

Park Lane, Castle Donington, Leicestershire

Baseline Heritage Report

Project Reference: 21-022

Produced for Mather Jamie Ltd

April 2022

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1 INTRODUCTION

1.1 PROJECT BACKGROUND

1.1.1 In July 2021 Locus Consulting Ltd. were commissioned to compile a Heritage Baseline Assessment to inform the proposed development of land to the north and south of Park Lane, Castle Donington, Leicestershire, at National Grid Reference SK 42797 27622 – henceforth known as the ‘Site’.

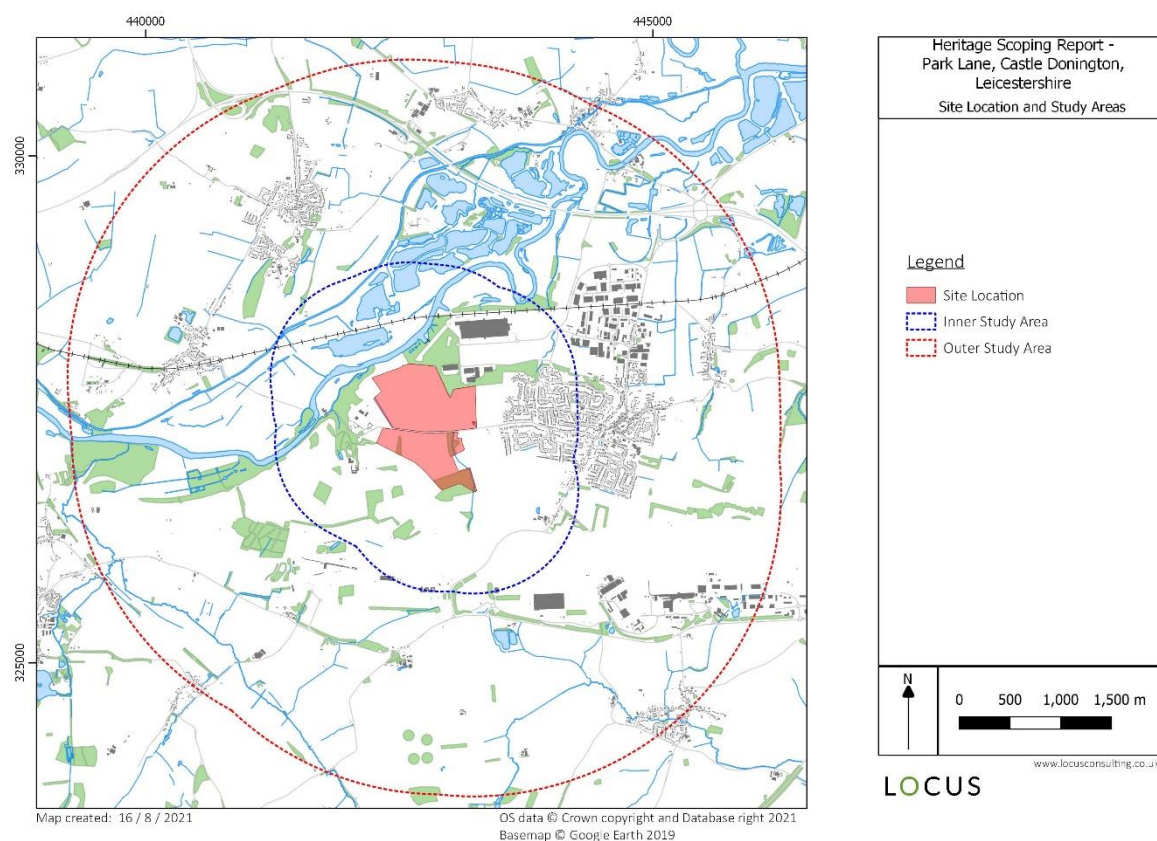


Figure 1: Site Location and Study Area

1.1.2 This assessment evaluates the significance of known and heritage assets within the Site and its environs and their sensitivity to the proposed development of the Site in principle.

1.1.3 The results are intended to identify constraints and opportunities that can be used to inform the creation of a development masterplan for the Site.

METHOD & APPROACH

1.1.4 Research sources consulted for this study comprise published reference and map sources, including a search of the Leicestershire and Rutland Historic Environment Record and the Derbyshire Historic Environment Record using a study area of 1000m and a wider search of National Heritage List for England and Local Authority Datasets using a study area of 3km.

1.1.5 In order to assess the potential sensitivity of heritage assets to the Site’s development, two concentric study areas were established from the boundaries of the Site:

- An Inner Study Area of 1km buffered from the Site boundaries to contextualise and assess the archaeological potential of the Site and to assess any constraints on the proposed development through the setting of all designated and non-designated heritage assets. The area included all recorded designated and non-designated heritage assets and any features recorded by the local authority.
 - An Outer Study Area of 1-3km buffered from the Site boundaries to assess any constraints on the development through the setting of designated heritage assets of the highest levels of significance, including Grade I and II* Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, and Conservation Areas.
- 1.1.6 Under recently issued National Planning Policy Guidance (NPPG, 2021) local planning authorities are encouraged to identify and maintain a list of non-designated heritage assets within their areas. For the purposes of this report the North West Leicestershire Local List was interrogated, and further candidate non-designated heritages identified by Locus Consulting.
- 1.1.7 As a baseline, this report assumes that the development of the Site would consist of up to three-storey mixed residential, warehousing and employment use. Other uses, of a different scale and massing, may require a re-evaluation.
- 1.1.8 This report is based on the current knowledge base available through the sources available to Locus Consulting.

Sensitivity, Constraints and Opportunities

- 1.1.9 Identification of potential heritage constraints and opportunities associated with the Site's development was undertaken through desk-based assessment and a site visit.
- 1.1.10 Due to the lack of any detailed proposals at this early-stage sensitivity was calculated on the basis of a mixed use of residential and light-industrial development. The density, scale, form and massing of similar existing development within the local area was used as a guide.
- 1.1.11 Typically, constraints were identified and sensitivity evaluated in a conservative fashion, with the degree of potential impact arising potentially improved upon by the final design of the proposed development.
- 1.1.12 Appendix 1 sets out more detailed method, including qualification of the terms used to express the Sites contribution to a heritage asset's setting, alongside the degree of potential impact and sensitivity.

Mitigation and Avoidance

- 1.1.13 The Baseline Report includes high-level guidance and advice for any opportunities to avoid, minimise or mitigate harm to heritage assets.

2 SUMMARY FINDINGS

Inside the Site

- 2.1.1 No designated or non-designated heritage assets lie within the boundaries of the Site.
- 2.1.2 Notwithstanding, the Site has a high potential for archaeological remains of Prehistoric, Roman, and Medieval date. Those of Prehistoric and Roman date are likely to be of at least regional importance and could be considered to be of national importance equivalent to a Scheduled Monument in accordance with Footnote 68 of the NPPF.
- 2.1.3 To more fully understand the nature level and extent of the archaeological resource within the Site, a programme of Geophysical survey will be required prior to the determination of any planning permission. The results may need to be further qualified by a targeted programme of archaeological trial trenching to characterise the nature, level and extent of the archaeological resource.
- 2.1.4 It is unlikely that, if found, archaeological remains would undermine the principle of the Site’s development. They could however be a material consideration in the layout of any scheme.

Outside the Site

- 2.1.1 A total of 40 designated and 3 (candidate) non-designated heritage assets were identified in the Inner and Outer Search Areas.
- 2.1.2 Pending the scale and location of any development, the Site has the potential to impact upon the setting of 26 listed buildings, 3 scheduled monuments, 3 conservation areas and 2 candidate non-designated heritage assets.
- 2.1.3 In principle, heritage assets display a varying degree of sensitivity to the Site’s development.

| | # Assets | DEGREE of SENSITIVITY | | | | |
|---|----------|-----------------------|-----------|----------|----------|-----------|
| | | Neutral | Low | Moderate | High | Very High |
| Listed Buildings | 33 | | | | | |
| Grade I | 2 | 1 | 1 | | | |
| Grade II* | 6 | 3 | 1 | 1 | 1 | |
| Grade II | 25 | 4 | 20 | 1 | | |
| Scheduled Monuments | 4 | 1 | 3 | | | |
| Conservation Areas | 3 | | 2 | 1 | | |
| Non-designated heritage assets (candidate) | 3 | 1 | | | 2 | |
| Totals | 0 | 4 | 26 | 4 | 3 | 0 |

- 2.1.4 Only one designated heritage asset, the Grade II* listed building, Donington Hall, shows a high degree of sensitivity to the Site's development.
- 2.1.5 Three designated heritage assets, including the Grade II*listed Church of St Edward King and Martyr, Grade II listed Home Farm, and Donington Conservation Area, show a moderate degree of sensitivity to the Site's development.
- 2.1.6 All remaining designated assets shows a low or neutral degree of sensitivity to the Site's development in principle.
- 2.1.7 Two candidate non-designated heritage assets, Donington Park and the avenue of trees at Park Lane show a high degree of sensitivity to the Site's development. No other non-designated heritage assets show any sensitivity to the Site's development.
- 2.1.8 In the majority of instances there is good opportunity to avoid and/or minimise the degree of potential impact through design and mitigation. However, some impacts arising from the Site's development cannot be mitigated, specifically the uptake of extensive areas of farmland associated with Donington Hall Estate and the rural hinterland of Castle Donington.

3 SITE BACKGROUND

3.1 HISTORICAL DEVELOPMENT

N.B. References are given throughout the text to known elements of the historic environment and events that recorded them e.g. (Map Ref XX). Associated mapping is found in Appendix 3.

PREHISTORIC

- 3.1.1 The Prehistoric Period encompasses the Palaeolithic, Mesolithic, Neolithic, Bronze Age, and Iron Age Periods.
- 3.1.2 River confluences were favoured places for hunter-gatherers during the Lower and Middle Palaeolithic period (Wymer, 1999). Finds from the Beeston terrace (ca. 10km northeast of the Site) suggest the confluence of the Trent, Derwent and Soar Rivers was actively used during the Lower to Middle Palaeolithic. Early Upper Palaeolithic evidence is absent from the Trent valley, but this is no surprise as such sites are rare even at the national level. While this partly reflects low population densities there is also a problem in recognising sites of this period (Cooper, 2006).
- 3.1.3 Whether activity during the Palaeolithic extended beyond the Trent flood plain into the higher ground south of the river on which the Site is located is unclear.
- 3.1.4 Surface collection surveys in Derbyshire, Lincolnshire and Leicestershire have demonstrated that Mesolithic activity is spread across the landscape in a wide range of locations and on varied geologies and geomorphologies including those with heavier soils (Myers, 2006).
- 3.1.5 Notably, there is an observed tendency for Mesolithic activity to be found on high points, ridges, prominences or headlands (Myers, 2006). And, within the Trent Valley itself, systematic field-walking has shown a widespread occurrence of sparse Late Mesolithic material, but Early Mesolithic material was apparently absent.
- 3.1.6 Palaeochannels of early Holocene date within the environs of the study area have been sampled at Shardlow (Knight & Howard, 2004) (ca. 700m north of the Site), where pollen indicated a wooded landscape of Scots pine and birch (Cooper, 2006).
- 3.1.7 The transition to a farming economy in the Neolithic period saw great changes within the Trent Valley and its tributaries. As with other river valleys across Britain, the Trent became a focus for settlement and ritual activity, as shown by the discovery of timber buildings, midden pits and the construction of ceremonial monuments such as cursuses, wooden post circles and other arrangements. Through into the Early Bronze Age, the principal archaeological footprints are the funerary monuments of this period (Brightman & Waddington, 2011).
- 3.1.8 On the far side of the River Trent, an archaeological watching brief in Shardlow, approximately 700m to the north of the Site, uncovered a Bronze Age log boat (**Map Ref 41**) which contained stone quarried from the Kings Mills area of Castle Donington which is located to the west of the Site. At Shardlow quarry ca. 770m north of the Site, nineteen Bronze Age metalwork artefacts were recovered between 1977 and 2004 (**Map Ref 60**). The area of the quarry has been interpreted as forming a network of palaeochannels and lakes during the Bronze Age,

and the contexts of the recovered metalwork and their good condition support the view that they had been deposited as a votive offerings (Davis, 2006).

- 3.1.9 Several flint scatters in the vicinity of the study area have produced diagnostic Late Neolithic/Early Bronze Age artefacts, and in 2003, excavation to the North of Park Lane and c.50m east of the Site revealed evidence of possible settlement in the area consisting of late Neolithic flintwork and Early Bronze Age pottery (**Map Ref 69 & 99**), as well as a Bronze Age cremation cemetery (**Map Ref 98**).
- 3.1.10 The same excavations revealed a large quantity of Iron Age pottery, pits, gullies and ditches as well as single roundhouse (**Map Ref 70**). (Flavell, 2010).
- 3.1.11 Excavations south of Park Lane, ca. 170m east of the Site revealed a series of undated ditches (**Map Ref 95**), a Bronze Age pit (**Map Ref 57**) as well as an Iron Age pit and gullies (**Map Ref 50 & 97**).
- 3.1.12 Despite the findings in the immediate vicinity of the Site, there have been few excavated Late Bronze and Iron Age sites. However there are a large number of cropmarks along the Trent Valley and in the Derbyshire lowlands, and it is entirely reasonable to postulate that many of these may date to this later prehistoric period (Brightman & Waddington, 2011). On the north bank of the Trent, a cropmark site was investigated in 2002, which identified a number of Iron Age and Roman ditches, indicative of farming practices during these periods (**Map Ref 52**, c.700m north of the Site).

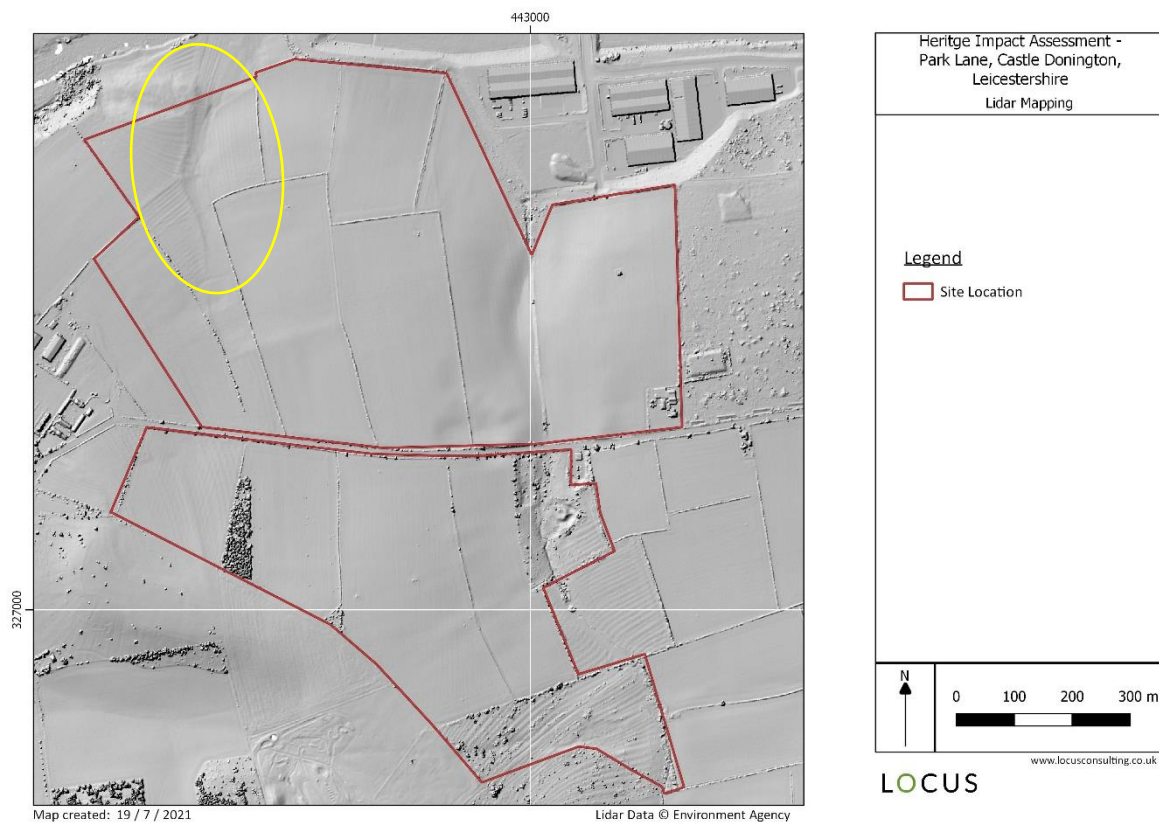


Figure 2: Lidar mapping, possible paleochannel circled in yellow

3.1.13 The LHER hold no records of Prehistoric remains within the Site. The presence of Neolithic to Iron Age remains in close proximity to the eastern boundary of the Site highlights the potential of similar activity extending into the Site.

3.1.14 Lidar analysis shows a possible paleochannel extending into the northern parts of the Site, which may contain paleoenvironmental data able to give further insight into the prehistoric landscape.

ROMAN

3.1.15 Following the Roman conquest of the region in the 1st century AD, a number of military forts/outpost were established in the Trent Valley. Continuing from this, the major period of consolidation and further construction was during the Flavian period around AD70. At this time the fort at Little Chester north of Derby was constructed (Brightman & Waddington, 2011).

3.1.16 In 2010 identified a Romano-British boundary ditch and five shards of Romano-British pottery were identified in a single trench (**Map Ref 70**), immediately the east of the Site extending both north and south of Park

3.1.17 Lane. A small Roman farmstead was identified in Castle Donington in 2010, which included a timber-built building, evidence of quarrying and a number of enclosure ditches (**Map Ref 93**, ca. 350m east of the Site). A singular Roman boundary ditch was identified south of Castle Donington during trial trenching (**Map Ref 51**, ca. 870m east of the Site).

3.1.18 Fieldwalking and trial hole excavations identified a collection of pottery sherds, a large fragment of flat quern, two horseshoes, two pieces of lead, a roof slate, roof and building tile, and bones on a small hilltop c.820m southwest of the Site (**Map Ref 107**). These likely represent evidence of a small Roman period farm or villa on high ground overlooking the both the River Trent to the north and the lowlands to the south.

3.1.19 The LHER hold no records of Roman remains within the Site. It is likely the Site formed part of the wider rural landscape extending south of the River Trent, possibly under an agricultural regime serving the occupation site to the south and farm to the east.

MEDIEVAL AND POST-MEDIEVAL

3.1.20 An archaeological evaluation carried out to the North of Park Lane in 2010 and c.170m east of the Site found evidence of Anglo-Saxon settlement in the area in the form of pits and linear features, a large quantity of pottery, and some iron slag, possibly indicating metalworking (**Map Ref 71**) (Flavell, 2010).

3.1.21 Place name evidence further suggests an Anglo-Saxon origin to the settlement at Castle Donington, possibly deriving from the Anglo-Saxon 'Tun of Dunn(a)'s people' (North West Leicestershire District Council, 2001).

- 3.1.22 Kings Mills, c.700m to the west of the Site, is first mentioned as a crossing point of the River Trent in a Charter issued in 1009 by Ethelred the Unready, suggesting the situational importance of the area during this period (Kings College London, 2021)¹.
- 3.1.23 Castle Donington (**Map Ref 115**, ca. 990m east of the Site) first appears in the Domesday Book as ‘Dunitone’, comprising 57 households, making it a large settlement for its time. It is cited as being parts of the lands of both the Countess Alveva and of Earl Hugh of Chester (Open Domesday, 2021). The Domesday survey also first recorded a mill at the eponymous Kings Mill (**Map Ref 49**, ca. 400m west of the Site), and it is highly likely the leat to the mills immediate east is contemporary (**Map Ref 103**).
- 3.1.24 It is believed that Donington Park, to the south-west of the Site and part of the Donington Estate, may have existed as a deer park as early as 1102 (**Map Ref 108**, c.660m south of the Site) in the manor of the earls of Chester, but first confirmation of the existence of the Park can be found in the Close Rolls of Henry III dated 1229 when the Crown granted eleven fallow deer from Sherwood Forest to stock the Park to John de Lacey (Fryer, 1996). Deer thrived on the park land and evidences the start of a long-standing relationship between the estate and hunting.
- 3.1.25 The castle at Donington was built by Eustace, Baron and Lord of the Manor of Halton, in the mid-twelfth century (Farnham G F, 1926). It was destroyed in 1215 and rebuilt in the late-thirteenth century, then being held by Henry Lacy, Earl of Lincoln. The castle was then granted to William Hastings in 1461, who used stone from the deteriorating site for his new house in Donington Park. During the next 100 years the castle was in the hands of several different stewards in a progressive state of disrepair until 1565 when it was noted in a commissioner’s report to be ‘ruinous’ (Historic England, 1993).
- 3.1.26 Whilst the Castle deteriorated, Donington Park expanded. The manor passed to the Crown during the reign of Edward IV who enlarged the park by enclosing adjacent lands and extinguishing the rights of common over those lands held by local tenants. The Park was further enlarged westwards under the stewardship of Thomas Gray with further enclosure around 1565, and then bought in 1595 by George of Hastings, whose family built a new Hall on the estate around 1600 and remained in occupation for the next three centuries (Fryer, 1996).
- 3.1.27 Traces of two ponds survive to the west of the Site (**Map Ref 110 & 111**, c350m & 420m west of the Site). Both ponds may have been used as fishponds associated with Donington Hall, to supplement water supplies at Kings Mill, or for industrial processes.
- 3.1.28 On the far side of the River Trent, expansive areas of ridge and furrow earthworks are recorded by the DHER (**Map Ref 63, 64, 66-68**), attesting to the arable agricultural management and utilisation of land north of the Trent. Similar remains have not been recorded in the LHER south of the Trent within the study area, however Lidar data (Figure 3) shows areas of surviving ridge and furrow both within the Site and its immediate environs, attesting to arable farming of the area during the Medieval and Post-Medieval periods.

