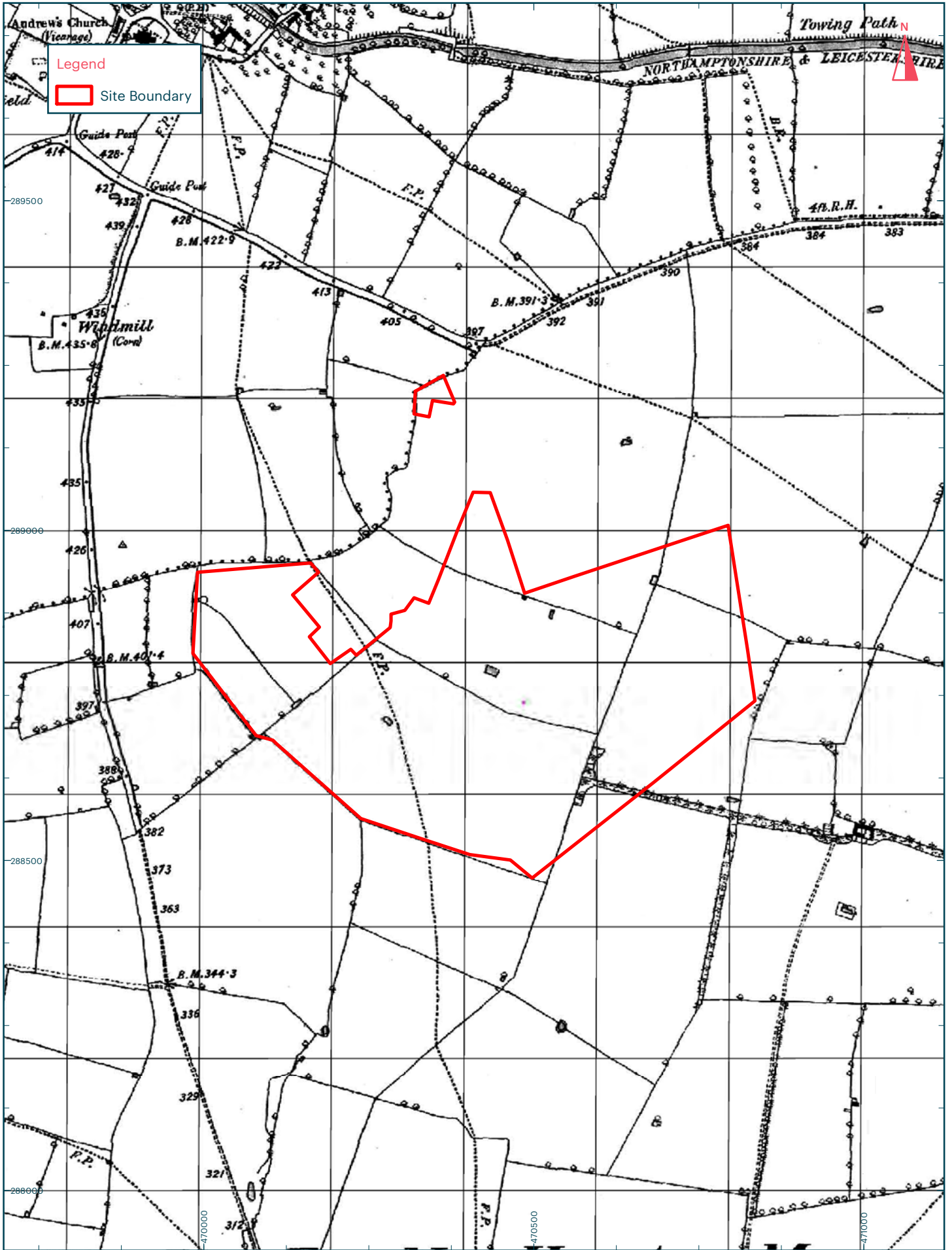




Title:
Figure 6: 1814 Ordnance Survey Drawing
Address:
Gartree 2

Not to Scale:
Illustrative Only

