

Excellence, Land at Wiggs Farm, Station Road, Coalville
Archaeological Desk-Based Assessment
April 2025

© Orion Heritage Ltd 2025

No part of this report is to be copied in any way
without prior written consent.

Every effort is made to provide detailed and accurate
information, however, Orion Heritage Ltd cannot be held
responsible for errors or inaccuracies within 3rd party data
supplied to Orion and referred to within this report.

© Ordnance Survey maps reproduced with the
sanction of the controller of HM Stationery Office.

Licence No: AC0000829241

Report

Archaeological Desk-Based Assessment

Site

Excellence, Land at Wiggs Farm, Station Road, Coalville

Client

Barberry Bardon Limited

Date

April 2025

Planning Authority

Hinckley and Bosworth Borough Council

Grid Reference

443343, 309293

Prepared By

Sylvia Lock BA ACIfA

Approved By

Cathy Patrick BA DipArchaeol MPhil MCIfA

Report Status

Final

Orion Ref

PN4512

Orion QA Ref

RQA-00966-00944

Contents

Executive Summary

- 1.0 Introduction
- 2.0 Aims, Objectives & Methodology
- 3.0 Statutory and Planning Policy Framework
- 4.0 Archaeological & Historic Baseline
- 5.0 Proposed Development and Potential Impact on Heritage Assets
- 6.0 Summary and Conclusions

Sources Consulted

Appendix A – Gazetteers

Appendix B – Processed Lidar Image (National Lidar Programme 2022 DTM SLRM_R20)

List of Illustrations

- Figure 1: Site Location
- Figure 2: Designated archaeological assets
- Figure 3: HER Data Plot – Monuments data
- Figure 4: HER Data Plot – Event data
- Figure 5: 1814 Ordnance Survey Drawing of Hinckley
- Figure 6: 1884-1885 Ordnance Survey Map 1:10,560
- Figure 7: 1903-1904 Ordnance Survey Map 1:10,560
- Figure 8: 1919-1931 Ordnance Survey Map 1:10,560
- Figure 9: 1966-1968 Ordnance Survey Map 1:10,000
- Figure 10: 1983 Ordnance Survey Map 1:10,000
- Figure 11: 2006 Ordnance Survey Map 1:10,000
- Figure 12: 2024 Ordnance Survey Map 1:10,000
- Figure 13: 2023 Google Earth Image

Timescales Used in This Report

Prehistoric

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

Historic

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

Executive Summary

This archaeological desk-based assessment considers land at Wiggs Farm, Station Road, Coalville, Hinckley and Bosworth Borough, Leicestershire. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the archaeological potential of the site.

No statutory designations in the form of Scheduled Monuments are located within or adjacent to the site. None are recorded within the 1km radius study area. The wider surrounding area outside the 1km radius was also reviewed and no potentially sensitive assets were identified. As such, the assessment has not identified any designated archaeological assets which will be negatively impacted by the proposed development.

Should archaeological remains be located within the developable land, construction of the scheme will impact upon them.

The assessment has established that the site has a low potential for archaeological remains from all past periods. Any remains present within the site are unlikely to be of more than Local Significance.

A review of processed Lidar data has shown three large rectangular areas of cut ground and two associated banks within the site which are below the ploughsoil and which are likely to relate to 19th or early 20th century activity. It is considered that the below-ground impacts from these activities would have had a widespread and substantial impact on any archaeological remains which may have been present within the site and it is noted that borehole logs record made ground to a depth of 0.70m – 1m within parts of these Lidar features. These impacts are considered to have reduced the site's archaeological potential to a low-negligible level.

On the basis of the known information, the archaeological potential of the site is not considered to be sufficient to preclude or constrain development.

Pre-application consultation with the local authority's planning archaeologist has been carried out; William Kelly has advised that there will be a requirement for evaluation trial-trenching which will be secured as a condition of planning permission, should this be granted.

1.0 Introduction

- 1.1 This archaeological desk-based assessment considers land at Wiggs Farm, Station Road, Coalville (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Barberry Bardon Limited and will be submitted in support of a full planning application for the commercial development of the site. The site is located at grid reference 443343, 309293.
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists, updated 2020), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets and provides an assessment of how their settings contribute to their significance.
- 1.3 The assessment enables relevant parties to assess the significance of heritage/archaeological assets on and close to the site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the site due to the presence of nearby heritage assets, provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4 The study area used in this assessment is a 1km buffer from the site boundary.