¹ Translated via Yandex Translate, online, 2021, accessible at [English-Latin online translator and dictionary – Yandex.Translate](#)

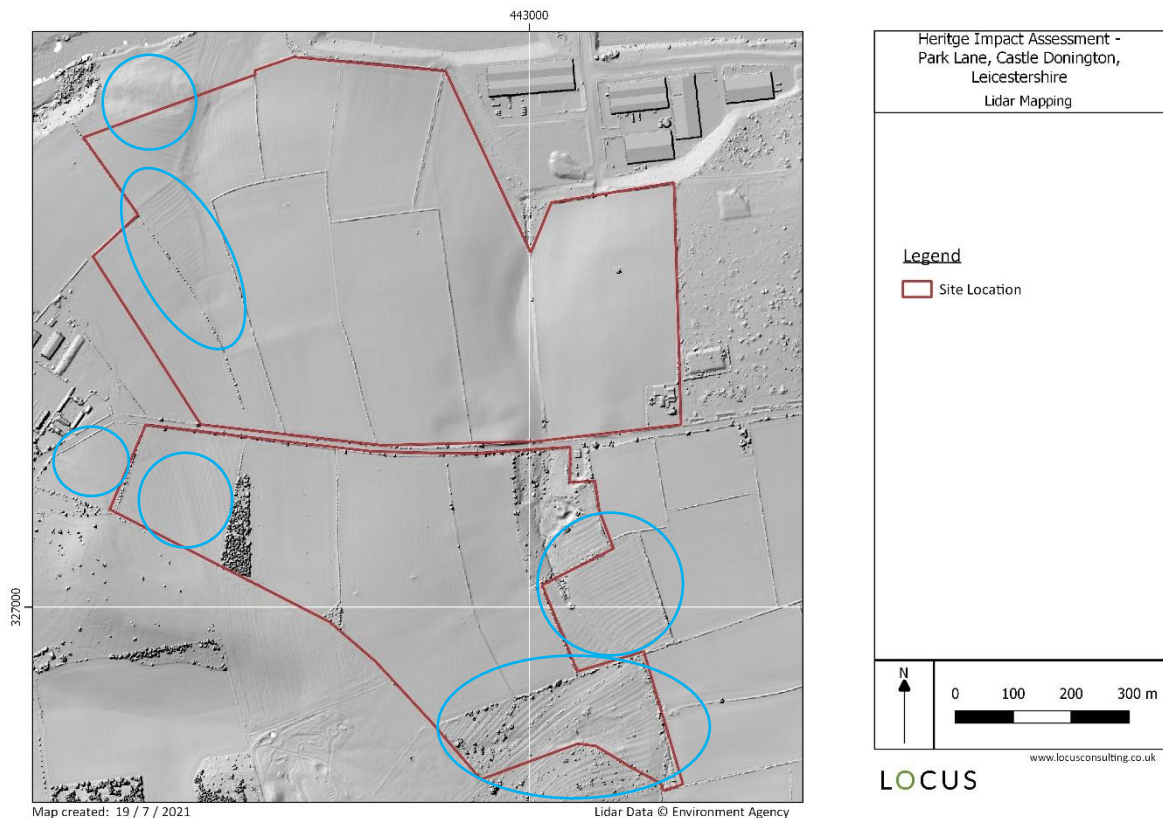


Figure 3: Lidar mapping, areas of ridge and furrow circled in blue

3.1.29 The LHER hold no records of Medieval or Post-Medieval remains within the Site. It is likely, if currently unproven, that the Site lay within the wider farming estate landscape of Donington Hall, but not within the parkland itself during the Medieval and Post-Medieval periods.

EIGHTEENTH CENTURY TO MODERN

3.1.30 The present Castle Donington Hall (**Map Ref 1 & 82**, c.280m southwest of the Site) was built 1790-1793 for Francis Rawdon Hastings, second earl of Moira and first Marquess of Hastings. It was designed by William Wilkins with the assistance of Humphry Repton, who also landscaped the park land (Historic England, 2003).

3.1.31 Kings Mills (**Map Ref 49**, c.400m to the west of the Site), is rife with activity throughout this period. In 1698 an Act of Parliament granted sole rights to extend navigation on the Trent as far as Burton to Lord Paget, leading to the construction of a lock on the river at Kings Mills (**Map Ref 101**) (William, 1698) (Birt, 1993). Around 1800 an ashlar stone bridge was constructed over the mill race (**Map Ref 26 & 80**) (Historic England, 1989). Pygott's Directory of 1829 describes three mills sited here – a flour mill, paper mill and flint grinding mill (J Pigot & Co, 1829). By 1846 White's History, Gazetteer and Directory of Leicestershire and Rutland lists a paper mill and corn mill, plus plaster grinding machinery (White, 1846).

3.1.32 A 1735 map (Figure 4) showing the extent of the parkland and estate of Donington Hall (**Map Ref 108**) shows the formal parklands do not extend as far as the Site however, the close proximity of the Site to the lands makes it reasonable to conclude the lands were still in the demise of the lords of the manor, the Marquess of Hastings. The Midlands area was notorious

for Landlords having tight control over tenant farmers post-enclosure, enclosure having taken place in Castle Donington in 1778, and the Site is likely to have remained in the demesne of the manor although enclosure records were unavailable in order to confirm (Bevan, 2011).

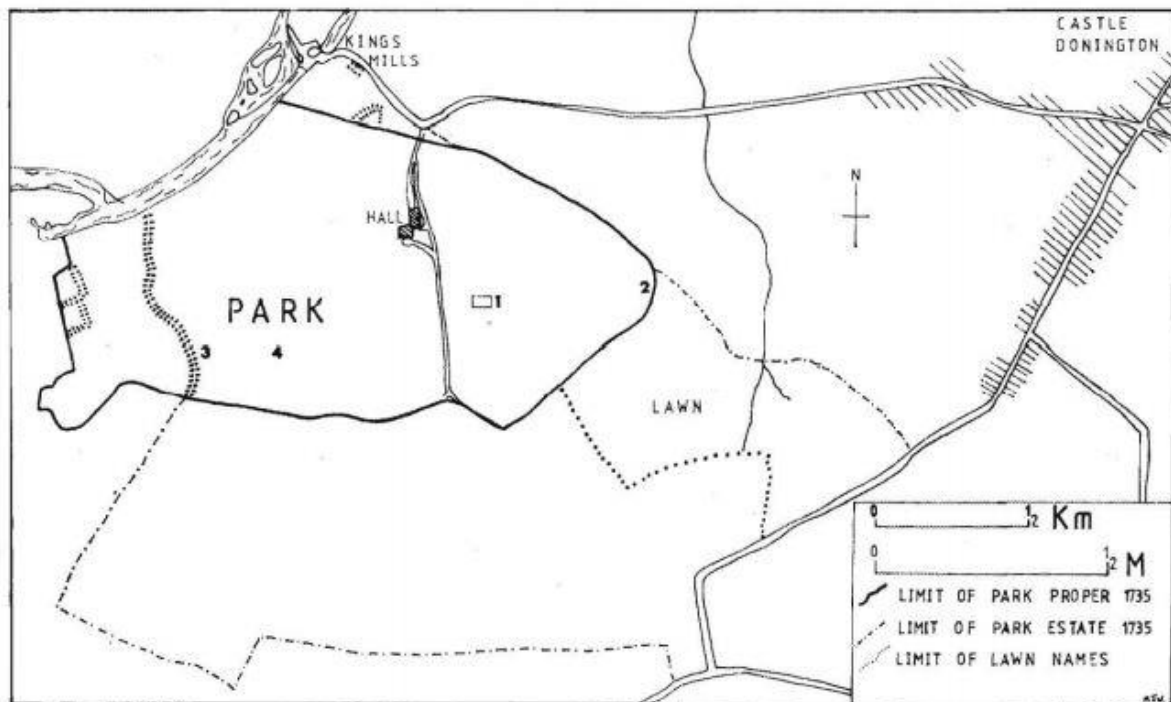


Figure 4: 1735 estate map

- 3.1.33 Agriculture appears to have contributed a significant amount to the local economy of Castle Donington throughout the nineteenth century. Historic mapping and local directories all confirm the presence of several farms (Figure 6). The manorial court leet was still in operation in 1846, suggesting that some degree of strip field farming system was still in operation in the area at this time (White, 1846). The land to the north-west of Castle Donington near to the River Trent, thus near to the Site, was noted to be particularly rich meadow land (S Barker & Co, 1875), the soils which lie within the confluence of the rivers Trent and Soar described as being “good and fertile” (Fussell, 1948). Similarly, historic mapping shows sheepfolds in fields making up the Site (Figure 8). This suggests varied agricultural production in the area.
- 3.1.34 Reference is made in Pitt’s *General View of the County of Leicester* (1809) to the extensive farming operations by the Marquess of Hastings, referred to in this work by his alternative title of earl of Moira. Farming operations on the Castle Donington estate are said to include the grazing of a herd of Durham cattle, a flock of 120 Leicester ewes and 20 Southdown, three Arabian stallions and five asses, as well as crop production using the four-field Norfolk system which yielded hay and corn, lucerne, potatoes, carrots, cabbages and vetches for horses. A “good” dairy was said to be kept (**Map Ref 14 & 83**, ca. 340m southwest of the Site) from which cheese was produced for sale as well as consumption within the household, and other diversified agricultural activities included forest timber grown on the estate which was sold, and harvesting from the “considerable” patches of reeds on the lands which were sold to builders to lay under plaster floors and to use as an alternative to straw for roof thatching, and also cut green to use as horse feed (Pitt, 1809). Osierbeds are recorded on Ordnance

Survey mapping as late as 1921 both to the north of the Site (**Map Ref 122**) and to the west of the Site by Kings Mill.

- 3.1.35 The extensive agricultural operations on the lands in the demesne of the Donington Estate show that farming was the principal activity of the estate and its outlying lands. The record of agricultural activity also demonstrates the retention of animals for use in hunting through the production of horse feed, as well as logistical decisions made to attract quarry to the estate, for example the growth of buckwheat in field margins to entice pheasant. Crops provided both cover and prey for foxes (Bevan, 2010). Anecdotal evidence suggests that when the food crops were “trespassed” by game, it was “not considered an unpleasant circumstance” (Pitt, 1809). As noted in paragraph 3.1.29, Lidar data (Figure 3) confirms the presence of surviving ridge and furrow earthworks both within and beyond the limits of the Site. The lack of surviving remains across large parts of the Site is likely due to the later farming practices.
- 3.1.36 Foxhunting was transformed in the eighteenth and early nineteenth century, as it became a fashionable gentlemanly pastime. The involvement of Hugo Meynell in the evolution of the breeding of hunting hounds will have had significant influence on the Donington estate, as Maynell was a contemporary of the first Marquess of Hastings, plus the area covered by the Quorn Hunt to which Meynell belonged encompassed the Donington Estate and the Site (see Figure 5: Extent of the Quorn Hunt (The Quorn Hunt, 2012b) (The Quorn Hunt, 2012a), (The Quorn Hunt, 2012b).

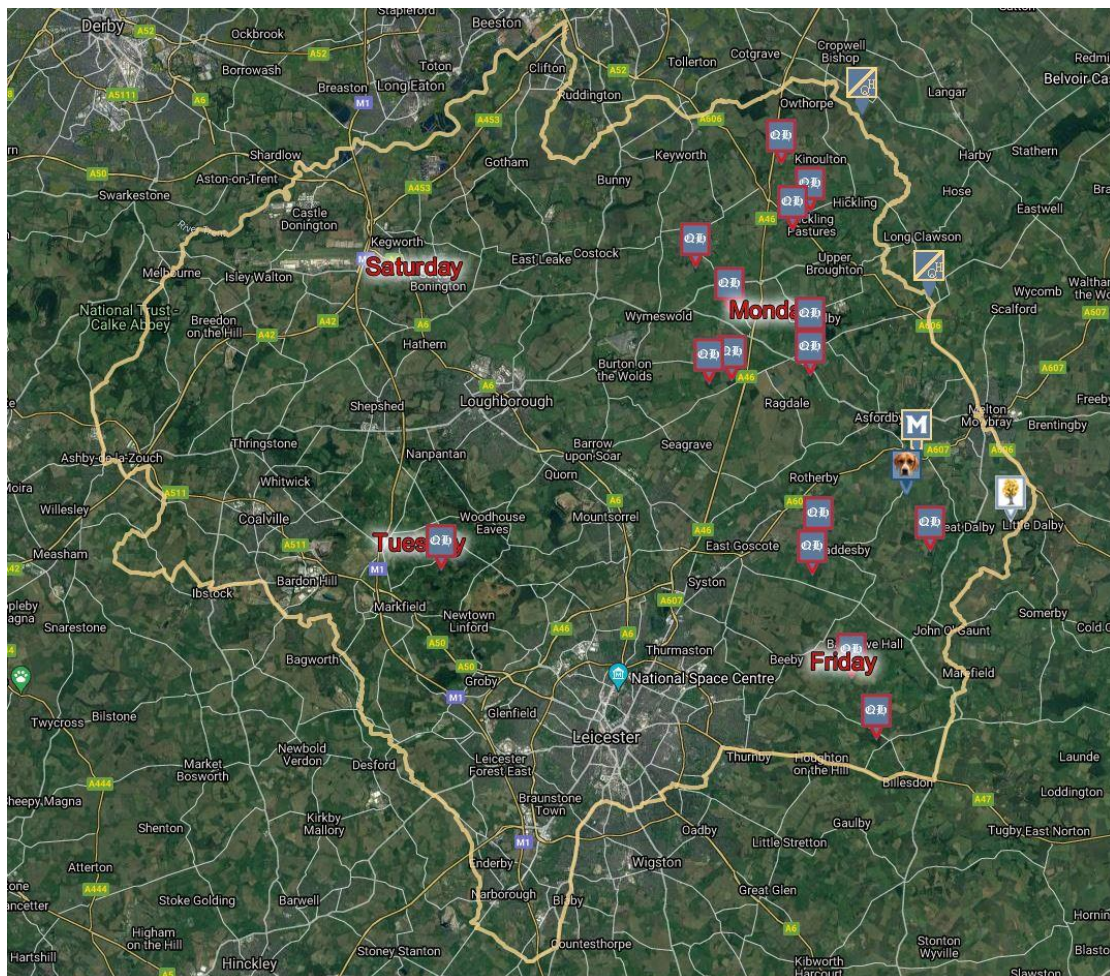


Figure 5: Extent of the Quorn Hunt (The Quorn Hunt, 2012b)

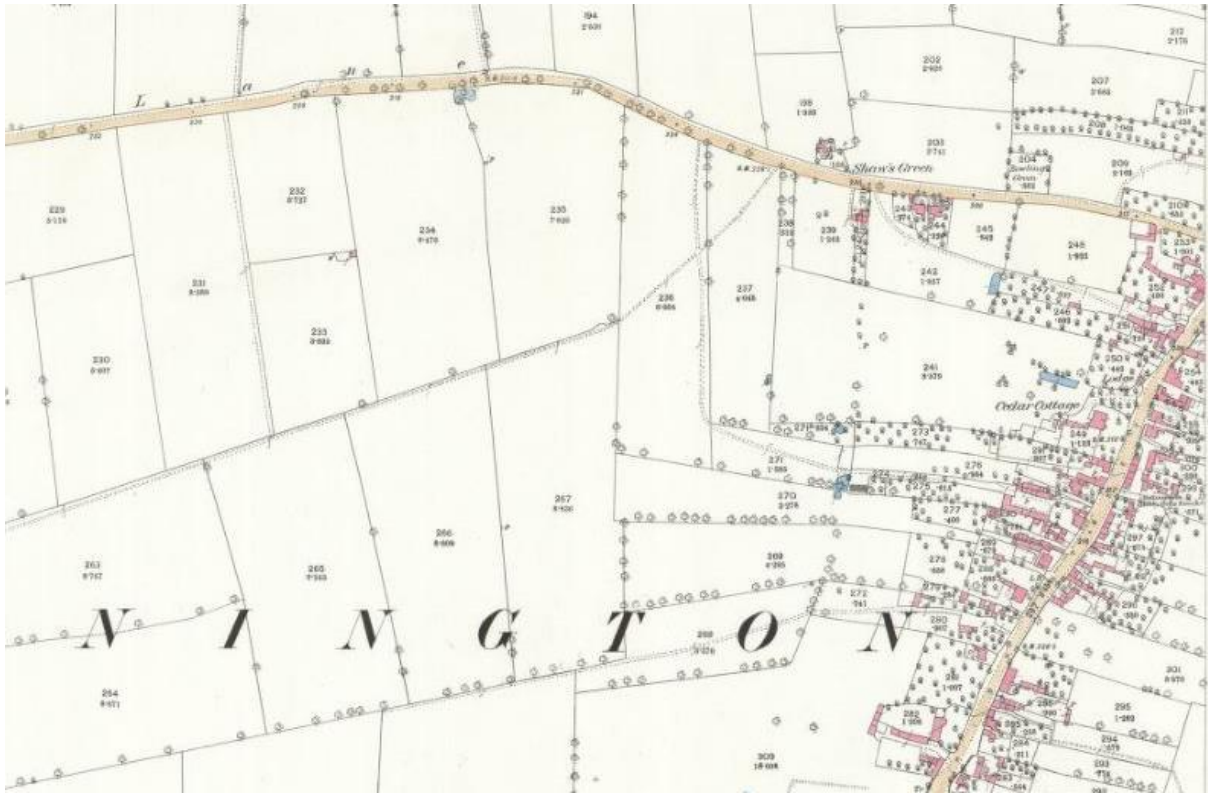


Figure 7: 1885 Ordnance Survey Map showing Castle Donington



Figure 8: 1885 Ordnance Survey Map, approximate Site outline shown in red

- 3.1.41 By 1880 Castle Donington had become a small market town with c2800 inhabitants. It had gasworks to light the town which were established in 1853 (Figure 6) and the benefit of a drainage system (Wright, 1880). The town had become the polling place for the north of the County, reflecting its almost metropolitan status (S Barker & Co, 1875). Nevertheless, there is reduction in the local population from the mid-nineteenth century, which might be explained by migration of the high numbers of inhabitants employed in Nottingham to live in the city where they worked (see 3.1.37).
- 3.1.42 The town had a railway station by 1880 serving Midland Railway's Sawley to Weston line (Wright, 1880). Historic Ordnance Survey maps from 1885 confirms the line running from east to west, to the north of both Castle Donington and the Site (Figure 6).
- 3.1.43 The Trent and Mersey Canal (**Map Ref 28 & 61**), situated approximately a further 500m west of the River Trent as it passes to the west of the Site, was built in the late eighteenth century by engineer James Brindley with the involvement of Josiah Westwood, who saw the benefit of a smoother mode of transport for his pottery goods (Trent and Mersey Canal Society, n.d.).
- 3.1.44 Historic mapping shows quarrying c.430m to the west, c.117m to the east and within the Site (Figure 8). The quarry site to the west of the Site is surrounded by a plantation called Quarry Hill Plantation, suggesting the topography of the area as well as the activity taking place. The quarrying activity in this area indicated by the finding of the Hanson Log Boat (see 3.1.8) suggests long standing quarrying activities in proximity to the Site.
- 3.1.45 Ordnance Survey mapping of the area begins from 1885 onwards. The 1885 1:2,500 map (Figure 8) shows the Site comprising of thirteen enclosed agricultural fields to the north of Park Lane and eight to the south of Park Lane, the south also showing three plantations, Captain's Gorse, Studbrook Hollow and Dalby's Covert, the latter likely named for its role in hunting activity. A sheepfold and old quarry are furthermore recorded within the fields north of Park Lane.
- 3.1.46 The 1901 and 1923 1:2,500 Ordnance Survey maps² of the area show no change to the area covered by the Site.
- 3.1.47 At the turn of the twentieth century the receding fortunes of the Hastings family saw the Donington Estate sold in 1901 to firstly Charles Gratton, and again later that same year to the Gillies-Shields family (Fryer, 1996).
- 3.1.48 During the First World War Donington Hall was requisitioned and used as a Prisoner of War camp for officers, with officers housed in the Hall itself and their servants in purpose-built wooden huts on the grounds. In the Second World War the estate was again requisitioned, this time as a military vehicle depot. The military remained in situ until 1956, after which it served as a reception centre for Hungarian refugees fleeing Soviet intervention (Historic England, n.d.)
- 3.1.49 In 1931 a joint venture between estate owner John Gillies-Shields and local businessman Fred Craner saw the laying out of a two-mile race circuit for motorcycles on the Donington Park Estate, c.412m to the southwest of the Site. It underwent several upgrades and improvements

² Not reproduce due to copyright, available at: <https://www.old-maps.co.uk/#/Map/442934/327530/12/100613> & <https://www.old-maps.co.uk/#/Map/442934/327530/12/101062>

throughout the twentieth century such that it became capable of hosting Grand Prix events and remains a popular site for visitors and enthusiasts (Page, 2014).