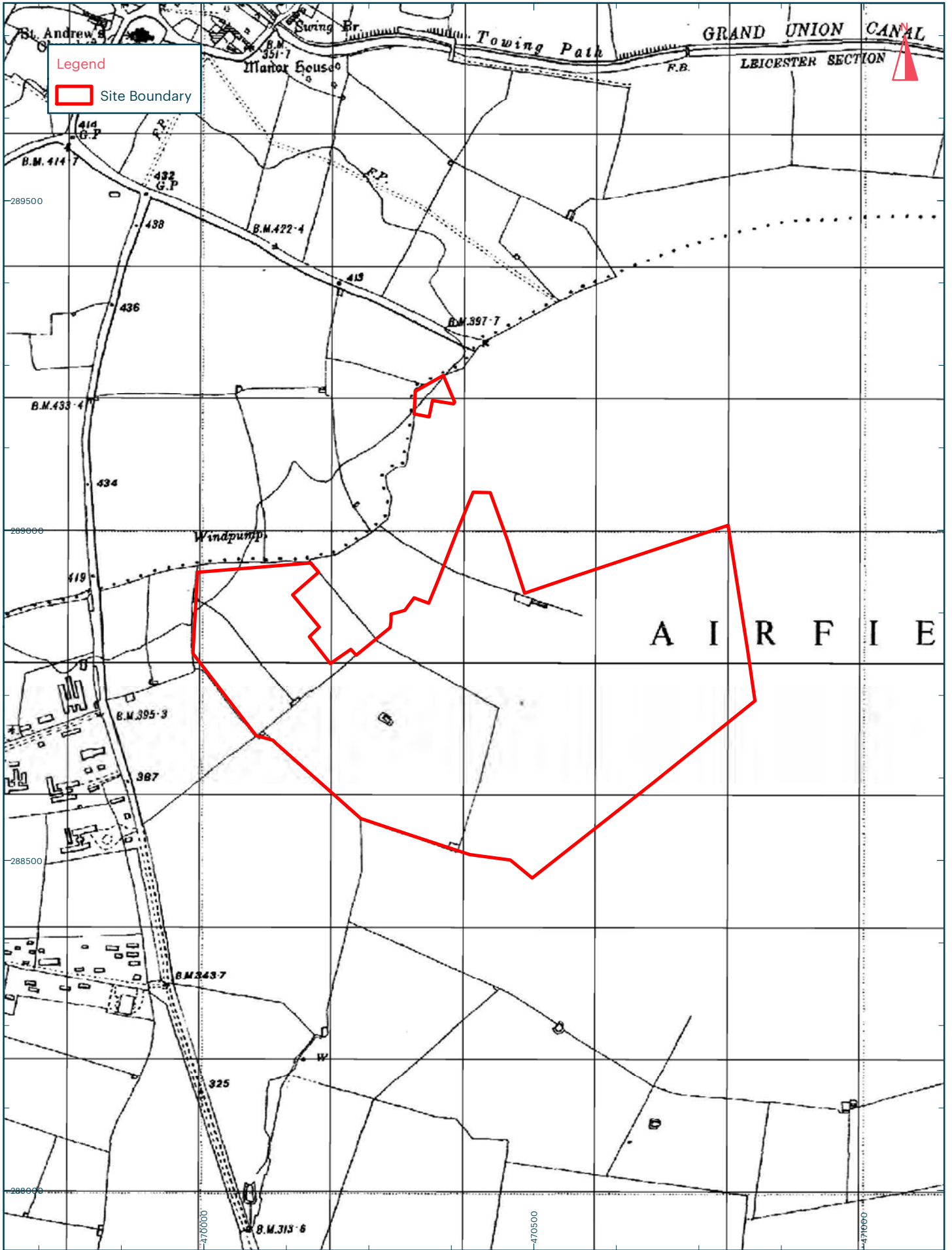




Title:
Figure 7: 1885 1:10,560 Ordnance Survey Map
Address:
Gartree 2

Scale at A4: 1:7,500