Location, Topography and Geology

- 1.5 The site comprises an arable field with access off Station Road. It is bounded to the north and west by woodland planting and Wood Road, to the east by woodland planting and to the south by Wiggs Farm, arable fields and woodland. A track runs along part of the site's southern boundary, which connects Station Road with Wiggs Farm. Two ponds are located in the immediate vicinity of the site, to the east.
- 1.6 The proposed access route off Station Road slopes gently from c.161m aOD (above Ordnance Datum) to c.153m aOD and the arable field site rises very gently from c.154m aOD (above Ordnance Datum) along the eastern boundary to c.162m aOD along the western boundary.
- 1.7 The bedrock geology of the site comprises Edwalton Member - Mudstone. Superficial deposits of Oadby Member - Diamicton are recorded in the site's northeastern corner and along the northwestern and western site boundaries.¹
- 1.8 Geotechnical data from the 1970s is available for the site (six boreholes); it is noted that this investigation was undertaken to establish the presence/absence of coal and that measurements were taken at depths beyond which archaeology is expected to be preserved.²

¹ https://geologyviewer.bgs.ac.uk/?_ga=2.127469198.2049289651.1662547922-31267891.1662547922

² <https://mapapps2.bgs.ac.uk/geoindex/home.html>

1.9 More recent geotechnical data has recorded made ground to a depth of 0.70m – 1m within large rectangular cut Lidar features. Borehole logs outside the lidar features record 0.20m – 0.35m of topsoil overlying the natural horizon.

2.0 Aims, Objectives & Methodology

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

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

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

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework 2024*) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (Historic England 2015);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] 2014; last updated October 2022); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2014, last updated October 2020).

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

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

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

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

Methodology

2.6 The following sources will be consulted for the whole study area:

- Leicestershire Historic Environment Record (HER);
- National Heritage List for England held by Historic England;
- Historic mapping;

- Previous archaeological evaluation and excavation records relating to sites in and immediately adjacent to the study area;
- Such other published works, reports and other information relevant to the desk-based assessment;
- Online aerial photography including Google Earth and Bing Aerial; and
- Site inspection.

2.7 The report will also include a consideration of Lidar and aerial photography for the site. Lidar provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. The Environment Agency (EA) regularly collects Lidar data for England and makes this data available for public use through their online portal. Digital Terrain Models (DTM) are routinely used for heritage purposes as this model shows the ground surface with buildings and trees filtered out to create a 'bare earth' effect. The Environment Agency collected DTM data in 2022 at 1m resolution, which offers full coverage of the site and the 1km radius study area. These data were downloaded in January 2025, were processed using the Relief Visualisation Toolkit (RVT) version 2.2 and were reviewed using QGIS.

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

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

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

- 3.2 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 3.3 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 3.4 Paragraph 207 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 3.5 Paragraph 216 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.
- 3.6 *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.7 *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 3.8 *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.9 *Significance* is defined as the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

3.10 *Setting* is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

3.11 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 001 states that:

“Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework’s drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles’.”

Local Planning Policy

3.12 Hinckley and Bosworth District Council are currently working on a new Local Plan, which will set out land allocations and planning policies for the period 2020 to 2041.

3.13 The site is covered by the Hinckley and Bosworth Borough Council Local Plan Core Strategy (2009). This core strategy contains the following policy relevant to this assessment:

Spatial Objective 10: Natural Environment and Cultural Assets

To deliver a linked network of green infrastructure, enhancing and protecting the borough’s distinctive landscapes, woodlands, geology, archaeological heritage and biodiversity and encourage its understanding, appreciation, maintenance and development.

Spatial Objective 11: Built Environment and Townscape Character

To safeguard, enhance and where necessary regenerate the borough’s distinctive built environment including its wider setting particularly that associated with Conservation Areas, Listed Buildings and historic industries.

Neighbourhood Plan

3.14 According to the Hinckley & Bosworth Borough Council’s website, Bagworth, Thornton and Stanton Under Bardon have recently submitted their neighbourhood plan to the Council in order to progress to consultation and examination.

Guidance

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

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

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

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

4.0 Archaeological and Historic Baseline

Archaeological Heritage Assets

- 4.1 The heritage assets under consideration have been identified by means of a review of the following resources:
- Leicestershire Historic Environment Record (HER) Data;
 - The National Heritage List for England (NHLE) held by Historic England;
 - Historic England Archive (online);
 - Heritage Gateway;
 - Portable Antiquities Scheme (PAS) data;
 - Google Earth and Bing aerial imagery; and
 - Review of historic mapping.
- 4.2 These resources have been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.
- 4.3 The locations of heritage assets recorded on the HER within the 1km buffer study area are shown on Figures 2 – 4 and are listed in full at Appendix A.