- 3.1.50 1963 1:2,500 Ordnance Survey mapping³ shows amalgamation of some of the fields has occurred between this and the last date of mapping, meaning the Site area to the north of Park Lane now comprises ten parcels. The Site area to the south of Park Lane remains unchanged in its field boundaries, although some erosion of Dalby's Covert can be noted.
- 3.1.51 1:10,000 Ordnance Survey mapping of 1989⁴ shows no changes to the parcel boundaries on the Site to either side of Park Lane, however three tracks and a footpath have now been established at various points on the fields to the south of Park Lane.
- 3.1.52 Aerial mapping images begin in 1999, and at this point show nine parcels to the north of Park Lane, three of which have been put to grass, the remaining nine in arable use. To the South of Park Lane, there are now six parcels determinable, three of which are to grass, the other three to arable use. The field containing Captain's Gorse now has a small coppice in its south -east corner. All parcels are bounded with incomplete hedgerow lines.



Figure 9: 1999 Aerial photograph, Site outlined in red ©Google Earth

- 3.1.53 By 2003 aerial imagery shows the parcels to the north of Park Lane unchanged in productive use, the fields to the south of Park Lane now having four in arable use. The southmost field which contains Dalby's Covert now appears to have the beginnings of self-setting scrub establishing on the land.

³ Not reproduce due to copyright, available at: <https://www.old-maps.co.uk/#/Map/442934/327530/12/100954>

⁴ Not reproduce due to copyright, available at: <https://www.old-maps.co.uk/#/Map/442934/327530/10/101322>



Figure 10: 2003 Aerial photograph, Site outlined in red ©Google Earth

3.1.54 By 2006 two fields to the north of Park Lane have been amalgamated now giving a total of eight. Of these, two remain in grass, the remainder arable. Of those to the south of Park Lane, there are now three to grass and three to arable reflecting the imagery of 1999, and the self-setting scrub has grown. No further changes are noted in the Site area. To the north-east and bounding with the Site, four commercial buildings have been constructed.



Figure 11: 2006 Aerial photograph, Site outlined in red ©Google Earth

3.1.55 2011 imagery shows the preparation of a development c.260m to the east of the Site. Works continue until completion is shown in the 2016 imagery. A warehouse has been constructed to the north of the Site.



Figure 12: 2011 Aerial photograph, Site outlined in red ©Google Earth

3.1.56 No further changes are noted until 2013 when, to the north of Park Lane, the parcels previously amalgamated have been separated again and two of the previously grassland fields have been ploughed, suggesting a change to arable use. No changes are noted in those fields to the south of Park Lane other than further growth of scrub now covering the entire parcel which appears to have garnered height.



Figure 13: 2013 Aerial photograph, Site outlined in red ©Google Earth

3.1.57 No further changes are noted to the Site area between 2013 and 2019, the last date of imagery. Beyond, further development has begun to the east of the Site with infrastructure laid and some foundations.

4 BASELINE ASSESSMENT

4.1 ARCHAEOLOGY

- 4.1.1 Building works, groundworks, associated landscaping and access routes are the main source of direct impacts from a development. Such works can cause direct impacts through the removal or truncation of any below-ground archaeological deposits that may exist.
- 4.1.2 Any buried archaeological deposits which may survive within the Site in previously undisturbed areas, may be subject to direct adverse development impacts.
- 4.1.3 Through the consultation of local Historic Environment Records, LiDAR data, historic and aerial mapping, the following features of archaeological relevance, which may impact upon the proposed development of the Site, have been identified:
- Prehistoric settlement including cremation cemetery to the immediate east of the Site
 - Possible paleochannel identified through LiDAR data in the northern part of the Site
 - Possible earthworks identified on aerial mapping in the northern part of the Site
 - Medieval and Post-Medieval ridge and furrow earthworks identified both through LiDAR data and aerial mapping in the north-western part of the Site
 - Post-Medieval and Early Modern Field boundaries identified through historic mapping across the Site.

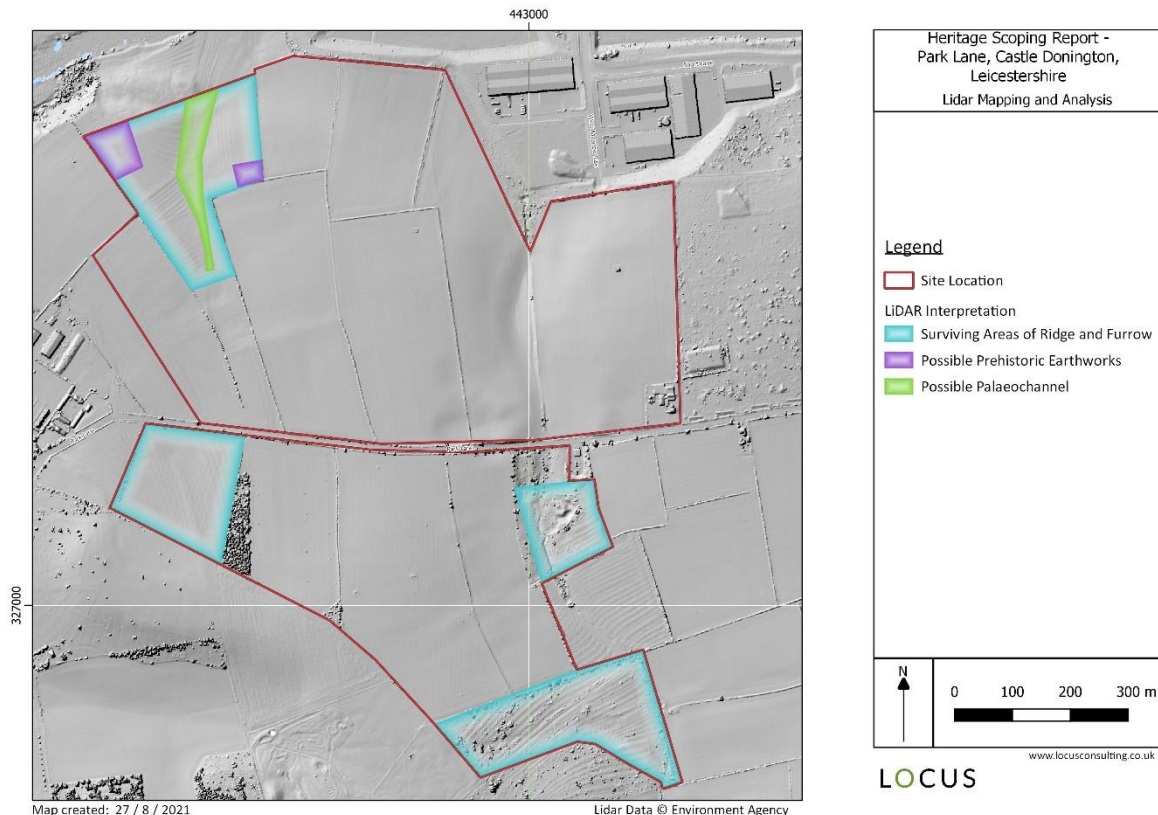


Figure 14: LiDAR Mapping and Analysis

N.B. The mapping above only shows earthwork remains identified through the analysis of LiDAR and map data and does not represent a conclusive illustration of locations of archaeological remains across the Site.

- 4.1.4 Overall, the Site is considered to hold a high potential for Prehistoric remains, moderate potential for Roman remains, and a moderate, increasing to high, potential of remains of Medieval and later remains.
- 4.1.5 Prehistoric remains, associated with settlement and funerary activity along the River Trent and the eastern parts of the Site towards Castle Donington, as well as environmental remains preserved within waterlogged deposits in paleochannels are likely to be considered of at least regional archaeological interest. If encountered, remains with particularly high levels of preservation or of high significance, may be classified as demonstrably of equivalent significance to scheduled monuments and would subject to the policies for designated heritage assets within the NPPF.
- 4.1.6 Roman activity is likely to be considered of local to regional archaeological interest, and be related to rural land management regimes, serving local settlements identified to the south and east.
- 4.1.7 Later activity relating to Medieval and Post-Medieval farming practices and land management regimes, which are considered to be of local archaeological interest, are likely to have also survived across the Site.
- 4.1.8 It is unlikely that archaeological remains (if found) would undermine the principle of development.

Mitigation and Design

- 4.1.9 In order to avoid or mitigate impact on the known and potential archaeological resource, the results of any fieldwork undertaken prior to determination may usefully inform initial and subsequent layouts/plans for the proposed development of the Site.
- 4.1.10 In the event that remains of very high significance are found, future layouts should maintain a degree of flexibility in order to retain any such remains in situ.

4.2 DESIGNATED HERITAGE ASSETS

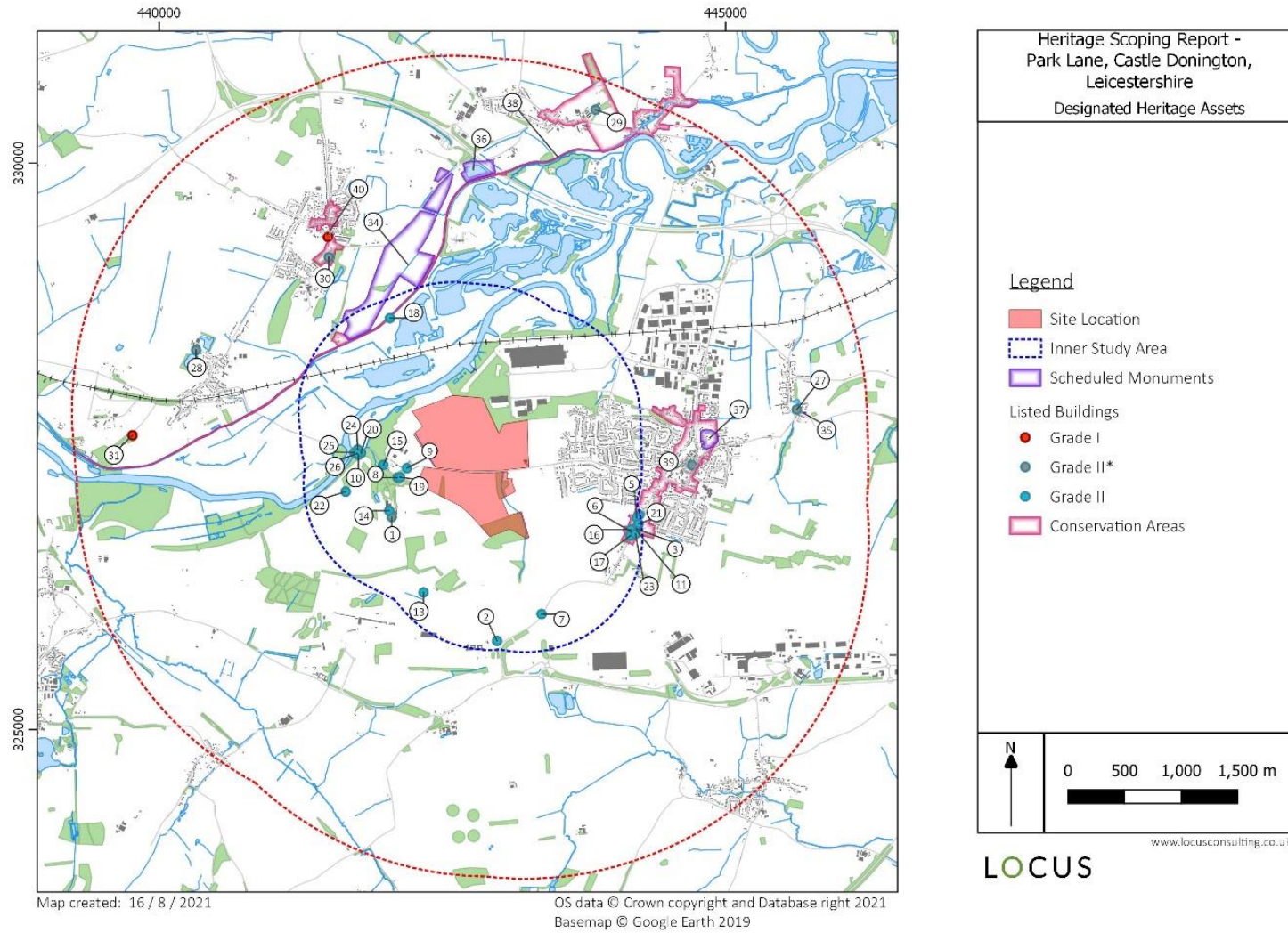


Figure 15: Map of designated heritage assets

DESIGNATED ASSETS WITHIN THE SITE

- 4.2.1 No designated heritage assets exist within the Site.
- 4.2.2 Review of the Site shows that no built or landscape features would merit identification as designated heritage assets.
- 4.2.3 The potential to find remains of archaeological interest of equivalent significance to scheduled monuments is discussed above.
- 4.2.4 Based on current evidence, development of the Site would not directly impact upon any designated heritage assets.

DESIGNATED ASSETS OUTSIDE THE SITE

- 4.2.5 Within the inner (1km) study area 29 designated heritage assets were identified. These consist of one scheduled monument, one grade II* listed building, and 26 grade II listed buildings and two conservation areas.
- 4.2.6 Within the outer study area (1-3km) 11 designated heritage assets were identified. These consist of 3 scheduled monuments, 2 grade I listed buildings, 5 grade II* listed building, and 1 conservation area.

| Type and/or class of Designated Heritage Asset | Within Site | Setting: Inner Study Area | Setting: Outer Study Area |
|--|-------------|---------------------------|---------------------------|
| Registered Park and Garden | 0 | 0 | 0 |
| Listed Buildings | 0 | 26 | 7 |
| Scheduled Monuments | 0 | 1 | 3 |
| Conservation Areas | 0 | 2 | 1 |

Table 1: Designated Heritage Assets within the inner and outer study areas

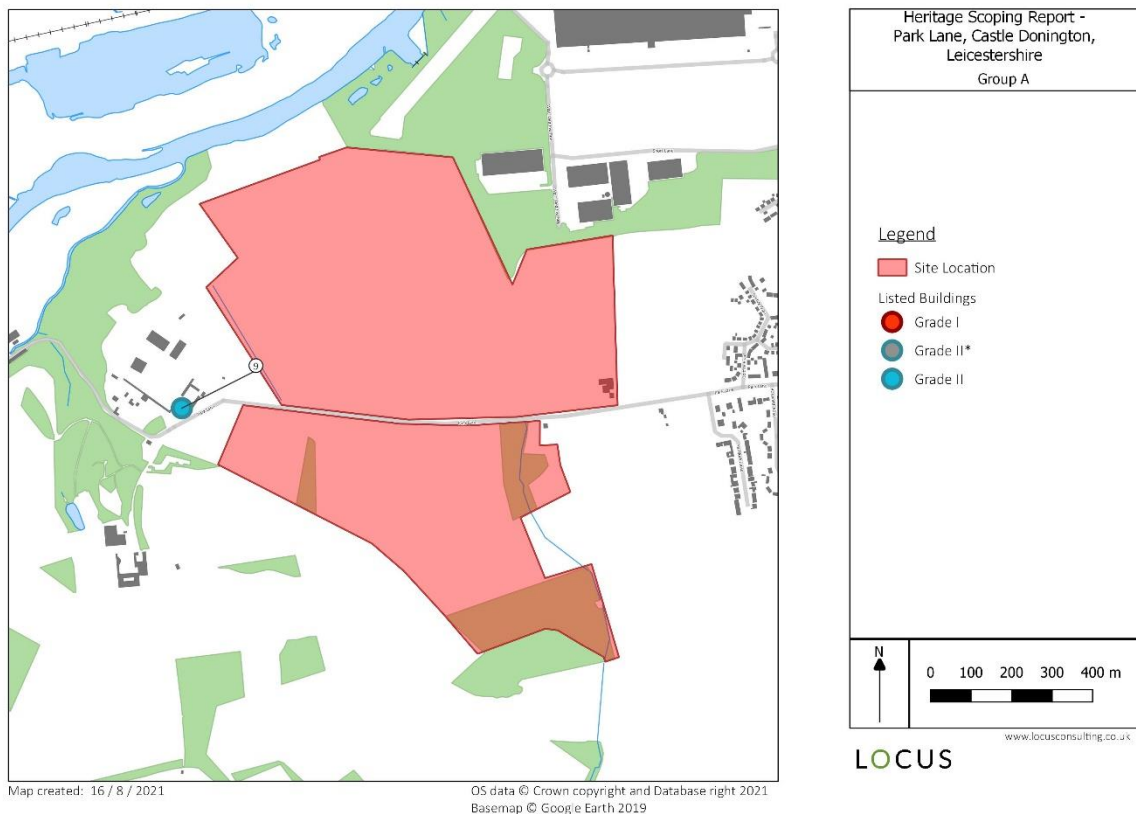
- 4.2.7 Indirect impacts to heritage assets arise when development within their settings results in a positive or negative impact upon the experience of its heritage significance. Whilst the concept of setting does include an element of inter-visibility between a heritage asset and a development, indirect impacts are not entirely limited to visual impact upon the heritage asset in question. Setting also includes the interrelationships of a heritage asset with surrounding landscape elements and neighbouring heritage assets.
- 4.2.8 Simply appearing in a view from, towards, or over a heritage asset does not necessarily impact upon the ability to appreciate its significance from within its setting. In order for there to be an indirect impact upon the setting of a heritage asset, there must be a palpable change; one that either improves or diminishes the ability to appreciate those elements of the heritage asset that make it significant.

4.2.9 Importantly, the setting of designated heritage assets carries great weight in the planning balance. In respect of listed building, the setting of listed buildings is a statutory concern, carrying considerable importance and weight in the planning balance.

4.2.10 A rapid setting analysis was undertaken according to the principles set out in Historic England Good Practice Advice Note 3: The Setting of Heritage Assets (Dec 2017). The nature, level and extent of the significance of designed heritage assets within the study area was established through desk-based research and a site visit. Assets with the potential to be indirectly impacted upon by the Site’s development were identified and shortlisted for further investigation in the table below.

4.2.11 Where possible, due to their number and shared geographical settings, assets were grouped for analysis.

Group A: Home Farm



| Map Ref | Name | Grade | Sensitivity | With Mitigation |
|---------|----------------|-------|-------------|-----------------|
| 9 | Home Farmhouse | II | Moderate | Low |

Significance

- 4.2.12 Home Farmhouse was constructed in the early 19th century in the Regency style. Although built as a farmhouse, it was used as a laundry for Donington Hall. The central house is two storey, two bay construction in whitewashed roughcast and hipped 20th century tile roof, central roughcast chimney, and four-pane sash windows.
- 4.2.13 To the northeast of the farm building lies a complex of traditional and modern outbuildings, now converted into residential use, arranged around a central courtyard, which historically formed working yard to the farmstead. The yard and buildings draw their orientation and scale from the farmhouse, forming a designed complex of buildings typical of the planned layout of farms that emerged over the course of the late 18th and 19th centuries, reflecting improved methods of farming practices.
- 4.2.14 The extent of the farm's listing is unclear, and both the walled garden and complex of outbuildings could conceivably be considered as curtilage listed. If not, then the buildings would be defined as non-designated heritage assets.