0 250m



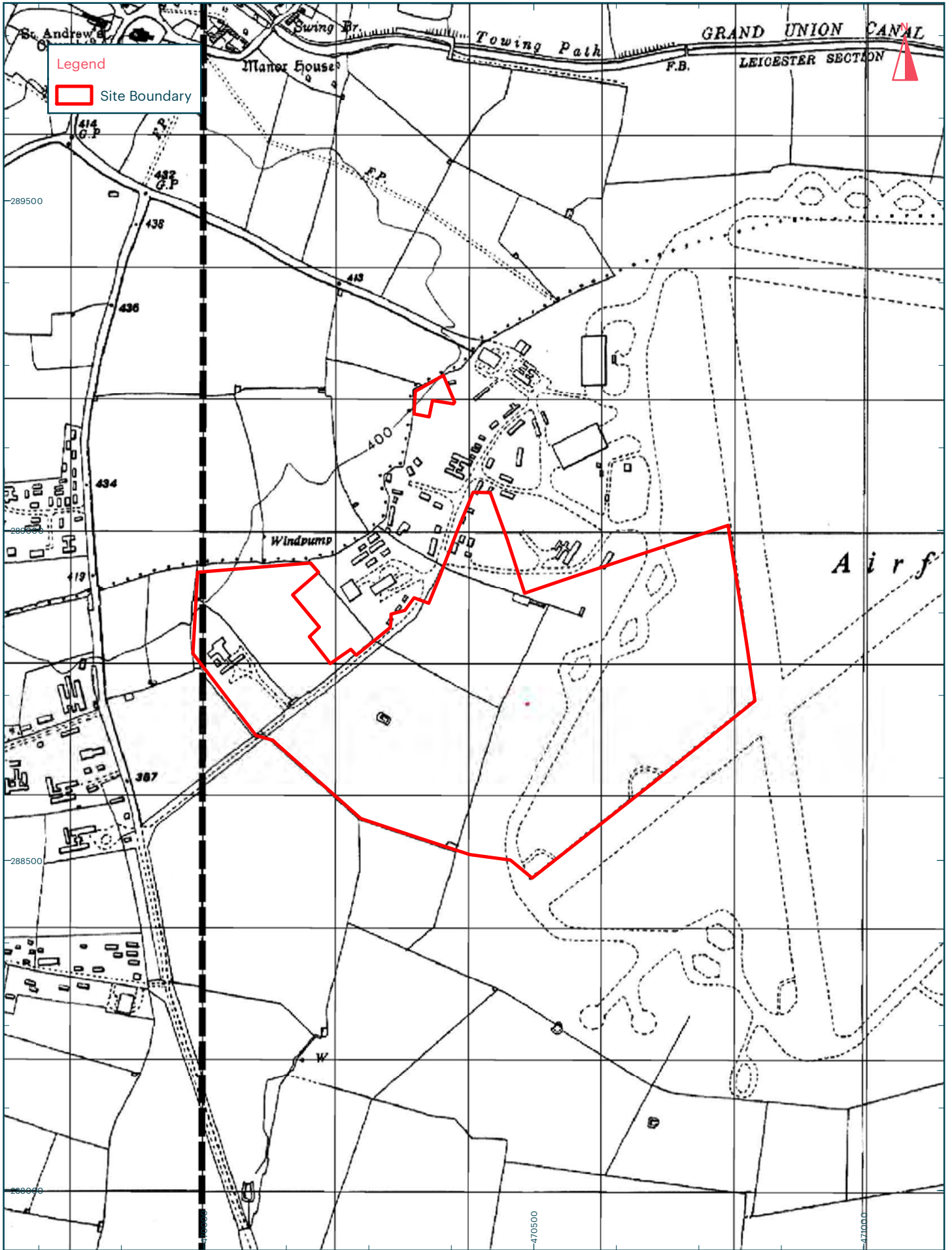


Legend
 Site Boundary

Title:
 Figure 8: 1952 1:10,560 Ordnance Survey Map
Address:
 Gartree 2

Scale at A4: 1:7,500
 0 250m

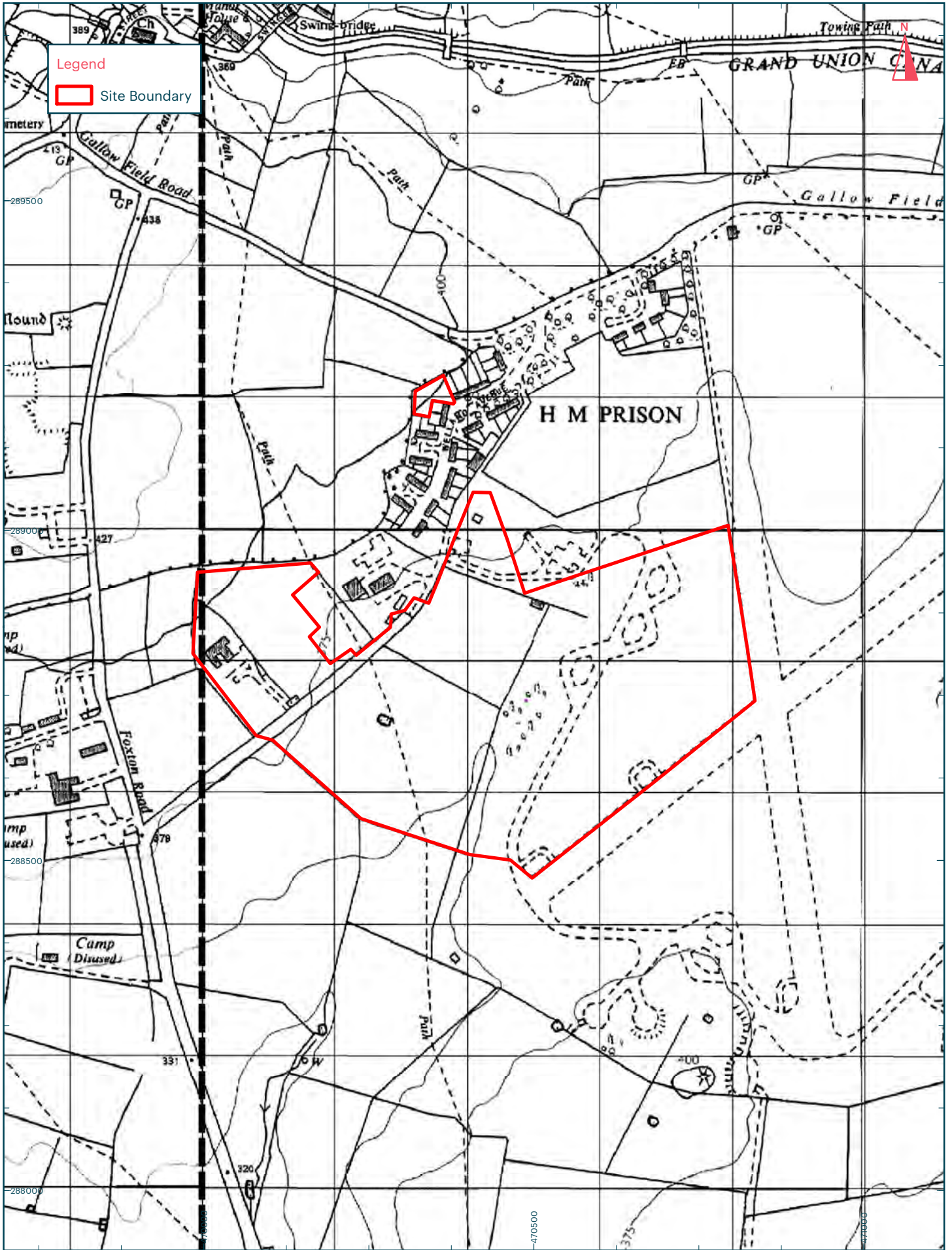




Title:
 Figure 9: 1958 1:10,000 Ordnance Survey Map
Address:
 Gartree 2

Scale at A4: 1:7,500
 0 250m





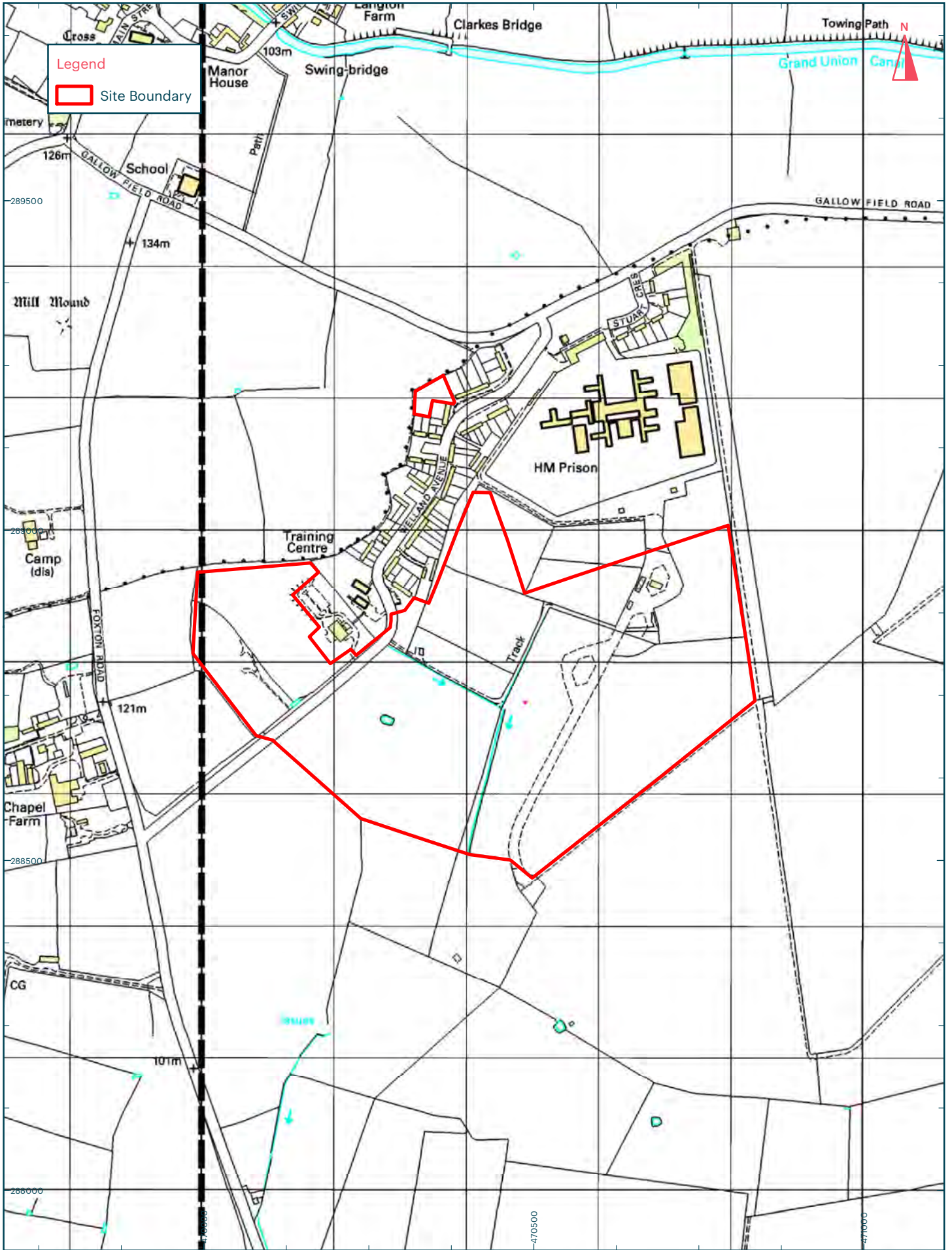
Title:
Figure 10: 1968 1:10,000 Ordnance Survey Map