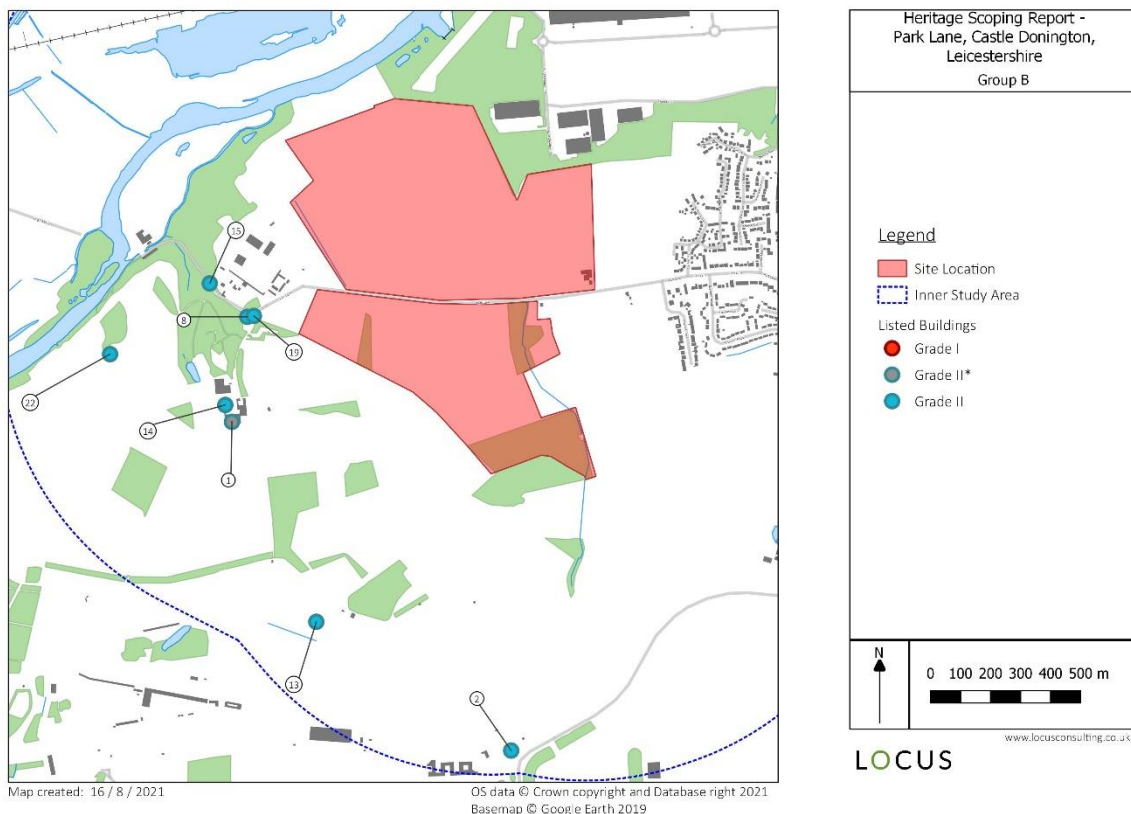
Site and Setting

- 4.2.15 The Site plays a positive role in the asset's setting, forming part of the immediate and extended rural setting of Home Farm and its associated outbuildings.
- 4.2.16 The farmhouse itself has a relatively intimate setting, located in a garden plot immediately north of Park Lane to the west of the Site. The principal elevation faces away from the Site, and both traditional and modern outbuildings to the east and north obscure views to and from the house. The
- 4.2.17 There are good glimpse views of the farm's outbuildings from elevated parts of the Site, siting them in their rural setting.
- 4.2.18 Overall, the development of the Site is likely to erode the rural setting of the farmstead. Pending the extent of the listing (i.e. whether the outbuildings are included), the adverse impact upon the house is likely to be moderate and high on the outbuildings.

Mitigation and Design

- 4.2.19 The Site boundary lies approximately 150m to the east of Home Farm and as such there is already a degree of open space with rural qualities that will be sustained in the close setting of the listed building.
- 4.2.20 Potential mitigation in the form of landscaping, the retention of rural features and open space along the western boundary of the Site north of Park Lane is likely to further reduce the degree of any perceived impact.
- 4.2.21 Some elements of the Site's development cannot be mitigated, specifically the uptake of extensive areas of farmland associated with the farm and Donington Hall Estate.

Group B: Donington Hall



| Map Ref | Name | Grade | Sensitivity | With Mitigation |
|---------|--|-------|---------------|-----------------|
| 1 | Donington Hall and Attached Chapel, Stables and Game Room | II* | Moderate/High | Moderate/Low |
| 2 | Coppice Lodge | II | Neutral | Neutral |
| 8 | The Lodge, With Attached Gatepier and Wall | II | Low | Low |
| 13 | Starkeys Bridge | II | Neutral | Neutral |
| 14 | The Dairy | II | Low | Neutral |
| 15 | Chain Bridge | II | Low | Low/Neutral |
| 19 | Gatepiers And Wall Adjacent to and North East of The Lodge | II | Low | Low |
| 22 | The Countess' Cross | II | Neutral | Neutral |

N.B. The informal parkland setting of Donington Hall is discussed in 'Non-designated heritage assets'

Significance

4.2.22 Grade II* 18th century Gothic hall constructed from Ashlar over two storeys. Hipped slate roofs, coped parapet, crenelated turrets, a south facing eleven bay front and perpendicular

Tudor-style embellishments. Chapel projects to the East and service and stable wings project to the North (Historic England, 2003). The architectural design is believed to have been influential on other contemporary architecture including Coleorton Hall, Leicestershire and Arbury Hall, Warwickshire (Fryer, 1996).

- 4.2.23 Associated buildings, all Grade II listed, include a Chain Bridge over Park Lane linking areas of informal parkland over Park Lane, a Lodge and gate piers to the northern entrance to the reserved private parkland, and a number of more dispersed monuments including the Countess's Cross and Dairy that form focal points lie within the parkland.

Site and Setting

- 4.2.24 The majority of assets lie with the private space of Donington Hall parkland and pleasure gardens, much of which is screened from the Site by higher ground along the southwestern and western boundaries of the Site. The nature of views from areas of high ground, where the Site and the hall may be able to be seen and experienced contiguously, is not yet clear as access to the grounds is required. These views are likely the most sensitive in respect of the hall and dairy's settings.
- 4.2.25 A number of assets lie at the western end of Park Lane, notably the lodge, gate piers and chain bridge. Land falls at the western end of Park Lane and tree cover, associated with the hall's informal gardens, creating an intimate setting. Consequently, the character and extent of views towards and from the assets may not detrimentally change.
- 4.2.26 However, the Site forms a significant part of the Hall's wider historic estate. The farming and hunting landscape is a positive feature in the assets' wider and shared settings, serving as a precursor to the more private informal pleasure grounds and parkland. The eponymous Park Lane is a key feature to this end, with the designed feature drawing out the formal characteristics of the park across the rolling farmland to the east, forming a prolonged high-quality entrance to the Hall and other assets in the group.
- 4.2.27 Consequently, development of the Site is likely to have a detrimental impact upon the setting of assets in Group B. With the south facing hall and adjacent assets screened by topography and parkland, the impact would be felt most keenly around the groups of assets at the western end of Park Lane. Notwithstanding, as the primary asset within the estate's landscape, a moderate degree impact would also extend to the Grade II* listed hall itself.

Mitigation and Design

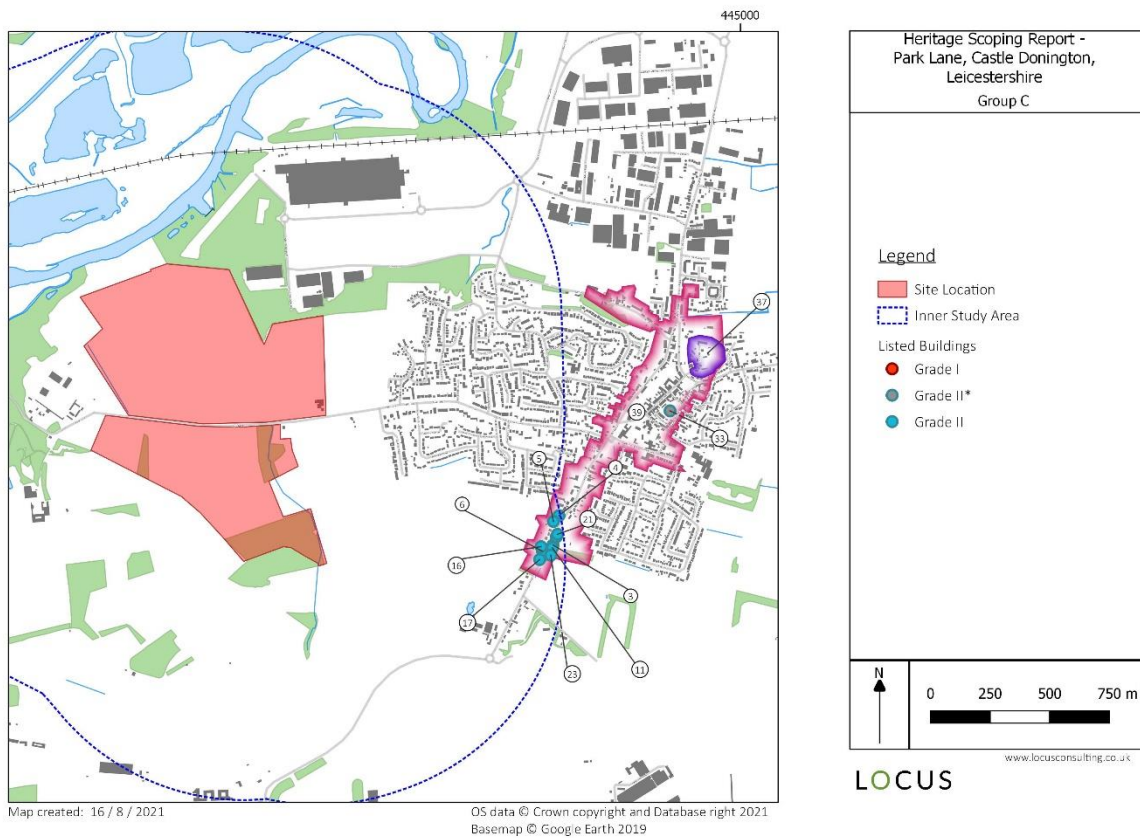
- 4.2.28 Some elements of the Site's development cannot be mitigated, specifically the uptake of extensive areas of farmland associated with the Donington Hall Estate that form part of its extended setting.
- 4.2.29 The character of Park Lane is an important approach to the group of assets and the reserved parkland area within which they sit. Sustaining the informal design and rural character to the east/west route as far as possible will be a principal factor determining the degree of impact

associated with the setting of the grade II* hall and other grade II assets. As far as possible, the route should remain a defined and dedicated approach to assets to the west.

4.2.30 Views from high ground within the hall’s parkland to the immediate southwest of the Site may be sensitive to the Site’s development, particularly if the views east and north (over the Site are enjoyed contiguously with the hall to the west. Residential land use in the south west of the Site, embracing parkland informal elements within its design is likely to assimilate well into the asset’s setting (e.g. dispersed specimen trees, lower density detached dwellings, generous garden space etc.). Notwithstanding, overtly designed features such as tree-lined avenues should be avoided as they would detract from the designed parkland setting itself.

4.2.31 Broader mitigation of impact across the entire Site may be achieved through the incorporation of semi-natural landscape features that serve to break up the density of development. The retention and introduction of rural features such as hedgerows, margins, tree belts etc. would also serve to alleviate the impact of the Site’s development.

Group C: Castle Donington



| Map Ref | Name | Grade | Sensitivity | With Mitigation |
|---------|---|-------|--------------|-----------------|
| 3 | 71, High Street | II | Low/Neutral | Neutral |
| 4 | Number 72 and Attached Outbuildings | II | Low/Neutral | Neutral |
| 5 | Dovecote at Number 72 | II | Low/Neutral | Neutral |
| 6 | Wall Along South Side of Pool Close Farmhouse | II | Low/Neutral | Neutral |
| 11 | 75, High Street | II | Low/Neutral | Neutral |
| 12 | 67, High Street | II | Low/Neutral | Neutral |
| 16 | Pool Close Farmhouse | II | Low/Neutral | Neutral |
| 17 | Long Well and Adjoining Wall | II | Low/Neutral | Neutral |
| 21 | 65, High Street | II | Low/Neutral | Neutral |
| 23 | Charnwood Cottage | II | Low/Neutral | Neutral |
| 33 | Church of St Edward King and Martyr | II* | Moderate | Low |
| 37 | Enclosure Castle at Castle Donington | SM | Low | Low |
| 39 | Castle Donington Conservation Area | CA | Moderate/Low | Low |

Significance

- 4.2.32 The group of assets comprises a cluster of polite and vernacular buildings located within the south of Castle Donington’s historic core, a designated conservation area.
- 4.2.33 The castle at Donington was built by Eustace, Baron and Lord of the Manor of Halton, in the mid-12th century (Farnham G F, 1926). It was destroyed in 1215 and rebuilt in the late-13th century, then being held by Henry Lacy, Earl of Lincoln. The castle was then granted to William Hastings in 1461, who used stone from the deteriorating site for his new house in Donington Park. During the next 100 years the castle was in the hands of several different stewards in a progressive state of disrepair until 1565 when it was noted in a commissioner’s report to be ‘ruinous’ (Historic England, 1993).
- 4.2.34 The Grade II* Church of St Edward King and Martyr is a landmark building and place of worship in the area. It was built in the early 13th century with tower widened and octagonal spire added in the late 14th century, part rebuilt late 18th century.

Site and Setting

- 4.2.35 The Site forms part of the extended rural setting of the village of castle Donington, lying between it and the River Trent to the north-west. The village is strategically located to take advantage of views of the Trent, controlling it as a crossing point. Views are open to the north, but intervening topography limits intervisibility between the Site and the historic core of the village (and those assets within it). At the time of preparing the report views between the Site

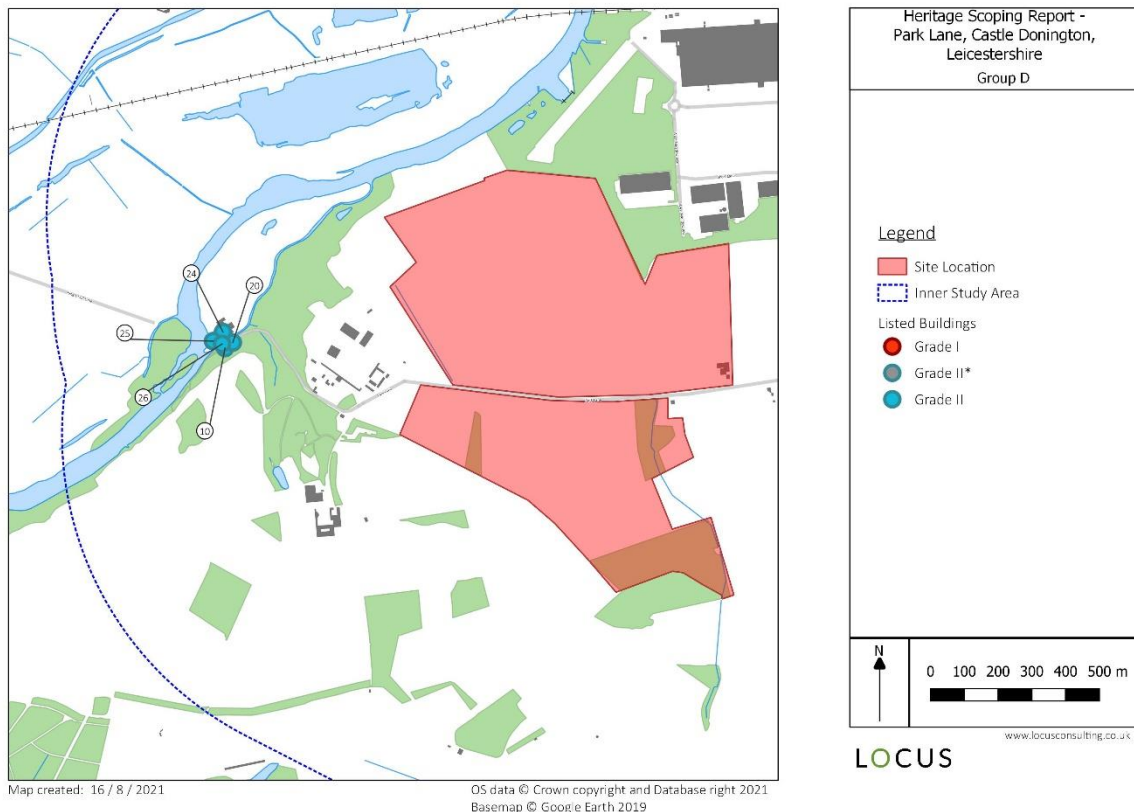
and the village were limited to the uppermost parts of the spire of Church of St Edward King and Martyr, promoting it as a landmark in the wider area.

- 4.2.36 Park Lane, which runs east/west through the Site, is an ancient route, almost certainly of an early medieval date. The road, which extends up to Castle Donington to the east, connected land to the west via a strategic crossing point of the Trent at Kings Mill.
- 4.2.37 Castle Donington is now much extended to the north and west with light industry and residential development respectively. These extensions place added emphasis upon the village's rural setting and in principle, proposed development of the Site has the potential to further divorce Castle Donington's historic core from its rural hinterland.
- 4.2.38 The south of the conservation area, and those heritage assets within it, has a more undeveloped edge allowing for more extended views towards and from the south-west. The Site appears relatively screened by intervening topography and tree cover, although on site assessment has not yet been undertaken.
- 4.2.39 The cumulative impact of the proposed and previous development to the north and west of the village is key as the Site has the capacity to sever the link between Castle Donington and its rural hinterland.

Mitigation and Design

- 4.2.40 Opportunities to avoid or mitigate the impact of the Site's development upon the setting of Castle Donington are few owing the large extent of the proposed development.
- 4.2.41 With intervisibility between the Site and the settlement limited to the uppermost parts of the church spire opportunity should be taken to embrace the feature within public views.
- 4.2.42 More generally the retention and promotion of rural features throughout the development would help retain legible vestiges of the former land use. Similarly, the use of landscaping to break up the density of development would be useful, (e.g. belts of planted woodland, including to topographically conspicuous and/or higher areas).
- 4.2.43 In respect of the location of different land uses, the optimal way to mitigate/avoid impact in heritage terms appears to be to adhere with the established pattern, locating industry to the northeast of the Site and residential in the east, south and west.

Group D: Kings Mill



| Map Ref | Name | Designation | Grade | Sensitivity | With Mitigation |
|---------|---|-----------------|-------|-------------|-----------------|
| 10 | Remains of gypsum kiln at King's Mills, adjacent to south-west end of The Cottages | Listed Building | II | Low/Neutral | Low/Neutral |
| 20 | The cottages at King's Mills | Listed Building | II | Low/Neutral | Low/Neutral |
| 24 | The Priest House Hotel | Listed Building | II | Low/Neutral | Low/Neutral |
| 25 | Mill wheel and retaining walls to mill stream at King's Mills, circa 35 metres to south -west of The Priest House Hotel | Listed Building | II | Low/Neutral | Low/Neutral |
| 26 | Bridge over mill stream at King's Mills, with walls to mill stream and mill wheel | Listed Building | II | Low/Neutral | Low/Neutral |

Significance

4.2.44 The Grade II listed buildings at Kings Mills, c.700m to the west of the Site, form part of an identifiable group and collectively have group value.

4.2.45 Kings Mills is first mentioned as a crossing point of the River Trent in a Charter issued in 1009 by Ethelred the Unready, suggesting the situational importance of the area during this period

(Kings College London, 2021)⁵. Its strategic location has served transport, industry and production throughout its existence.

- 4.2.46 Development of Kings Mills in the early modern era includes the extension of navigation on the Trent as far as Burton, the construction of a lock on the river at Kings Mills, an ashlar stone bridge constructed over the mill race c.1800 (Historic England, 1989). Industry flourished in the mills during the 19th century, with the buildings being used as a flour mill, paper mill and flint grinding mill in the early part of the century (J Pigot & Co, 1829), and as a paper mill, corn mill and plaster grinding works by the mid-19th century (White, 1846).
- 4.2.47 There remain mill wheels at the bridge over Mill Stream and the retaining walls over Mill Stream evidencing the previous activities taking place on the complex.
- 4.2.48 Collectively the mill wheels, bridge and retaining wall demonstrate the industrialisation of mill activities in the Regency era and the associated advances in engineering.
- 4.2.49 The cottages, lime kiln and Priest Hole Hotel demonstrate typical late-18th to early 19th century trends in vernacular architecture and construction in their original fabric, using similar materials, although all now have some degree of modernisation and/or extension.

Setting

- 4.2.50 The Site forms part of the extended rural setting of the assets at Kings Mill which appear as an outlier to established settlement centres and are instead primarily associated with the strategic crossing point of the River Trent and the power that could be harnessed from it.
- 4.2.51 The rural nature of its wider setting reflects some of its historical use in processing natural and man-made materials, many of which may also have arrived by river.
- 4.2.52 Park Lane, which runs east/west through the Site, is an ancient route, almost certainly of an early medieval date. The road, which extends up to Castle Donington to the east, connected land to the west via a strategic crossing point of the Trent at Kings Mill. On approach, its ancient character serves as a positive precursor to the group of assets on approach, becoming a winding sunken lane as it descends to the Trent. The experience emphasises the outlying nature of the assets and assists to a minor degree in appreciating their historical interest. Direct views between the Site and the assets are screened by extensive planting associated with Donington Hall's pleasure gardens and topography.
- 4.2.53 As such the Site makes a minor positive contribution to the setting of the assets in Group D.

Mitigation and Design

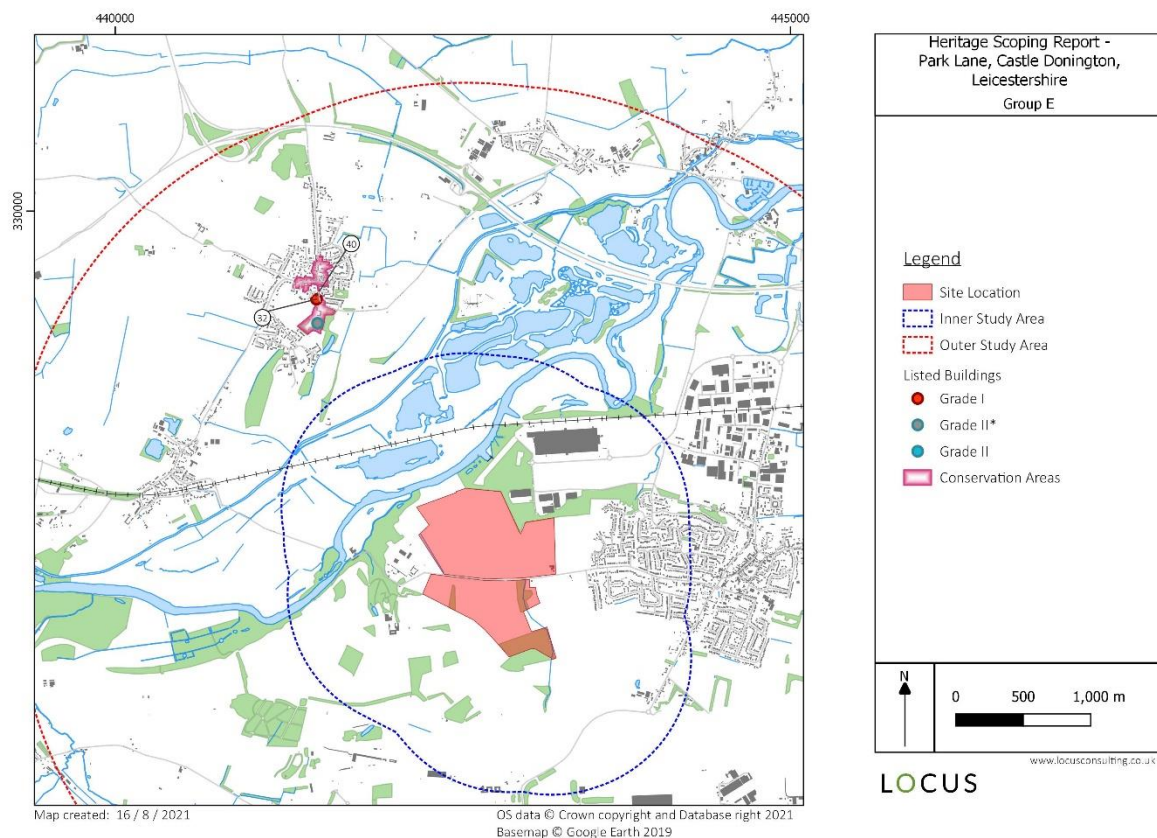
- 4.2.54 Some elements of the Site's development cannot be mitigated, specifically the uptake of extensive areas of farmland that form part of the asset's extended setting.
- 4.2.55 The character of Park Lane is an important approach to the group of assets, reflecting their strategic location. Sustaining the informal design and rural character to the east/west route as far as possible will be an important factor in determining the degree of impact associated

⁵ Translated via Yandex Translate, online, 2021, accessible at [English-Latin online translator and dictionary – Yandex.Translate](#)

with the settings of the assets. As far as possible, and as with assets in Group B, the route should remain a defined and dedicated approach to assets to the west.

4.2.56 Broader mitigation of impact across the entire Site may be achieved through the incorporation of semi-natural landscape features that serve to break up the density of development. The retention and introduction of rural features such as hedgerows, margins, tree belts etc. would also serve to alleviate the impact of the Site’s development.

Group E: Aston Upon Trent



| Map Ref | Name | Designation | Grade | Sensitivity | With Mitigation |
|---------|----------------------|-------------------|-------|-------------|-----------------|
| 30 | Aston Hall | Listed Building | II* | Low/Neutral | Neutral |
| 32 | Church of All Saints | Listed Building | I | Low/Neutral | Neutral |
| 40 | Aston upon Trent | Conservation Area | N/A | Low/Neutral | Neutral |

Significance

4.2.57 Aston-on-Trent is a settlement with Anglo-Saxon origins, which until the 20th century has been dominated by agricultural activity.

4.2.58 The historic core of the village comprises the designated Conservation Area and can be characterised as a relatively flat area with long, straight vistas channelled by strongly

demarcated building lines. It has a strong framework of terraced cottages and ancillary/agricultural buildings painted in vibrant, contrasting white paint and render with black or white painted windows.

- 4.2.59 The village is noted for its roofscape and prominent skyline due to its flat landform which allows the variety of 19th century chimney stacks, weathervanes and the parapet of the church to punctuate the skyline, this is believed to be a deliberately designed feature.
- 4.2.60 Aston Hall, All Saints Church and the village green are all positioned on high ground.
- 4.2.61 The village has close associations with the Holden family who have been in residence at Aston Hall, which sits at the southern end of the Conservation Area, from 1648 until the estate was sold at the turn of the 20th century.
- 4.2.62 Aston Hall is Grade II* and is a small country house built in 1735, with later additions. The grounds of Aston Hall form a large part of the Conservation Area.
- 4.2.63** The Grade I Church of All Saints is a 12th-century church, twice restored in the 19th century. It is the only stone-built building in the Aston on Trent Conservation Area. Square bell tower was heightened in 15th century, and gargoyles added to the string course. 12th century window remains in the western elevation of the tower, and it also holds a memorial to Edward Holden of Aston Hall, dated 1890.

Setting

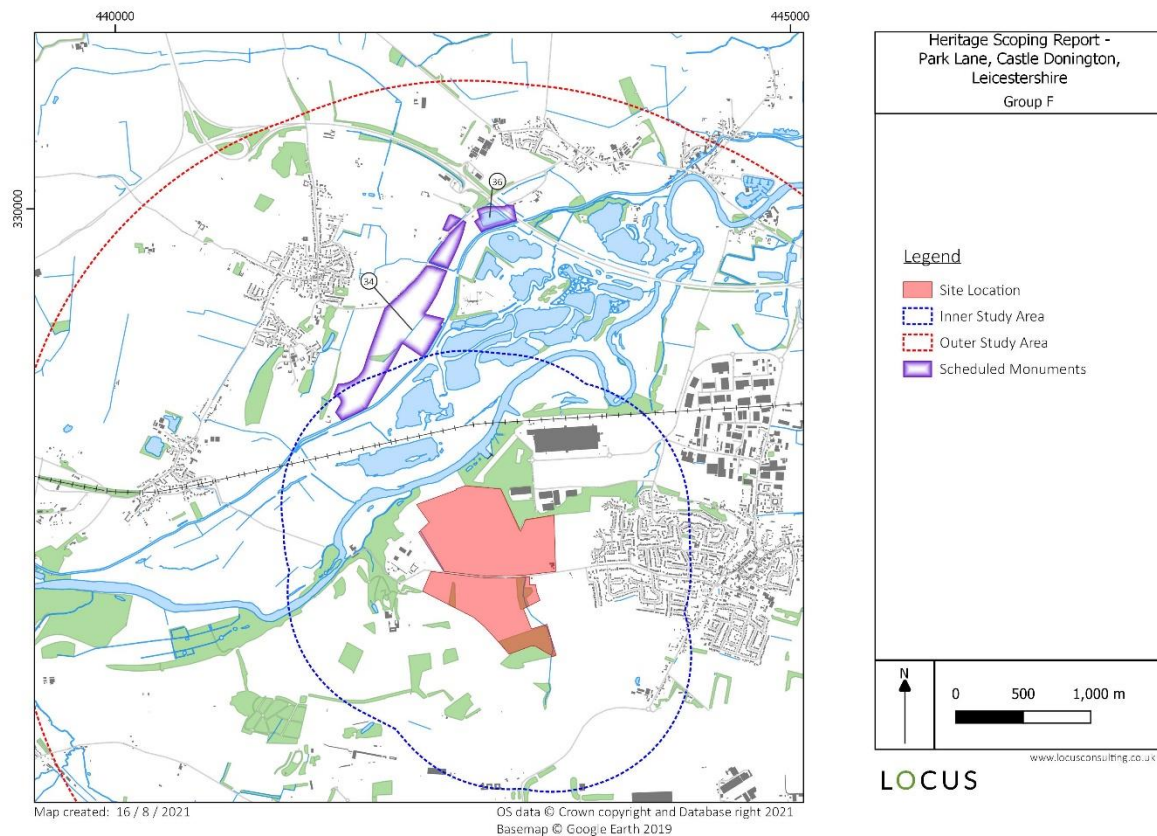
- 4.2.64 The Site forms part of the distant rural setting of the village, church and hall, on the opposing side of the broad valley of the River Trent. The base of the valley is both semi-natural and industrial in character, with higher ground taken up by the town of Castle Donington and rural fields, including those within the Site.
- 4.2.65 The open and undeveloped nature of the Site appears as a distant part of a wider landscape in southerly views from the conservation area and Aston Hall. South easterly views from the hall and area are noted as a valued feature in the conservation area appraisal, but these include a deep foreground that descends to the River Trent.
- 4.2.66 Reciprocal views from the Site are extended and do not allow for appreciation of individual assets, but do locate the conservation area within its rural setting.
- 4.2.67 As such, the Site makes a minor positive contribution to the ability to appreciate the significance of assets within Group E from their settings.

Mitigation and Design

- 4.2.1 Opportunities to mitigate impact are entirely associated with the character of south easterly views from Aston Hall and the Conservation Area. Efforts to promote naturalised features within the views and mitigate the impact of large-scale industrial features would assist in reducing or avoiding harm to the setting of heritage assets.
- 4.2.2 This could conceivably come in the form of woodland planting to the northern fringes of the Site as well as the incorporation of semi-natural landscape features that serve to break up

the density of development. The retention and introduction of rural features such as hedgerows, margins, tree belts etc. would also serve to alleviate the impact of the Site’s development.

Group F: River Corridor Archaeology



| Map Ref | Name | Designation | Grade | Sensitivity | With Mitigation |
|---------|---|--------------------|-------|-------------|-----------------|
| 34 | Iron Age settlement and cursus, with other air photographic marks, SE of Aston-on-Trent | Scheduled Monument | N/A | Low/Neutral | Neutral |
| 36 | Henge complex NW of Hickens Bridge | Scheduled Monument | N/A | Low/Neutral | Neutral |

Significance

4.2.3 The area contains evidence of Iron Age settlement from two ploughed out ditches of cursus, c.100m apart running north-east to south-west for approximately 1.5km. Site includes rings, linear ditches and pit alignments. Excavations have also revealed a bell beaker replaced by long necked beaker barrow. Slight river terrace above the Trent-regularly ploughed, but slight traces of side banks of cursus may still be recognised 10cm above the adjacent plough lands (Derbyshire County Council, 2021).

- 4.2.4 A hengiform complex is situated approximately 1.9km to the north of the Site, consisting of three concentric ditches with two subsidiary circles to the west. Immediately adjacent to the north, a rectangular enclosure apparently with rounded corners, possibly a roman camp. All situated on a small-elevated piece of ground. The prehistoric elements are believed to be related to the nearby Aston cursus complex. The Site was totally destroyed by a farmer in August/ September 1984 by the construction of a reservoir, but excavation of the surviving sections revealed the outer and middle ditches were continuous in plan, and the inner ditch had a causeway on the eastern side and contained the greatest number of artefacts which consisted of small sherds of prehistoric pottery and flint flakes. A shallow pit between the middle and inner ditch contained small fragments of cremated bone, flint and a sherd of pottery (Derbyshire County Council, 2020).
- 4.2.5 A resistivity survey carried out on the strip of land to the north and east of the reservoir clearly show the surviving 75% of the hengiform feature and indicate that a number of other linear features to the north of the reservoir have survived. The features may be traced eastwards beyond their extent as cropmarks and into the vicinity of the hengiform monument (Derbyshire County Council, 2020).
- 4.2.6 Evidence suggests that there were at least three phases of activity at this monument. A linear hollow to the south-east of the triple ring-ditch when excavated suggested a network of small channels, biological assessment indicated that farming had taken place in the vicinity while the channels were silting up (Derbyshire County Council, 2020).
- 4.2.7 Archaeological evidence contained in these two monuments suggest long-ranging in the area which has an evidential and illustrative historical value, as well as being of significant archaeological interest.

Setting

- 4.2.8 The Site forms part of the distant rural setting of the scheduled monuments, on the opposing side of the broad valley of the River Trent. The base of the valley is both semi-natural and industrial in character, with higher ground taken up by the town of Castle Donington and rural fields, including those within the Site.
- 4.2.9 The open and undeveloped nature of the Site appears as a distant part of a wider landscape that features in southerly views from the monuments. Characterised by post-medieval fields, the Site forms part of a much-developed multi-phase agrarian landscape that enables the informed observer to appreciate the ancient heritage of the monuments and their strategic locations within a once extensive semi-natural 'rural' landscape farmed by iron age and later communities. Due to intervening trees and hedgerows and the rising topography, the views are not clear.
- 4.2.10 Reciprocal views from the Site are extended and do not allow for appreciation of individual assets, but do locate the monuments within their low lying rural setting at the base of the Trent valley.
- 4.2.11 As such, the Site makes a minor positive contribution to the ability to appreciate the significance of assets within Group F from their settings.

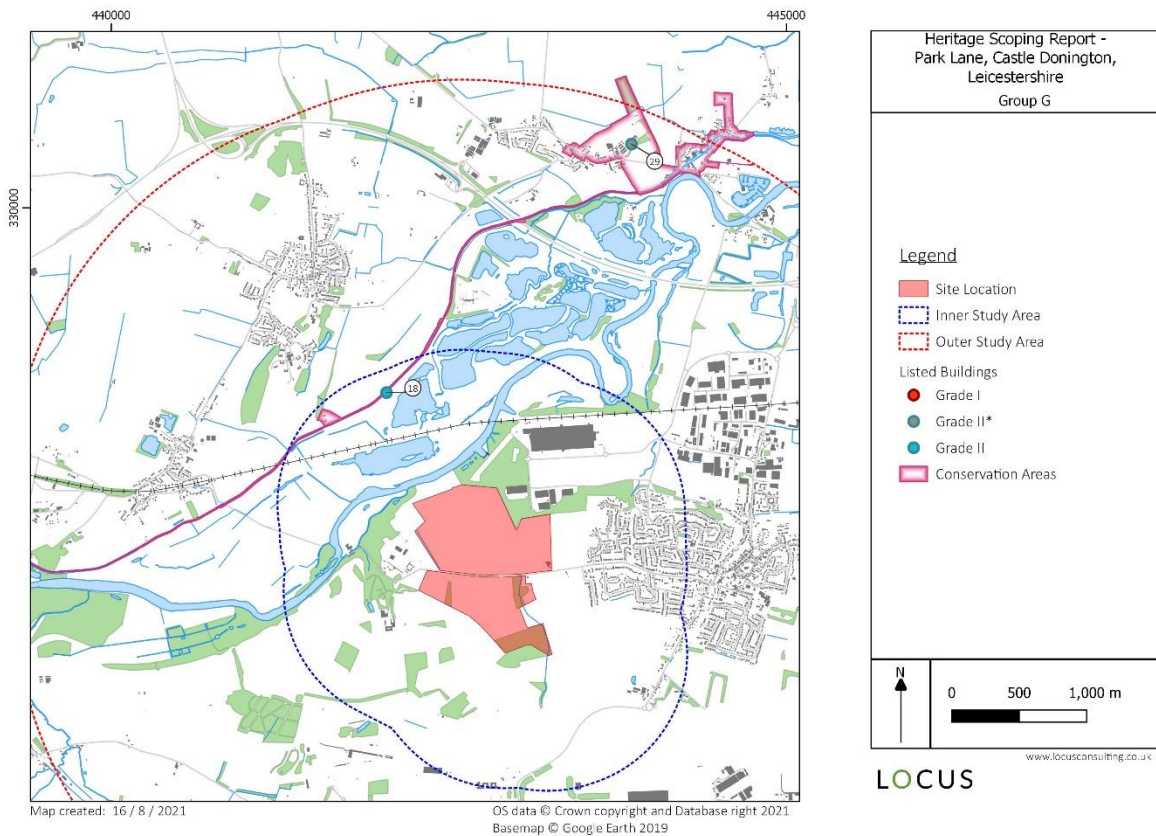
4.2.12 Pending the nature of any archaeological remains within the Site, potential exists for the buried resource within the Site to make a positive contribution to the ability to appreciate the monument’s archaeological interest. With a desire for preservation in situ, the excavation of contemporary remains would have both positive and negative impacts upon the setting of the scheduled monuments.

Mitigation and Design

4.2.13 Opportunities to mitigate impact are entirely associated with the character of southerly views from the monuments. Efforts to promote naturalised features within the views and mitigate the impact of large-scale industrial features would assist in reducing or avoiding harm to the setting of heritage assets.

4.2.14 This could conceivably come in the form of woodland planting to the northern fringes of the Site as well as the incorporation of semi-natural landscape features that serve to break up the density of development. The retention and introduction of rural features such as hedgerows, margins, tree belts etc. would also serve to alleviate the impact of the Site’s development.