Address:
Gartree 2

Scale at A4: 1:7,500

0 250m

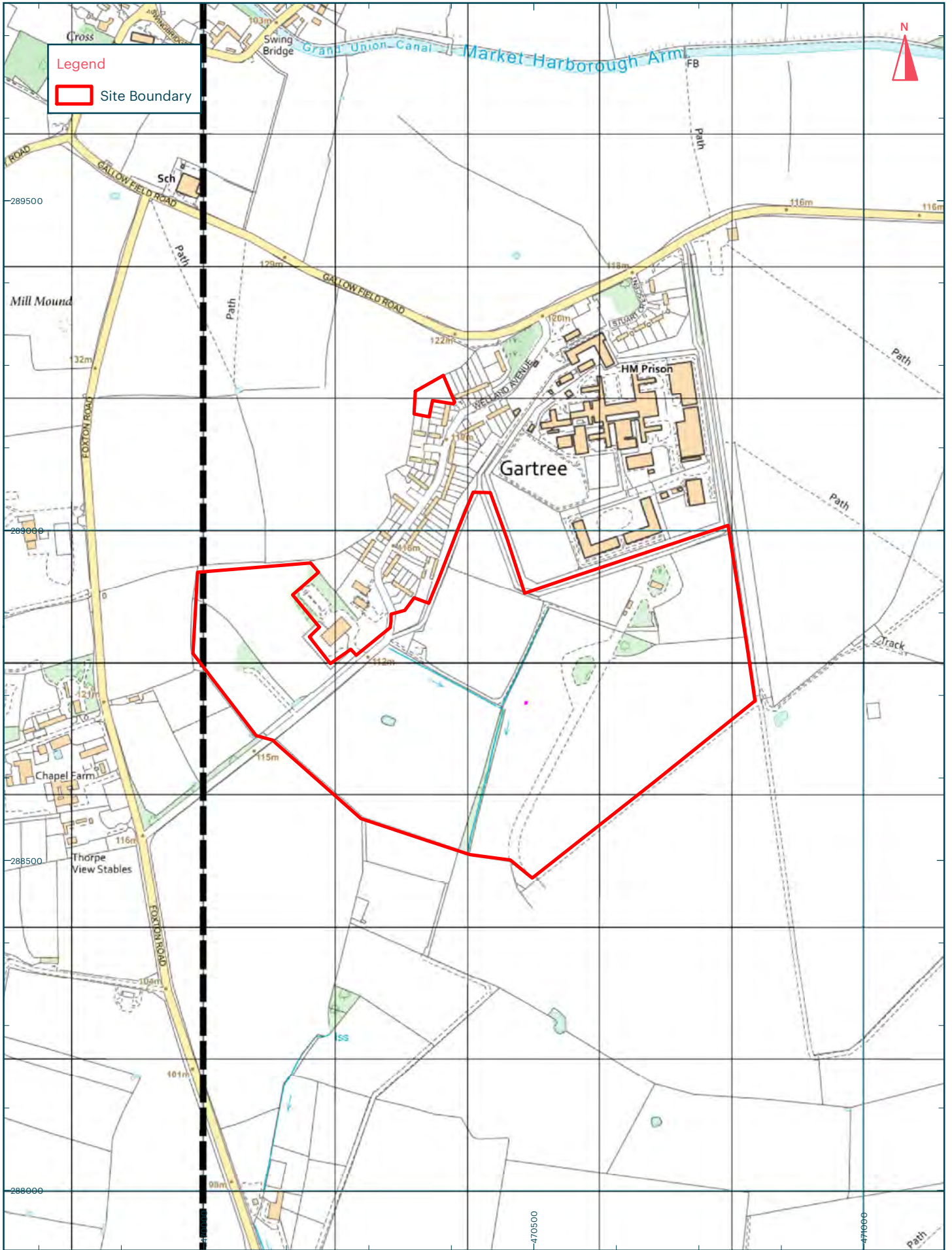




Title:
 Figure 11; 1999 1:10,000 Ordnance Survey Map
Address:
 Gartree 2

Scale at A4: 1:7,500





Title:
 Figure 12: 2020 1:10,000 Ordnance Survey Map
Address:
 Gartree 2

Scale at A4: 1:7,500
 0 250m





Legend

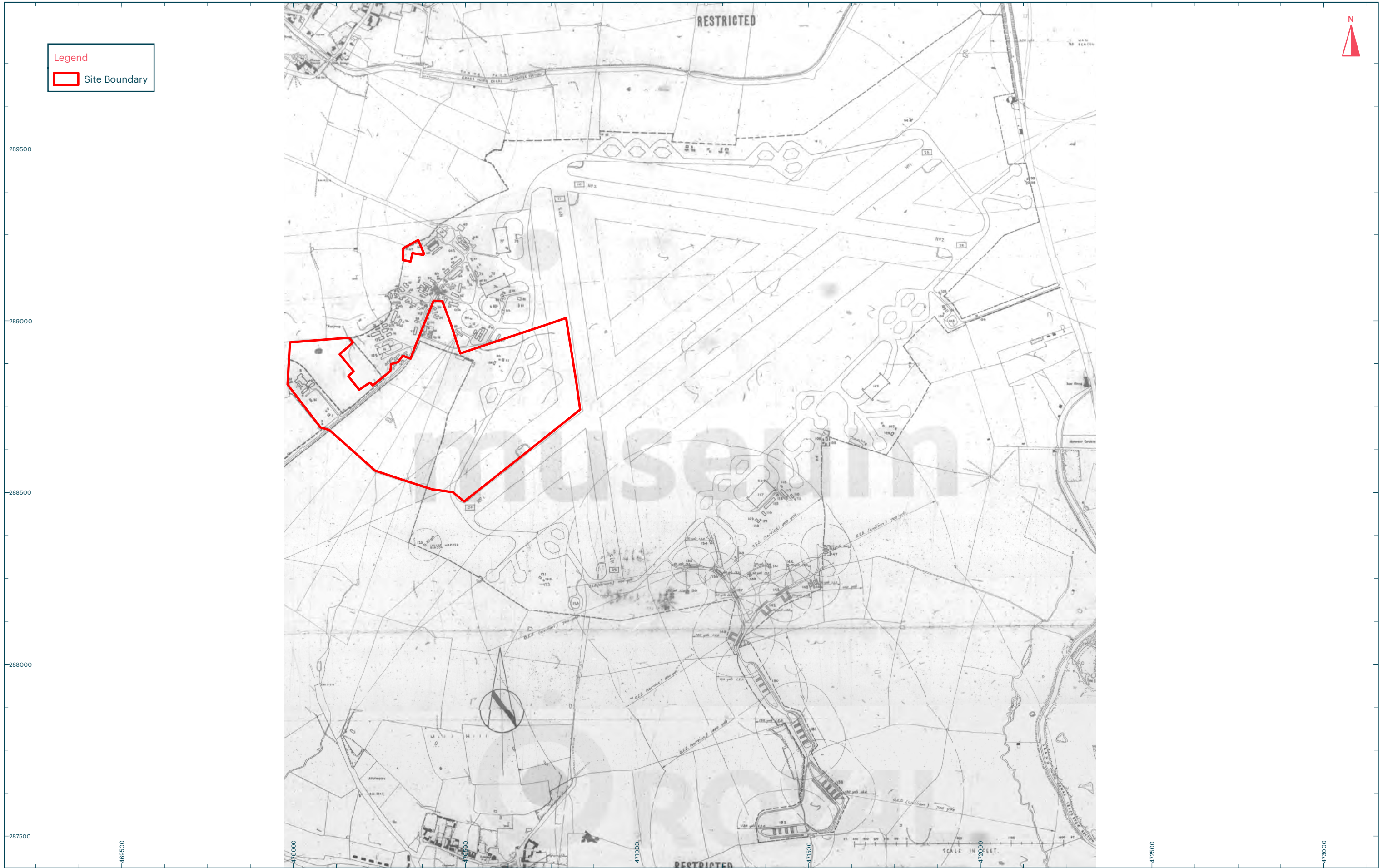
 Site Boundary



Title:
Figure 13: 2018 Google Earth
Address:
Gartree 2

Scale at A4: 1:7,500





Title:
Figure 15: RAF Plan of RAF Market Harborough
Address:
Gartree 2