Group G: Shardlow Wharf and Trent & Mersey Canal



| Map Ref | Name | Designation | Grade | Sensitivity | With mitigation |
|---------|--|-------------------|-------|-------------|-----------------|
| 18 | Trent and Mersey Canal, canal milepost to east of Weston Grange at SK 420 286 | Listed Building | II | Low | Neutral |
| 29 | Shardlow Hall with attached garden seat to north-east corner, steps c.14m from north-west front and steps c.7m west of south-west corner | Listed Building | II* | Neutral | Neutral |
| 38 | Shardlow Wharf / Trent & Mersey Canal | Conservation Area | N/A | Low | Neutral |

Significance

- 4.2.15 Shardlow was only a hamlet in the early 18th century, with a small country house and grounds (Shardlow Hall) at its eastern perimeter. It was made the terminal port of the Trent and Mersey canal in 1760, which resulted in commercial and ancillary residential development along the banks of the canal and, along with Shardlow Hall and its grounds, forms much of what constitutes the Shardlow Conservation Area. Shardlow is one of only two recognisable inland canal ports in the country and is mooted as having some of the best-preserved examples of canal architecture in Britain. Much was designed by James Brindley.
- 4.2.16 Its proximity to the canal, the River Trent and the former London Road (the A6) contributed to Shardlow's growth. It is a linear form settlement with a variety of individually designed buildings, including workers' cottages, merchants' houses, canal warehouses and public houses, and constructed from brick, stone and render and with mostly hipped, Staffordshire blue clay tile roofs brought into the area via the canal network. The area also encompasses 6 wharfs. Development of Shardlow slowed after the 1840s with the advent of railways causing a degree of redundancy to the canal.
- 4.2.17 Shardlow Hall was built in 1684 and remodelled in the early-18th century by renowned architect Francis Smith. It was further remodelled in 1768 by Joseph Pickford with the addition of Palladian wings, removal of crenelations and internal alterations to re-style the house in a more neo-classical manner (Historic England, 1987). The Hall's association with two notable architects gives it added architectural significance.
- 4.2.18 The Park at Shardlow Hall was laid out in the 18th century, and in the 19th century comprised of a large, flat area of grassland immediate to the house with a deer park further afield which is outwith the boundary of the Conservation Area. The grounds immediate to the Hall have since been subject to shrub and tree planting.
- 4.2.19 The Church of St James was built in 1838 and sited opposite the entrance to Shardlow Hall on land donated by the owner of the Hall, which creates an association between the two buildings. This association is reinforced by the western boundary of the churchyard bounding to both the north and south with the present boundary of the park. The building is constructed of stone with a square tower, side aisles and stone-mullioned windows.
- 4.2.20 A further listed structure sits approximately 1km to the north-west of the Site, a canal milepost inscribed with the date of 1819 and directing to Shardlow 2 miles to the east and Preston

Brook 90 miles to the west (Historic England, 1987). The milepost illustrates the history of the local area in terms of its development as an inland canal port as ephemera associated with canal activities.

Setting

- 4.2.21 Sitting in the Trent Valley, views from the village are generally limited to the occasional panorama, however the survival of the canal network and associated towpaths and footpaths means Shardlow is still able to offer defining views from these areas (South Derbyshire District Council, 2014).
- 4.2.22 The Site forms part of the rural setting of western reaches of the Trent & Mersey Canal and milepost on the opposing side of the broad valley of the River Trent. The base of the valley is both semi-natural and industrial in character, with higher ground taken up by the town of Castle Donington and rural fields, including those within the Site.
- 4.2.23 Intervening industrial development and topography obscures views from Shardow Hall and the main part of the conservation area.
- 4.2.24 Characterised by post-medieval fields, the Site forms a distant part of a wider landscape that features in southerly views from the canal that enables the appreciation of its strategic transport role that extended across tracts of open countryside connecting settlement centres.
- 4.2.25 Reciprocal views from the Site are extended and do not allow for appreciation of the milestone or clear views of the canal, but do locate the latter within its low lying rural setting at the base of the Trent valley.
- 4.2.26 As such, the Site makes a very minor positive contribution to the ability to appreciate the significance of the canal and milestone form within their settings.

Mitigation and Design

- 4.2.27 Opportunities to mitigate impact are entirely associated with the character of southerly views from the western reaches of the canal. Efforts to promote naturalised features within the views and mitigate the impact of large-scale industrial features would assist in reducing the harm upon the setting of heritage asset.
- 4.2.28 This could conceivably come in the form of woodland planting to the northern fringes of the Site as well as the incorporation of semi-natural landscape features that serve to break up the density of development. The retention and introduction of rural features such as hedgerows, margins, tree belts etc. would also serve to alleviate the impact of the Site's development.

4.3 NON-DESIGNATED HERITAGE ASSETS

- 4.3.1 North West Leicestershire District Council have adopted 5 lists of local heritage assets that make a special contribution to the district's architectural and historic interest. The buildings meet the council's 'criteria for identifying local heritage assets', adopted in June 2016.
- 4.3.2 The list is not exhaustive and can be added to in the course of an application for planning permission if an asset meets the criteria. Importantly, in respect of the Site, the list is building based and does not appear to provide for the inclusion of landscape features as non-designated heritage assets.
- 4.3.3 Review of the lists, outside of the Castle Donington Conservation Area, shows that no non-designated heritage assets lie within the Site.
- 4.3.4 Rapid review of traditional buildings pre-dating 1905 in the study area and the HER showed that three potential non-designated heritage assets within the Inner Study Area (1km) may be indirectly impacted upon by development of the Site.

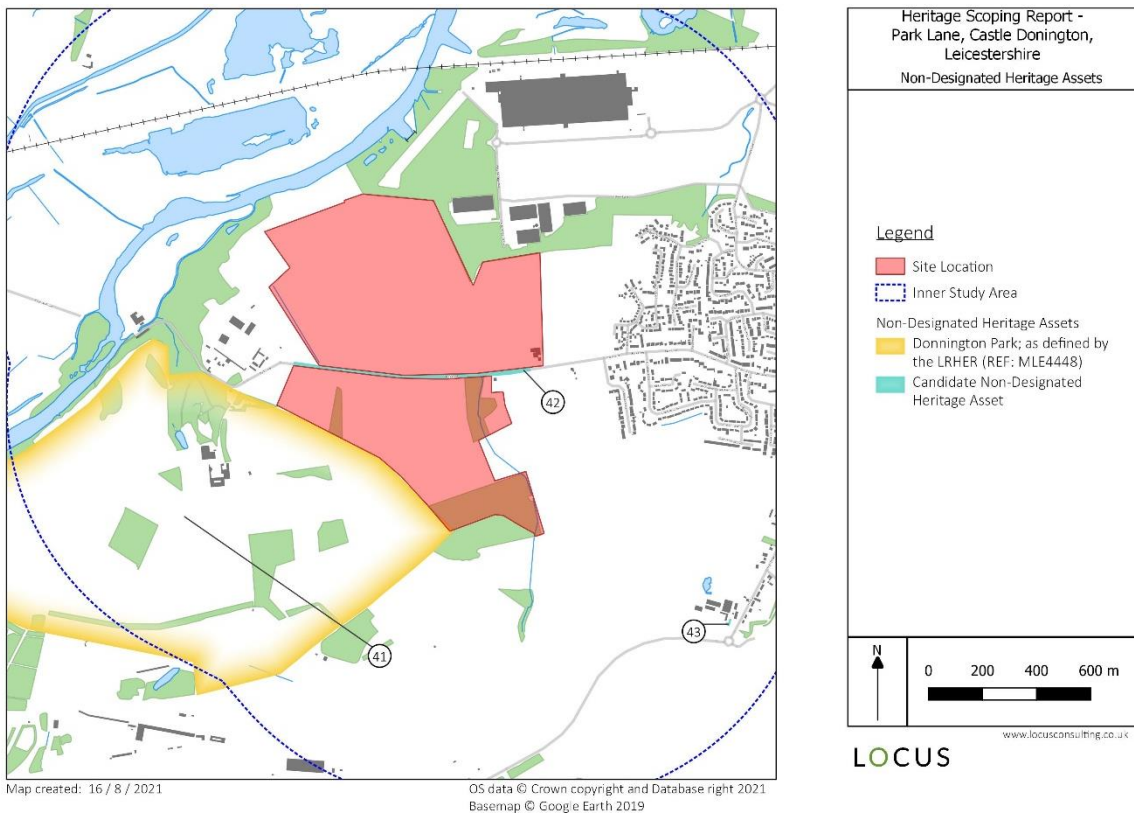


Figure 16: Potential candidate non-designated heritage assets impacted on by the development of the Site

| Map Ref | Name | On Local List? | Sensitivity | With mitigation |
|---------|----------------|----------------|-------------|-----------------|
| 41 | Donington Park | N | High | Moderate |
| 42 | Park Lane | N | High | Moderate/Low |
| 43 | Hill Top House | N | Neutral | Neutral |

Table 2: Potential non-designated heritage assets impacted on by the development of the Site

GARDENS AND GROUNDS OF DONINGTON HALL

Significance

- 4.3.5 The surrounding landscape and parklands to Donington Hall were designed by Humphry Repton, self-proclaimed successor to Capability Brown, which also influenced the design of the Hall (Fryer, 1996).
- 4.3.6 Evidence suggests there has been a Hall or similar residence in situ since at least the 15th century, and the surrounding parkland established since the 12th century.



Figure 17: 1900 Ordnance Survey Map showing parkland around Castle Donington

- 4.3.7 The gardens and grounds of Donington Hall survive in fair condition and are included in the Leicestershire Historic Environment Record. Notably, the grounds of Donington Hall are afforded greater protection through forming an important part of the setting of the grade II* listed Donington Hall and other assets.
- 4.3.8 Due to its historical associations the parkland is likely to be considered as a non-designated heritage asset, although the local authority's adopted criteria do not currently extend to designed landscapes.

Setting

- 4.3.9 The parkland is bordered by the River Trent to the west, Donington Park Racetrack to the south and East Midlands Airport to the east. Views to the north are restricted due to topography, except from elevated parts of the park, which overlook the Site and River Trent valley.

- 4.3.10 To the west, north and east the parkland sits in a wider rural setting, with land within the Site historically associated with the Donington Estate and used for fox hunting and farming.

Mitigation and Design

- 4.3.1 The potential for mitigation is very similar to that which might applied to the hall itself.
- 4.3.2 Some elements of the Site's development cannot be mitigated, specifically the uptake of extensive areas of farmland associated with the Donington Hall Estate that form part of the park's extended rural setting. As this is one of the final extensive areas of the park's rural setting its contribution is accentuated.
- 4.3.3 The character of Park Lane is a key approach to the reserved parkland area. Sustaining the informal design and rural character to the east/west route as far as possible will be an important factor in determining the degree of impact associated with the setting of the parkland. As far as possible, the route should remain a defined and dedicated approach from the east.
- 4.3.4 Views from high ground within the parkland to the immediate southwest of the Site may be sensitive to the Site's development, particularly if the views east and north (over the Site are enjoyed contiguously with the hall to the west. Residential land use in the southwest of the Site, embracing parkland informal elements with its design is likely to work well (e.g. dispersed specimen trees, lower density detached dwellings, generous garden space etc.). Notwithstanding, overtly designed features such as tree-lined avenues should be avoided as they would detract from the designed are of parkland itself.
- 4.3.5 Broader mitigation of impact across the entire Site may be achieved through the incorporation of semi-natural landscape features that serve to break up the density of development. The retention and introduction of rural features such as hedgerows, margins, tree belts etc. would also serve to alleviate the impact of the Site's development.

PARK LANE

Significance

- 4.3.6 Park Lane is an historic tree-lined route connecting Castle Donington with a strategic crossing point at the River Trent.
- 4.3.7 The feature has likely existed for well over a millennium and was probably incorporated in the Donington Hall Estate at some point in or after the 12th century. Predominantly lined with regularly spaced Ash trees with generous borders, the feature now forms part of a designed approach to the hall and the Kings Mill crossing.
- 4.3.8 It is unusual for lanes and avenues to be identified as non-designated heritage assets however some local authorities have succeeded in affording them the status in the planning balance.

Setting

- 4.3.9 The feature lies wholly within the Site and therefore may be both directly and indirectly impacted upon by the Site development.
- 4.3.10 The Site forms much if not the entirety of the lane's immediate and distant setting. Rural fields of post-medieval date flank the thoroughfare which terminates at the pleasure gardens of Donington Hall and the site of Kings Mills adjacent the River Trent. The setting creates a pleasant rural ambience that is critical to the lane's rural status and character.

Mitigation and Design

- 4.3.11 Some elements of the Site's development cannot be mitigated, specifically the uptake of extensive areas of farmland either side of Park Lane that form part of its immediate and extended setting.
- 4.3.12 Sustaining the informal design and rural character to the east/west route as far as possible will be a key factor in determining the degree of impact. As far as possible, the route should remain a defined and dedicated approach connecting Castle Donington and assets to the west.

HILL TOP HOUSE

Significance

- 4.3.13 Late 18th or early 19th century farmhouse and outbuildings. Two-story, red brick with slate roof.
- 4.3.14 Principal, classically styled elevation faces south.

Setting

- 4.3.15 Beyond its extended garden plot the farmhouse faces south onto a highway and on to the western end of East Midlands Airport runway. Traditional and large modern prefabricated outbuildings are located to the northeast, in the direction of the Site.
- 4.3.16 Open farmland rise to the north and west, in the direction of the Site, obscuring views.

Mitigation and Design

- 4.3.17 There is no perceived impact upon the setting of the asset to mitigate or avoid.

5 DISCUSSION & CONCLUSIONS

5.1 ARCHAEOLOGY

- 5.1.1 Designated archaeological remains of national significance are protected under law by the “Ancient Monuments and Archaeological Areas Act (1979)”. Non-designated archaeological remains of equivalent significance to scheduled monuments are also afforded a commensurate level of protection under Footnote 68 of Paragraph 200 of the National Planning Policy Framework (2021).
- 5.1.2 The Site contains no scheduled monuments. It is considered that the likelihood of the Site containing archaeological remains demonstrably of equivalent significance to scheduled monuments is moderate.
- 5.1.3 There is a high likelihood for the Site to contain remains of local to regional archaeological interest, mainly in the form of activity associated with Prehistoric settlement and funerary activity, environmental remains preserved in waterlogged deposits within paleochannels, and Roman and later remains associated with rural land use.
- 5.1.4 To more fully understand the nature level and extent of the archaeological resource within the Site, a programme of Geophysical survey may be required. Pending the results of the survey a programme of trial trenching to characterise the nature, level and extent of the archaeological resource should be anticipated prior to the determination of any planning permission.
- 5.1.5 Accounting for excavation of adjacent areas to the east, it is unlikely that archaeological remains (if found) would undermine the principle of the Site’s development. They could however be a material consideration in the layout of any future scheme.
- 5.1.6 The results of any fieldwork could inform initial layouts for the proposed development of the Site. In the event that remains of very high significance are found, future layouts should maintain a degree of flexibility in order to retain any such remains in situ.

5.2 DESIGNATED HERITAGE ASSETS

- 5.2.1 Designated Heritage Assets are protected under law by the ‘Ancient Monuments and Archaeological Areas Act 1979’ and the ‘Planning (Listed Buildings and Conservation Areas) Act (1990)’. In the case of listed buildings, legal protection extends to their setting (see Appendix 2). The setting of other designated and non-designated heritage assets is a matter of national and local planning policy.
- 5.2.2 The National Planning Policy Framework (NPPF), published in 2021, sets out the UK Government’s requirements for the protection and enhancement of the historic environment within the development process, and identifies the historic environment as a non-renewable, fragile, and finite resource and places great weight upon its conservation (see Appendix 2).
- 5.2.3 Greatest sensitivity arises from the groups of assets associated with the Donington Hall Estate, including the Grade II* listed hall and several Grade II assets within the pleasure gardens, deer park and at the hall’s main northern gateway.

- 5.2.4 A lesser and more distant degree of sensitivity is associated with Castle Donington Conservation Area and multiple heritage assets within it, with the rural character of the Site forming part of the town's hinterland.
- 5.2.5 In all cases, visual connections between the Site and heritage assets are not strong, although physically prominent development, such as industrial uses, may impact negatively upon assets' settings, with areas of higher ground and western parts of the Site of highest sensitivity.
- 5.2.6 In the majority of instances there is good opportunity to avoid and/or minimise the degree of potential impact through design and mitigation. Key design and mitigation measures include:
- Retention of Park Lane as a dedicated informal approach to Donington Hall and associated assets
 - Retention and promotion of rural characteristics within the Site
 - Use of planting and naturalised features to screen and break up the density of development
 - Adoption of key views of the spire of the Church of St Edward King and Martyr
 - Location of low-density residential land uses to upper slopes adjacent Donington Park
- 5.2.7 Any harmful impact brought about by the development of the Site would need to be convincingly outweighed by the public benefits of the development.

5.3 NON-DESIGNATED HERITAGE ASSETS

- 5.3.1 Under Paragraph 203 of the NPPF, non-designated heritage assets have a material consideration in the planning process. The policy 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.'*
- 5.3.2 Paragraph 189 also sets out that heritage assets should be conserved in a manner appropriate to their significance.
- 5.3.3 The Site lies to the immediate northeast of the gardens and grounds of Donington Hall as defined by the Leicestershire and Rutland HER (see Figure 17). Due to its historical associations the parkland is likely to be considered as a non-designated heritage asset, and the Site makes a positive contribution to its setting.
- 5.3.4 Park Lane bisects the Site east to west, connecting Castle Donington to Donington Hall and the Kings Mill. The Site forms the immediate setting of the tree lined avenue. The setting creates a pleasant rural ambience that is critical to the lane's rural status and character.
- 5.3.5 Development of the Site will likely bring harm to ability of appreciate both of the candidate non-designated heritage assets from within their settings though the take up of existing farmland. The associated harm would need to be weighed in the planning balance.

APPENDIX 1: METHOD

Aims and Scope

This assessment evaluates the significance of known and heritage assets within the Site and its environs and their sensitivity to the proposed development of the Site in principle.

The results are intended to identify constraints and opportunities that can be used to inform the creation of a development masterplan for the Site.

Principles of Cultural Heritage Assessment (IEMA, 2021) is recent guidance was developed jointly by IEMA, IHBC and ClfA in July 2021. This document sets out a standardised framework which can be used to assess the impact of proposed works on cultural heritage assets and their significance, thus supporting their sustainable management.

GPA 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015), provides information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include: assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

For the purposes of assessing potential impact on the setting of heritage assets, the procedures laid out within the Historic England document Historic England Good Practice Advice Note 3: The Setting of Heritage Assets (Historic England, 2017) have been followed.

Advice set out within the Historic England documents Conservation Principles, Policies and Guidance (English Heritage, 2008), Management of Research Projects in the Historic Environment: The MoRPHE Project Manager's Guide (Historic England, 2015), and the Chartered Institute for Archaeologists' (ClfA) Standard and Guidance: historic environment desk-based assessment (Chartered Institute for Archaeologists, 2014) have been followed.

The Heritage Resource

The heritage resource is divided into two broad categories, designated heritage assets and non-designated heritage assets. Designated heritage assets are considered to be of national and regional importance, whilst non-designated heritage assets are considered to be of local importance.

Designated heritage assets consist of:

- World Heritage Sites
- Scheduled Monuments
- Listed Buildings
- Registered Parks and Gardens
- Registered Battlefields
- Protected Wreck Sites

- Conservation areas (for the purposes of this assessment, Conservation areas will be included as designated heritage assets)

The various elements of the heritage resource have been taken into account, and the potential development impacts upon them considered.

Sources

The following sources of heritage and planning data and information were consulted as a minimum:

Designated Heritage Asset data

These datasets are available from Historic England and contain data on all recorded designated heritage assets in England, i.e., World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites. The data was consulted in September 2021.

Cartographic Sources

Historic mapping was obtained online. Information from historic maps, other than tracing the above-ground development of a Site or place, can assist in the assessment of archaeological potential by highlighting previously unrecorded features, enabling an understanding of how the land has been managed in the recent past and identifying areas where development is likely to have removed or truncated below-ground archaeological deposits. All maps consulted are listed in the References of the main report.

National Legislation and Planning Documents

The treatment of the historic environment within a development and planning context is governed by legislation and national policy set out by the National Planning Policy Framework (NPPF), which itself dictates local authority planning policy. All relevant national and local planning policy documents were consulted in September 2021 and are detailed in Appendix 2.

Assumptions and Limitations

Much of the information used by this assessment consists of secondary information compiled from a variety of sources. The assumption is made that this information is sufficiently accurate.

The local Historic Environment Record is a record of known archaeological and historic environment features. It is not an exhaustive record of all surviving historic environment features, and it does not preclude the existence of further features which are unknown at present.

CONTRIBUTION TO SETTING

The contribution that a site or other element of a development makes to a heritage asset's significance is expressed using the criteria below:

| Contribution | Degree to which Setting Contributes to Significance of the Heritage Asset |
|---------------------|--|
| Neutral | The site/area of works makes no contribution to the significance of a heritage asset or its setting. |
| Minor | The Site/area of works forms a modest part of a heritage asset's physical fabric or makes a modest contribution to the experience of a heritage asset's significance from within its setting. |
| Moderate | The site/area of works forms a notable and positive element of a heritage asset's physical fabric or makes a modest contribution to the experience of a heritage asset's significance from within its setting. |
| High | The Site/area of works forms an important part of a heritage asset's fabric or enables the experience of an important element of a heritage asset's significance from within its setting. |
| Very High | The Site/area of works forms a critical part of a heritage asset's fabric or enables the experience of a critical element of a heritage asset's significance from within its setting. |

5.3.6 The character of the Site may already have a detrimental impact upon the significance of a heritage asset to varying degrees which can be expressed using the same terminology above (very high to low). In this instance, development may have the opportunity bring about positive change within the setting of a heritage asset.

DEFINITIONS OF IMPACT/SENSITIVITY

| LEVEL OF HARM and/or DEGREE OF SENSITIVITY | DEFINITION |
|---|--|
| Less Than Substantial Harm | |
| Low | Minor adverse impact upon the significance and/or setting of a designated heritage asset. E.g. loss or partial loss of a valued characteristic of a heritage asset or its setting that is not fundamental or critical to its significance. |
| Moderate | Medium adverse impact upon the significance and/or setting of a designated heritage asset. E.g. loss or partial loss of a valued characteristic of a heritage asset or its setting that is an important or very important, but not fundamental or critical, element of its significance. |
| High | High adverse impact upon the significance and/or setting of a designated heritage asset. E.g. loss or partial loss of a valued characteristic of a heritage asset or its setting that is very important, if not fundamental or critical, to its significance. |
| Substantial Harm | |
| Very High or Substantial Harm | Impact to such a degree that the significance of a heritage asset is entirely lost or a fundamental part of it is vitiated. |

The terms above, with exception of substantial harm, also apply to the impact of a development upon non-designated heritage assets.

N.B. Similar hierarchical language (low, moderate, high, very high) and criteria of impact applies to the beneficial outcomes of a proposed development.

APPENDIX 2: PLANNING POLICY

Table 1: National Legislation relevant to the proposed development.

| | |
|--|---|
| Planning (Listed Buildings and Conservation Areas) Act (1990) | <p>The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (that is those buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance).</p> <p>A Listed Building may not be demolished or altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted.</p> <p>There are three grades of listed building (in descending order): Grade I: buildings of exceptional interest; Grade II*: particularly important buildings of more than special interest; and Grade II: buildings of special interest, warranting every effort to preserve them.</p> <p>When making a decision on all <u>listed building consent</u> applications or any decision on a planning application for <u>development</u> that affects a <u>listed building</u> or its <u>setting</u>, a <u>local planning authority</u> must have special regard to the desirability of <u>preserving</u> the <u>building</u> or its setting or any features of <u>special architectural</u> or <u>historic interest</u> which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.</p> <p>The Act requires local planning authorities to pay special attention throughout the planning process to desirability of preserving or enhancing the character or appearance of a Conservation Area.</p> |
|--|---|

Table 2: National Policy relevant to the proposed development

| Title | Content |
|---------------------------------------|---|
| NPPF Chapter 16, Paragraph 189 | Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. |
| NPPF Chapter 16, Paragraph 190 | Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take |

| | |
|--|---|
| | <p>into account:</p> <ul style="list-style-type: none"> a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place. |
| <p>NPPF Chapter 16, Paragraph 194</p> | <p>In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</p> |
| <p>NPPF Chapter 16, Paragraph 195</p> | <p>Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.</p> |
| <p>NPPF Chapter 16, Paragraph 197</p> | <p>In determining applications, local planning authorities should take account of:</p> <ul style="list-style-type: none"> a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness. |
| <p>NPPF Chapter 16, Paragraph 199</p> | <p>When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given</p> |

| | |
|---------------------------------------|--|
| | 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, total loss or less than substantial harm to its significance. |
| NPPF Chapter 16, Paragraph 200 | <p>Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:</p> <p>a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;</p> <p>b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.</p> |
| NPPF Chapter 16, Paragraph 201 | <p>Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:</p> <p>a) the nature of the heritage asset prevents all reasonable uses of the site; and</p> <p>b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</p> <p>c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and</p> <p>d) the harm or loss is outweighed by the benefit of bringing the site back into use.</p> |
| NPPF Chapter 16, Paragraph 202 | 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. |
| NPPF Chapter 16, Paragraph 203 | The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. 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. |

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| NPPF Chapter 16, Paragraph 204 | Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred. |
| NPPF Chapter 16, Paragraph 205 | Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible ⁶⁹ . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. |
| NPPF Chapter 16, Paragraph 206 | Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. |
| NPPF Chapter 16, Footnote 68 | Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets. |

Table 3: Saved policies extracted from the North West Leicestershire Local Plan (adopted 2006), relevant to the proposed development and the historic environment.

| Policy | Content |
|---------------|--|
| S3 | <p>Countryside</p> <p>Land outside the Limits to Development is identified as countryside where those uses listed (a) to (s) below will be supported, subject to those considerations set out in criteria (i) to (vi) below.</p> <p>(a) Agriculture including agricultural workers dwellings;</p> <p>(b) Forestry including forestry workers dwellings;</p> <p>(c) The preservation of Listed Buildings;</p> <p>(d) The re-use and adaptation of buildings for appropriate purposes including housing in accordance with the Settlement Hierarchy (Policy S2);</p> <p>(e) The redevelopment of previously developed land in accordance with Policy S2;</p> <p>(f) Flood protection;</p> <p>(g) Affordable housing in accordance with Policy H5;</p> <p>(h) The extension and replacement of dwellings;</p> |

- (i) Expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
 - (j) Sites for Gypsies and Travellers and Travelling Showpeople in accordance with Policy H7;
 - (k) Small-scale employment generating development or farm diversification;
 - (l) Community services and facilities meeting a proven local need;
 - (m) Development by statutory undertakers or public utility providers;
 - (n) Recreation and tourism;
 - (o) Renewable energy;
 - (p) Development at East Midlands Airport in accordance with Policy Ec5;
 - (q) Development at Donington Park Racetrack in accordance with Policy Ec8;
 - (r) Transport infrastructure;
 - (s) Employment land in accordance with the provisions of Policy Ec2.
- Developments in accordance with (a) to (s) above will be supported where:
- (i) the appearance and character of the landscape, including its historic character and features such as biodiversity, views, settlement pattern, rivers, watercourses, field patterns, industrial heritage and local distinctiveness is safeguarded and enhanced. Decisions in respect of impact on landscape character and appearance will be informed by the Leicester, Leicestershire and Rutland Historic Landscape Characterisation Study, National Character Areas and any subsequent pieces of evidence; and
 - (ii) it does not undermine, either individually or cumulatively with existing or proposed development, the physical and perceived separation and open undeveloped character between nearby settlements either through contiguous extensions to existing settlements or through development on isolated sites on land divorced from settlement boundaries; and
 - (iii) it does not create or exacerbate ribbon development; and
 - (iv) built development is well integrated with existing development and existing buildings, including the re-use of existing buildings, where appropriate; and
 - (v) the development will not seriously undermine the vitality and viability of existing town and local centres; and
 - (vi) The proposed development is accessible, or will be made accessible, by a range of sustainable transport

| | |
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| <p>HE1</p> | <p>Conservation and enhancement of North West Leicestershire’s historic environment</p> <p>(1) To ensure the conservation and enhancement of North West Leicestershire’s historic environment, proposals for development, including those designed to improve the environmental performance of a heritage asset, should:</p> <p>a) Conserve or enhance the significance of heritage assets within the district, their setting, for instance significant views within and in and out of Conservation Areas;</p> <p>b) Retain buildings, settlement patterns, features and spaces, which form part of the significance of the heritage asset and its setting;</p> <p>c) Contribute to the local distinctiveness, built form and scale of heritage assets through the use of appropriate design, materials and workmanship;</p> <p>d) Demonstrate a clear understanding of the significance of the heritage asset and of the wider context in which the heritage asset sits.</p> <p>(2) There will be a presumption against development that will lead to substantial harm to, or total loss of significance of a designated heritage asset. Proposals will be refused consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss or all of the following apply:</p> <ul style="list-style-type: none"> • The nature of the heritage asset prevents all reasonable uses of the site; and • no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and • conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and • The harm or loss is outweighed by the benefit of bringing the site back into use. 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 securing its optimum viable use. <p>(3) Where permission is granted, where relevant the Council will secure appropriate conditions and / or seek to negotiate a Section 106 Obligation to ensure that all heritage assets are appropriately managed and conserved.</p> <p>(4) The District Council will support development that conserves the significance of non-designated heritage assets including archaeological remains.</p> |
|-------------------|---|

APPENDIX 3: THE KNOWN HISTORIC ENVIRONMENT RESOURCE

| Map Ref | NHLE Reference | Type | Name | Grade |
|---------|----------------|-----------------|--|-------|
| 1 | 1074144 | Listed Building | DONINGTON HALL AND ATTACHED CHAPEL, STABLES AND GAME ROOM | II* |
| 2 | 1074145 | Listed Building | COPPICE LODGE | II |
| 3 | 1074148 | Listed Building | 71, HIGH STREET | II |
| 4 | 1074152 | Listed Building | NUMBER 72 AND ATTACHED OUTBUILDINGS | II |
| 5 | 1074153 | Listed Building | DOVECOTE AT NUMBER 72 | II |
| 6 | 1074154 | Listed Building | WALL ALONG SOUTH SIDE OF FRONT GARDEN AT NUMBER 88 (POOL CLOSE FARMHOUSE) | II |
| 7 | 1074155 | Listed Building | MILEPOST AT OS SK 432258 | II |
| 8 | 1074157 | Listed Building | THE LODGE, WITH ATTACHED GATEPIER AND WALL | II |
| 9 | 1074158 | Listed Building | HOME FARMHOUSE | II |
| 10 | 1074159 | Listed Building | REMAINS OF GYPSUM KILN AT KING'S MILLS, ADJACENT TO SOUTH WEST END OF THE COTTAGES | II |
| 11 | 1101461 | Listed Building | 75, HIGH STREET | II |
| 12 | 1101490 | Listed Building | 67, HIGH STREET | II |
| 13 | 1101518 | Listed Building | STARKEYS BRIDGE | II |
| 14 | 1101549 | Listed Building | THE DAIRY | II |
| 15 | 1101748 | Listed Building | CHAIN BRIDGE | II |
| 16 | 1101785 | Listed Building | POOL CLOSE FARMHOUSE | II |

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|----|---------|-----------------|--|-----|
| 17 | 1101789 | Listed Building | LONG WELL AND ADJOINING WALL APPROXIMATELY 35 METRES SOUTH OF NUMBER 88 | II |
| 18 | 1280316 | Listed Building | TRENT AND MERSEY CANAL, CANAL MILEPOST TO EAST OF WESTON GRANGE AT SK 420 286 | II |
| 19 | 1347778 | Listed Building | GATEPIERS AND WALL ADJACENT TO AND NORTH EAST OF THE LODGE | II |
| 20 | 1347805 | Listed Building | THE COTTAGES AT KINGS MILLS | II |
| 21 | 1350329 | Listed Building | 65, HIGH STREET | II |
| 22 | 1361332 | Listed Building | THE COUNTESS' CROSS | II |
| 23 | 1361335 | Listed Building | CHARNWOOD COTTAGE | II |
| 24 | 1361337 | Listed Building | The Priest House Hotel | II |
| 25 | 1361338 | Listed Building | MILL WHEEL AND RETAINING WALLS TO MILL STREAM AT KING'S MILLS, CIRCA 35 METRES TO SOUTH WEST OF THE PRIEST HOUSE HOTEL | II |
| 26 | 1361349 | Listed Building | BRIDGE OVER MILL STREAM AT KING'S MILLS, WITH WALLS TO MILL STREAM AND MILL WHEEL | II |
| 27 | 1074176 | Listed Building | THE NUNNERY | II* |
| 28 | 1088352 | Listed Building | WESTON HALL | II* |
| 29 | 1088368 | Listed Building | SHARDLOW HALL WITH ATTACHED GARDEN SEAT TO NORTH-EAST CORNER, STEPS C.14M FROM NORTH-WEST FRONT AND STEPS C.7M WEST OF SOUTH-WEST CORNER | II* |
| 30 | 1096430 | Listed Building | ASTON HALL | II* |
| 31 | 1205737 | Listed Building | CHURCH OF ST MARY | I |
| 32 | 1281625 | Listed Building | CHURCH OF ALL SAINTS | I |
| 33 | 1361370 | Listed Building | CHURCH OF ST EDWARD KING AND MARTYR | II* |

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|----|---------|--------------------|---|-----|
| 34 | 1003279 | Scheduled Monument | IRON AGE SETTLEMENT AND CURSUS, WITH OTHER AIR PHOTOGRAPHIC MARKS, SE OF ASTON-ON-TRENT | N/A |
| 35 | 1005087 | Scheduled Monument | HEMINGTON CHAPEL | N/A |
| 36 | 1007034 | Scheduled Monument | HENGE COMPLEX NW OF HICKENS BRIDGE | N/A |
| 37 | 1011608 | Scheduled Monument | ENCLOSURE CASTLE AT CASTLE DONINGTON | N/A |
| 38 | N/A | Conservation Area | SHARDLOW WHARF / TRENT & MERSEY CANAL | N/A |
| 39 | N/A | Conservation Area | CASTLE DONINGTON | N/A |
| 40 | N/A | Conservation Area | ASTON ON TRENT | N/A |

Table 3 Designated Heritage Assets

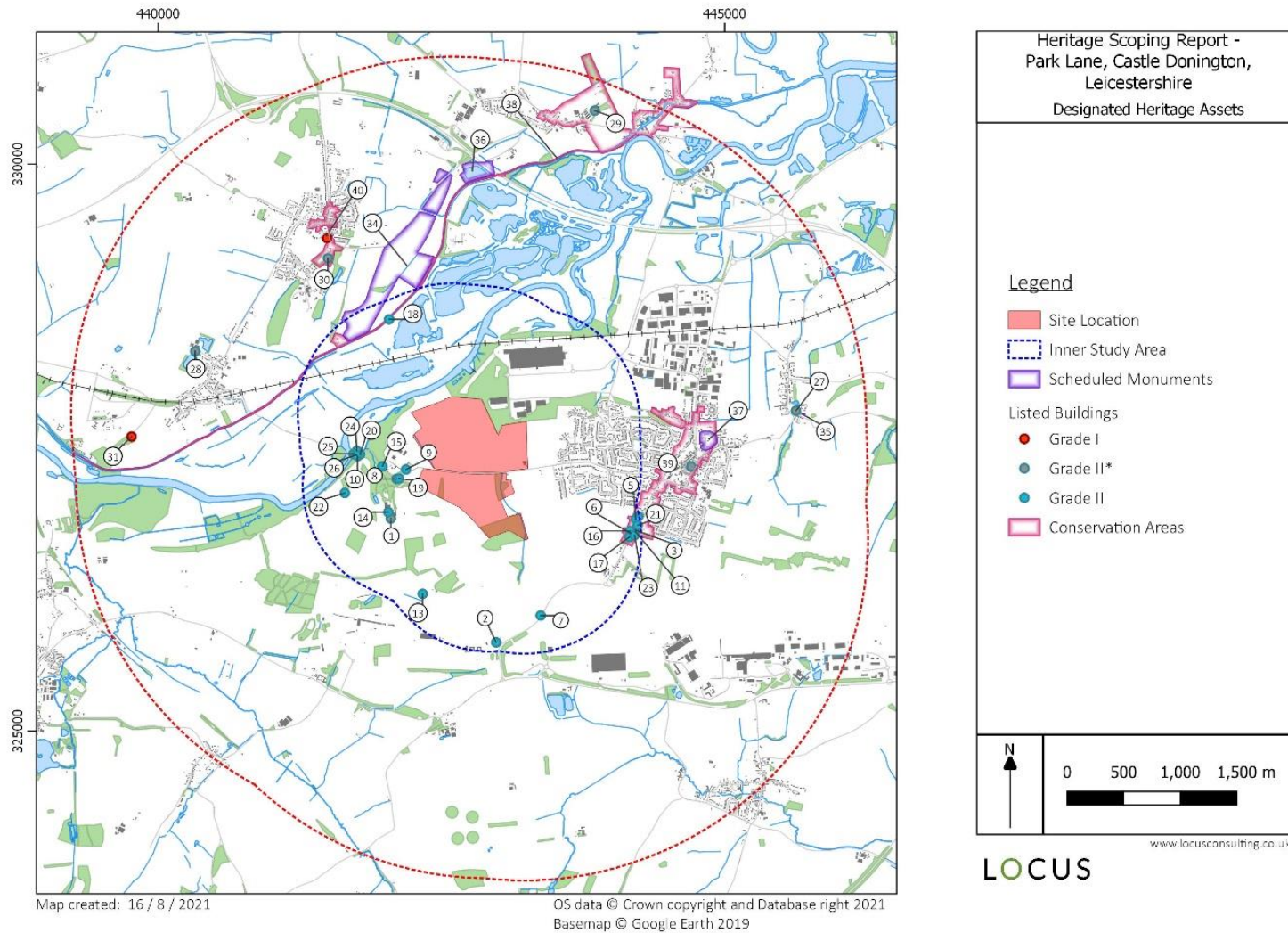


Figure 18 Designated heritage assets

| Map Ref | Name |
|---------|----------------|
| 41 | Donington Park |
| 42 | Park Lane |
| 43 | Hill Top House |

Table 4 Candidate non-designated heritage assets

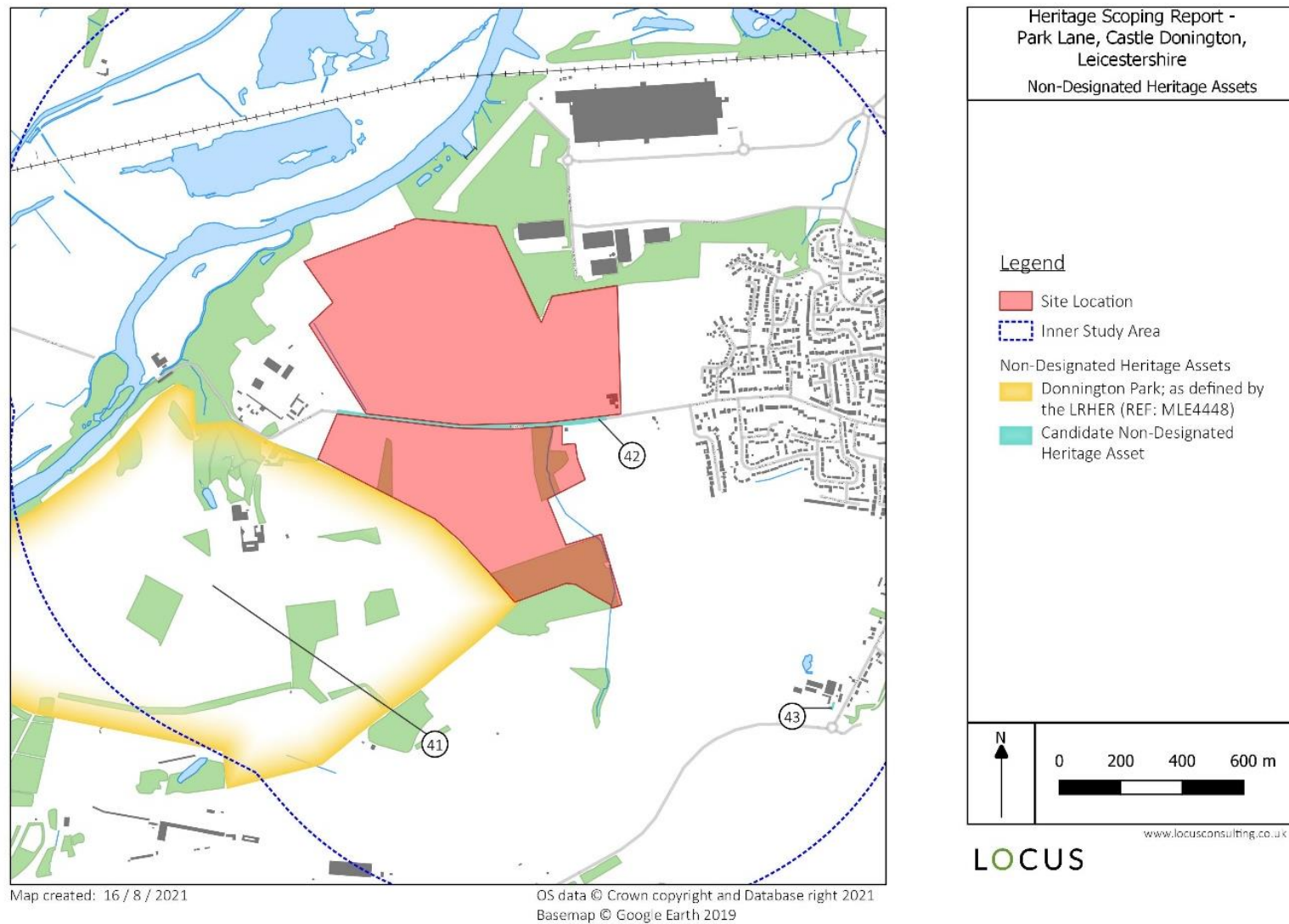


Figure 19: Candidate non-designated heritage assets

| Map Ref | HER Reference | Name | Monument Type | Period |
|---------|---------------|---|------------------|---|
| 30 | MLE11155 | WALL ALONG S SIDE OF FRONT GARDEN AT NO. 88 (POOL CLOSE FARMHOUSE), HIGH STREET (WEST SIDE), CASTLE DONINGTON | WALL | Early Post-medieval to Modern |
| 31 | MLE11156 | LONG WELL AND ADJOINING WALL APPROX 35M S OF NO. 88, 88, HIGH STREET (WEST SIDE), CASTLE DONINGTON | WALL, TROUGH | Early Post-medieval to Modern |
| 32 | MLE11307 | GATEPIER AND WALL ADJACENT TO LODGE, PARK LANE, CASTLE DONINGTON | WALL | Late Post-medieval |
| 33 | MLE11306 | GATEPIER AND WALL ATTACHED TO LODGE, PARK LANE, CASTLE DONINGTON | WALL, GATE PIER | Late Post-medieval |
| 34 | MLE16135 | Midland Railway, Derby to Weston & Trent | RAILWAY | Late Post-medieval to Modern |
| 35 | MLE16297 | River Trent Navigation | RIVER NAVIGATION | Early Post-medieval to Late Post-medieval |
| 36 | MLE11152 | WALLS, RAILINGS, GATE PIERS, GATES & STEPS TO FRONT OF NO 72, 72, HIGH STREET (WEST SIDE), CASTLE DONINGTON | WALL, GATE | Late Post-medieval to Modern |
| 37 | MLE9302 | Town Brook Culvert | CULVERT | Post-medieval |
| 38 | MLE18822 | Post-medieval wall and lean-to structure, Towles Pastures | WALL, BUILDING | Late Post-medieval to Modern |
| 39 | MLE20914 | Turnpike Road, Tamworth to Sawley Ferry | TOLL ROAD | Late Post-medieval |
| 40 | MLE20914 | Turnpike Road, Tamworth to Sawley Ferry | TOLL ROAD | Late Post-medieval |
| 42 | MLE7618 | Battleaxe, Kings Mills | FINDSPOT | Early Bronze Age |