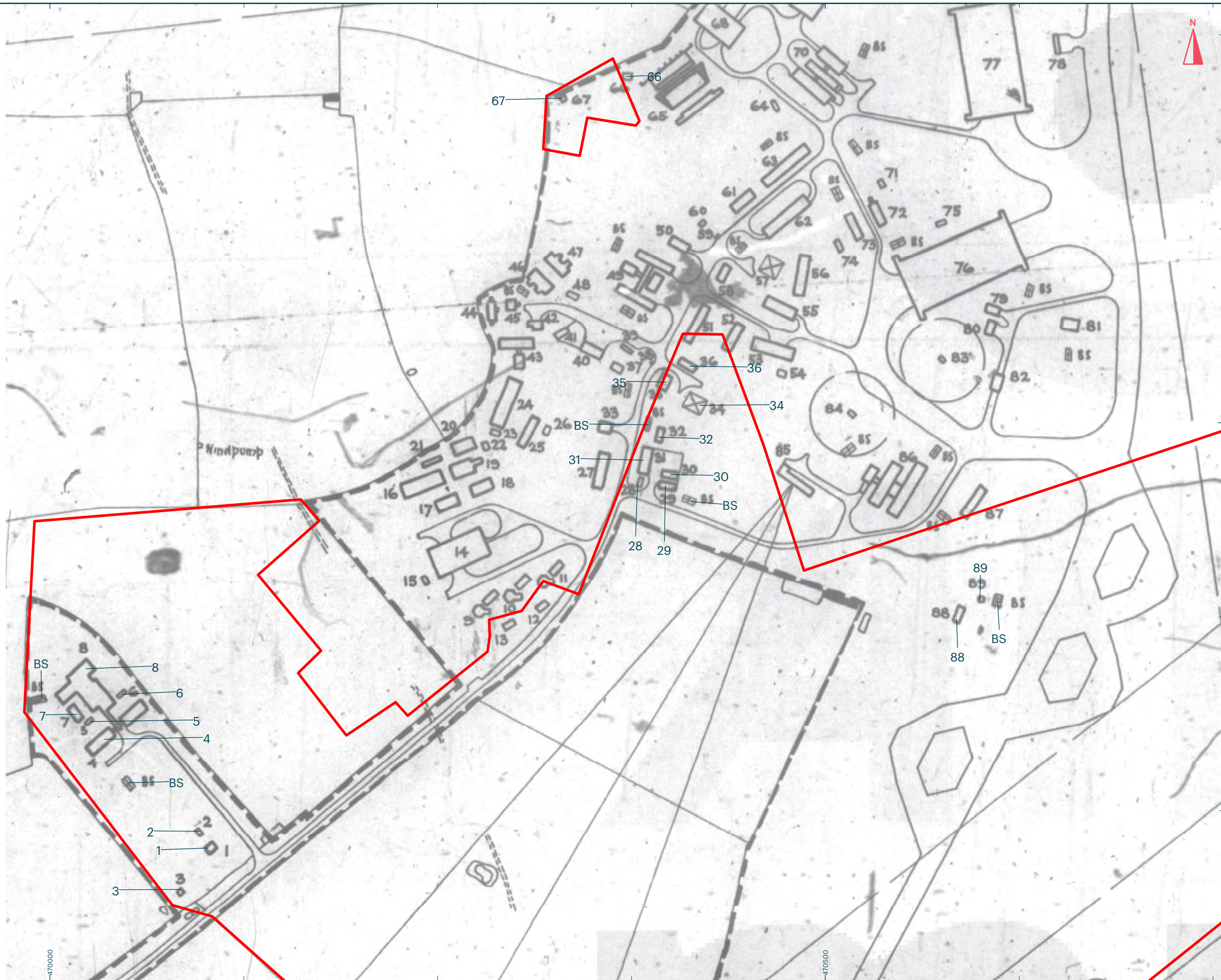
Courtesy of the RAF Museum

Scale at A3: 1:10,000
0 300m



Legend

Site Boundary



**Building Number - Name
(and Construction if known)**

- BS - Blast Shelter
- 1 - Picket Post
- 2 - Speech Broadcasting Building
- 3 - M. & E. Plinth
- 4 - Station Offices
- 5 - Latrine Block
- 6 - Latrine Block
- 7 - Crew Briefing Room
- 8 - Operations Block
- 12 - Celestial Navigation Offices
- 13 - Celestial Navigation Offices
- 28 - Works Service Huts & Yards
- 29 - Works Service Huts & Yards
- 30 - Works Service Huts & Yards
- 31 - Works Service Huts & Yards
- 32 - Works Service Huts & Yards
- 34 - Static Water Tank
- 35 - Gas Defence Centre
- 36 - Gas Defence Centre
- 51 - Gas Clothing, Respirator Store & Workshop
- 52 - Gas Clothing Store & Workshop
- 66 - Sub Station
- 67 - Gas Chamber
- 88 - General Purpose Unit (Nissen Hut)
- 89 - Latrine (as for 1 Officer's Hut) (Temporary Brick)

Title:
Figure 16: RAF Plan of RAF Market Harborough, Airfield Features within the Study Site

Address:
Gartree 2

Courtesy of the RAF Museum

Scale at A3: 1:2,500