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|----|----------|---|----------------|---|
| 43 | MLE9696 | Prehistoric flint, Moss Pit | FINDSPOT | Early Neolithic to Late Bronze Age |
| 44 | MLE9671 | Civil War Battle, Kings Mills | BATTLEFIELD | Early Post-medieval |
| 45 | MLE4444 | Early post-medieval building predating Donington Hall | COUNTRY HOUSE | Early Post-medieval to Late Post-medieval |
| 46 | MLE7282 | Neolithic axe found south east of Donington Hall | FINDSPOT | Neolithic |
| 47 | MLE8270 | Sandstone blocks from west of Donington Hall | FINDSPOT | Unknown |
| 48 | MLE10296 | Anglo-Saxon pottery from north of Park Lane | DITCH | Early Anglo Saxon to Middle Anglo Saxon |
| 49 | MLE4453 | Medieval watermill site, Kings Mills | WATERMILL | Late Anglo Saxon to Late Medieval |
| 50 | MLE20672 | Iron Age pit north-east of Dalby's Covert | PIT | Middle Iron Age to Late Iron Age |
| 51 | MLE20674 | Roman ditch west of 88, High Street | BOUNDARY DITCH | Roman |
| 52 | MLE15367 | Ice House at Donington Park | ICEHOUSE | Late Post-medieval to Modern |
| 53 | MLE22275 | Medieval coin from School Lane, Castle Donington | FINDSPOT | Early Medieval to Late Medieval |
| 54 | MLE22730 | Anglo-Saxon pottery, Bentley Road | FINDSPOT | Early Anglo Saxon |
| 55 | MLE24264 | King's Mills Ferry Crossing | FERRY CROSSING | Late Post-medieval to Modern |
| 56 | MLE11304 | MILEPOST AT OS SK 432258, HILL TOP, CASTLE DONINGTON | MILEPOST | Late Post-medieval |

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|-----|----------|---|---|--------------------------------------|
| 57 | MLE25676 | Bronze Age pit, land south of Park Lane | PIT | Bronze Age |
| 94 | MLE17432 | 75 HIGH STREET (east side) CASTLE DONINGTON | HOUSE | Late Post-medieval to Modern |
| 95 | MLE17707 | Undated ditch south of Park Lane | BOUNDARY DITCH? | Unknown |
| 96 | MLE18386 | Possible industrial features north of Park Lane | INDUSTRIAL SITE? | Unknown |
| 97 | MLE20673 | Iron Age gullies north-west of Hill Top Farm | GULLY | Iron Age |
| 98 | MLE21197 | Bronze Age cremation cemetery and pit alignment, Cessna Court | CREMATION CEMETERY, PIT ALIGNMENT | Bronze Age to Early Iron Age |
| 99 | MLE21687 | Neolithic pits, Cessna Court | PIT | Neolithic |
| 100 | MLE22960 | Weir, Kings Mills | WEIR | Late Post-medieval to Modern |
| 101 | MLE22961 | Lock, Kings Mills | LOCK | Late Post-medieval to Modern |
| 102 | MLE22962 | Ford, Kings Mills | FORD | Late Post-medieval to Modern |
| 103 | MLE22963 | Mill Leat, Kings Mills | LEAT | Early Medieval to Modern |
| 104 | MLE23489 | Site of boat house, Donington Hall | BOAT HOUSE | Late Post-medieval to Modern |
| 105 | MLE4427 | Medieval/post-medieval remains south-east of Donington Hall | BUILDING, LODGE?, OVEN, DITCHED ENCLOSURE | Late Medieval to Early Post-medieval |
| 106 | MLE4429 | Possible medieval park pale at Dalby's Covert | PARK PALE? | Medieval |

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|-----|---------|--|---|--|
| 107 | MLE4432 | Roman site south-west of Donington Hall | VILLA? | Roman |
| 108 | MLE4448 | Donington Park | DEER PARK, RABBIT WARREN, DOVECOTE | Early Medieval to Late Post-medieval |
| 109 | MLE4450 | Post-medieval watermill site, Kings Mills | WATERMILL, FULLING MILL, PAPER MILL, PLASTER MILL, FORGE, CORN MILL | Late Medieval to Modern |
| 110 | MLE4451 | Pond, Kings Mills | POND | Early Medieval to Early Post-medieval |
| 111 | MLE4451 | Pond, Kings Mills | POND | Early Medieval to Early Post-medieval |
| 112 | MLE4454 | Osier bed west of Trent Farm | OSIER BED | Post-medieval |
| 113 | MLE4458 | Medieval/post-medieval earthworks, High Street | TOFT? | Medieval |
| 114 | MLE4462 | Castle Donington Power Station | COAL FIRED POWER STATION | Modern |
| 115 | MLE5956 | Historic settlement core of Castle Donington | TOWN | Late Anglo Saxon to Late Post-medieval |
| 116 | MLE8311 | Prehistoric finds from west of Gimbro Farm (Field 2) | PIT | Late Neolithic to Early Bronze Age |

Table 5 Monuments recorded by the DHER and LHER

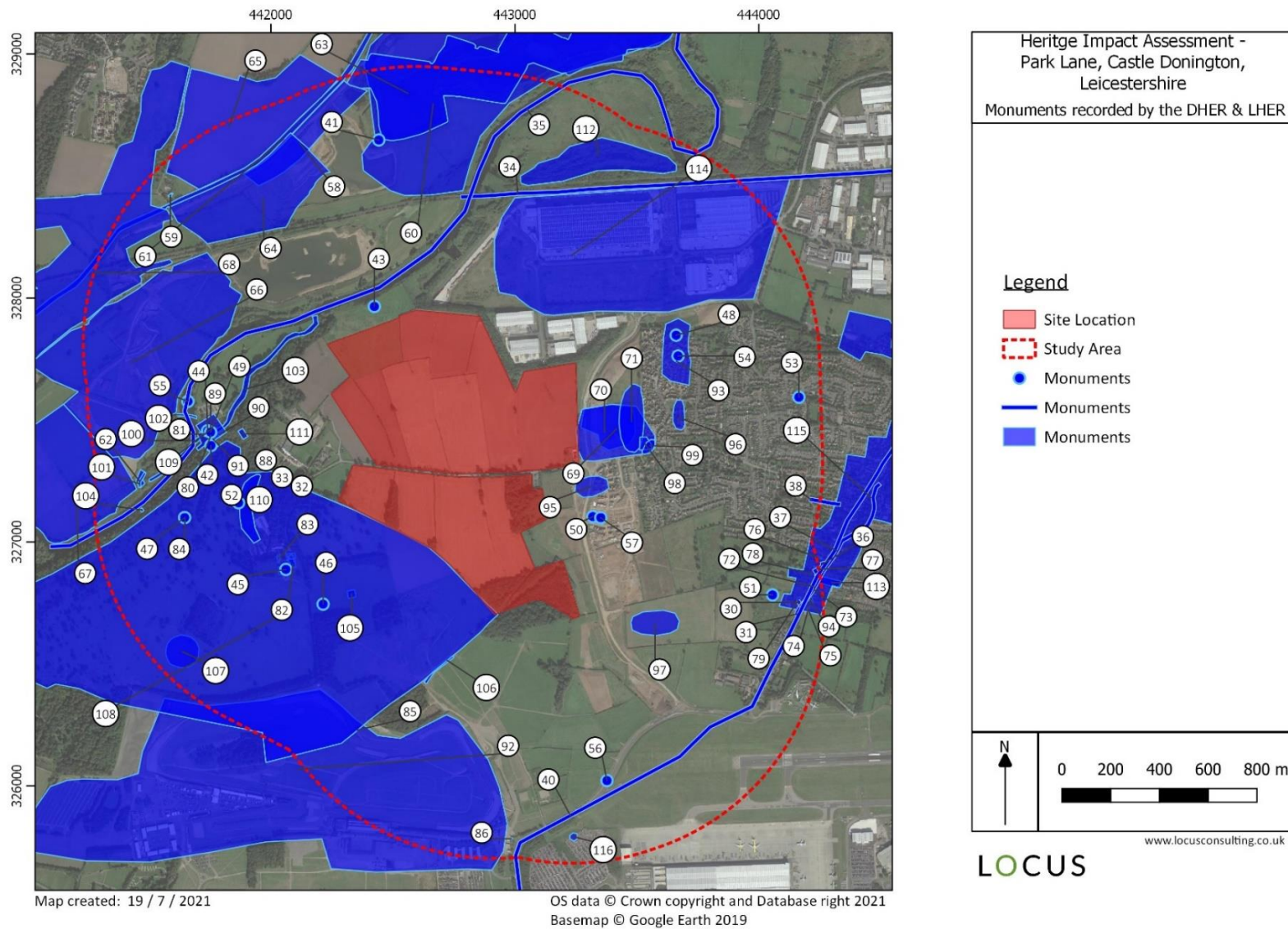


Figure 20 Monuments recorded by the DHER and LHER

| Map Ref | HER Reference | Name | Record Type |
|---------|---------------|--|-------------|
| 130 | ELE6932 | The demolition of a dividing wall at Towles Pastures, Castle Donington | EVS |
| 131 | ELE9034 | 2010 photographic survey of boundary walls at Towles Pastures, Castle Donington | EVS |
| 132 | ELE1409 | ?1963 excavations south-west of Donington Hall | EVS |
| 133 | ELE6136 | Historic Building Report: 72, High Street, Castle Donington, Leicestershire | EVS |
| 134 | ELE10779 | 2018 watching brief on test pit on land west of Back Lane, associated with the Castle Donington Relief Road, Leicestershire | EVT |
| 135 | ELE1406 | 1960-62 excavation near Donington Hall | EVT |
| 136 | ELE10876 | 1978 fieldwalking, south-west of Donington Hall | EVS |
| 137 | ELE10108 | 2015 trial trenching, land off The Spittal, Castle Donington, Leicestershire | EVT |
| 138 | ELE10617 | 2017 trial trenching, land off Park Lane, Castle Donington | EVT |
| 139 | ELE10617 | 2017 trial trenching, land off Park Lane, Castle Donington | EVT |
| 140 | ELE11300 | 2020 trial trenching, land off Park Lane, Castle Donington, Leicestershire | EVT |
| 141 | ELE11327 | 2018 excavation, south of Park Lane, Castle Donington, Leicestershire | EVT |
| 142 | ELE11329 | 2019 trial trenching, Park Lane, Castle Donington, Leicestershire | EVT |
| 143 | ELE5008 | 2001 desk-based assessment of the archaeological implications of proposed development at The Priest House Hotel, Kings Mills, Castle Donington | EVP |
| 144 | ELE5191 | 2008 geophysical survey report, Park Lane, Castle Donington | EVS |
| 145 | ELE5502 | 2001 trial trenching at the Priest House Hotel, King's Mills, Castle Donington | EVT |
| 146 | ELE5503 | 1998 geophysical survey at Gimbro Farm, Castle Donington | EVS |

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|-----|---------|---|-----|
| 147 | ELE5504 | 1998 trial trenching at Gimbro Farm, Castle Donington | EVT |
| 148 | ELE5505 | 1998 excavation at Gimbro Farm, Castle Donington | EVT |
| 149 | ELE5505 | 1998 excavation at Gimbro Farm, Castle Donington | EVT |
| 150 | ELE5508 | 2003 geophysical survey carried out at Castle Donington, Leicestershire | EVS |
| 151 | ELE5509 | 1999 desk-based assessment, Castle Donington Power Station Site, Regional Storage and Distribution Centre | EVP |
| 152 | ELE5510 | 2003-4 trial trenching and excavation on land south of the former Castle Donington Power Station, Leicestershire | EVT |
| 153 | ELE5553 | 1998 watching brief during water mains renewal in Castle Donington, Leicestershire. | EVT |
| 154 | ELE5713 | 2009 desk-based assessment, Donington Park Racing Circuit Leicestershire | EVP |
| 155 | ELE6127 | 1997 desk-based assessment of land off Park Lane, Castle Donington, Leicestershire | EVP |
| 156 | ELE6148 | The Power Station, East Midlands Distribution Centre, Castle Donington: Archaeological earthwork & building survey report | EVS |
| 157 | ELE6148 | The Power Station, East Midlands Distribution Centre, Castle Donington: Archaeological earthwork & building survey report | EVS |
| 158 | ELE6148 | The Power Station, East Midlands Distribution Centre, Castle Donington: Archaeological earthwork & building survey report | EVS |
| 159 | ELE6148 | The Power Station, East Midlands Distribution Centre, Castle Donington: Archaeological earthwork & building survey report | EVS |
| 160 | ELE6148 | The Power Station, East Midlands Distribution Centre, Castle Donington: Archaeological earthwork & building survey report | EVS |

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|-----|---------|---|-----|
| 161 | ELE6148 | The Power Station, East Midlands Distribution Centre, Castle Donington: Archaeological earthwork & building survey report | EVS |
| 162 | ELE6149 | 2007 environmental report, proposed residential development at Park Lane, Castle Donington | EVP |
| 163 | ELE6244 | 2009 geophysical survey, Park Lane, Castle Donington | EVS |
| 164 | ELE6683 | 2009 desk-based assessment, land at Towles Pastures, Castle Donington | EVP |
| 165 | ELE7280 | 2010 trial trenching on land north of Park Lane, Castle Donington | EVT |
| 166 | ELE7323 | 2009 desk based assessment, land at Park Lane, Castle Donington | EVP |
| 167 | ELE7426 | 2010 trial trenching , boundary walls at Towles Pastures, Castle Donington | EVT |
| 168 | ELE8471 | Archaeological trial trench evaluation: land at Towles Pastures, Castle Donington | EVT |
| 169 | ELE8515 | 2010 trial trenching at Park Lane (South), Castle Donington | EVT |
| 170 | ELE8934 | 2011 excavation, Park Lane, Castle Donington | EVT |
| 171 | ELE9196 | 2013 watching brief on land north of Park Lane, Castle Donington | EVT |
| 172 | ELE9519 | 2014 trial trenching report, land off Castle Donington | EVT |

Table 6 Events recorded by the DHER and LHER

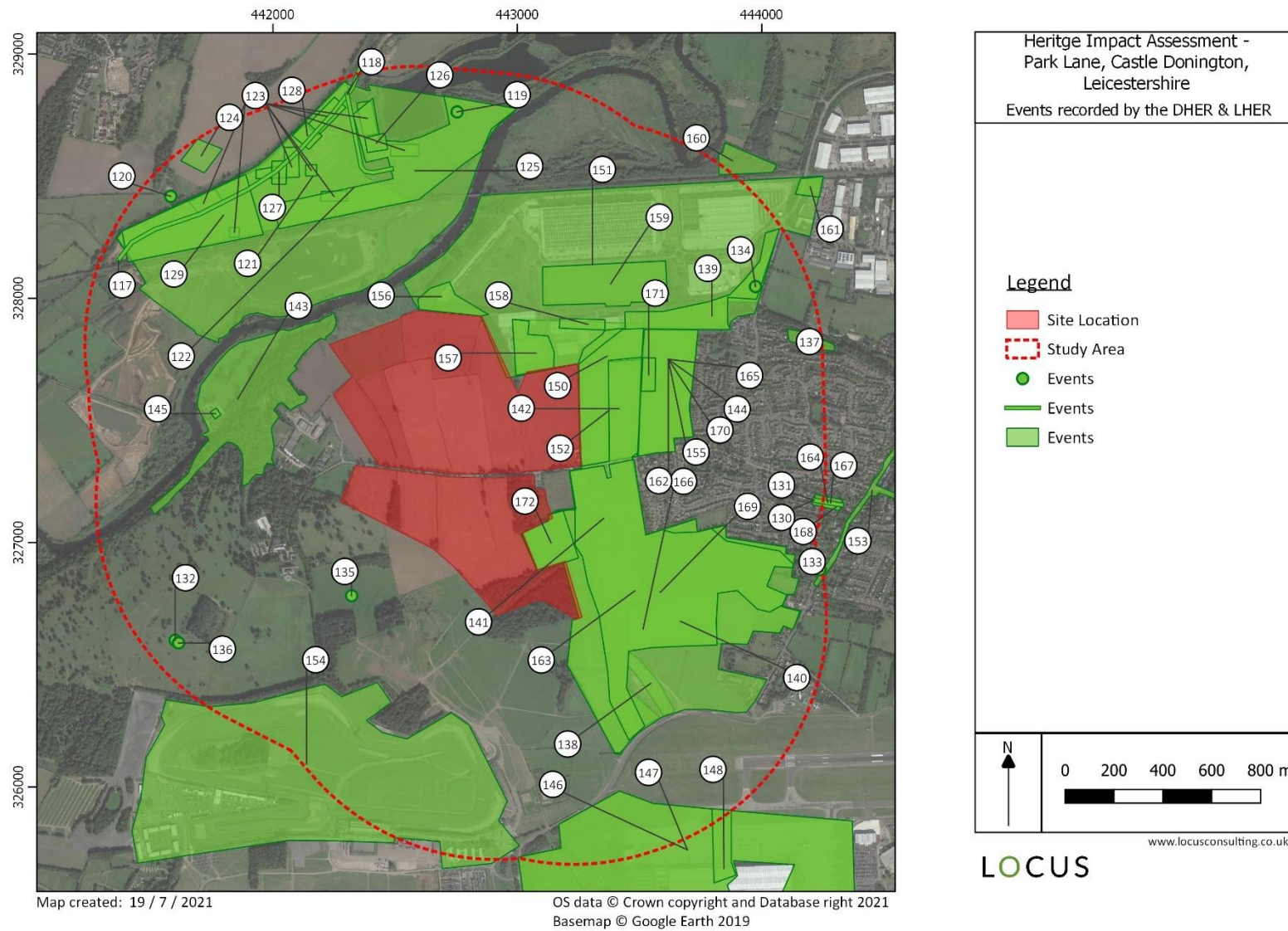


Figure 21 Events recorded by the DHER and LHER

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