Previous archaeological investigations

- 4.4 No previous archaeological investigations have been carried out within the site.
- 4.5 Immediately west/southwest of the site a desk-based assessment (ELE4580) was carried out prior to the redevelopment of the former Nailstone Colliery site. The report concluded that the site does not contain any significant ‘mining heritage’ features, however, a potential for presently unknown archaeological remains was identified. Geophysical surveys (ELE5559 and ELE5560) were also carried out, as was a fieldwalking survey (ELE5561). The geophysical surveys identified few anomalies that were deemed of possible archaeological origin; pit-like features as well as anomalies relating to ridge and furrow were recorded. The fieldwalking survey results suggested prehistoric activity, but the small number of finds and their disparate nature made further interpretation impossible. An archaeological trial trenching evaluation (ELE5662) was subsequently carried out in certain parts within the site, which found no significant finds or features. The site has since been redeveloped.
- 4.6 Within the wider study area, further investigations are recorded. Where relevant, these will be discussed in more detail below.

Historic Landscape Characterisation (Figure 4)

- 4.7 The Historic Landscape Characterisation data shows the site as ‘fields and enclosed land’.

Portable Antiquities Scheme (PAS)

- 4.8 The Portable Antiquities Scheme (PAS) encourages the recording of archaeological objects found by members of the public in England and Wales. The PAS data is not available to download with spatial data, however, rough spatial information can be viewed, but not reproduced, using the PAS KML download in Google Earth.

- 4.9 A search of the online PAS database for the site and the 1km buffer study area has been carried out and the findspots of a medieval copper alloy toy cauldron and a post-medieval smoking pipe are recorded at some distance north of the site.

Lidar and Online aerial imagery

- 4.10 The Environment Agency (EA) National Lidar Programme (NLP) collected DTM data in 2022 at 1m resolution, which covers the site and the 1km buffer study area. The processed lidar data suggests that there has been significant earth movement within the site creating large rectangular areas that have been stripped back and cut down in the past, as well as banks. The regular shape of these features suggests that they are likely to be modern rather than archaeological and are likely to have had impacts on buried archaeological remains. The features are located below the ploughsoil.
- 4.11 Google Earth holds aerial imagery which covers the site for the period 1985-2023. The 1985 image is of poor quality and has not been reviewed. All remaining images show the site as an arable field. The woodland planting along the site's eastern, northern and western boundaries is first seen on the 2015 aerial image.
- 4.12 Undated imagery at Bing Aerial shows the site in a similar condition to later Google Earth images.

Historic England Aerial Photo Explorer

- 4.13 The site is not shown in any aerial photographs held online as part of the Historic England Aerial Photo Explorer.³

Historic England Aerial Archaeology Mapping Explorer

- 4.14 The wider area surrounding the site is covered by the Historic England Aerial Archaeology Mapping Explorer.⁴ A hand drawn project was carried out by the Royal Commission on the Historic Monuments of England using vertical and oblique aerial photographs and was completed in August 1993 (report number 67/1995). No cropmarks are shown within or in the immediate vicinity of the site.

Undated

- 4.15 Undated cropmarks (MLE16150) of a possible trackway and field system, thought to possibly be of prehistoric/Roman date, were recorded c.690m southwest of the site. None of these features were recorded during the geophysical surveys (ELE5559 and ELE5560) which were carried out in the wider area in 2007.
- 4.16 A geophysical survey (ELE5601) was carried out at Ellistown Colliery, c.350m north of the site, in 1999. Relict field boundaries, demolition debris, possible pits, ditches, a pipeline and an area of demolition disturbance (MLE10358) were recorded. In the same area an undated rectangular cropmark (MLE28883) was noted on aerial imagery in the 1970s.

³ <https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>

⁴ <https://www.arcgis.com/apps/webappviewer/index.html?id=d45dabecf5541f18255e12e5cd5f85a>

- 4.17 The Lower Palaeolithic (800,000-250,000 BC) and Middle Palaeolithic (250,000-40,000BC) were characterised by phases of hot and cold weather and variable occupation. The last glacial maximum was followed by the Upper Palaeolithic (40,000-10,000 BC). Climate warming continued through this period and the general environment transitioned to woodland. The Upper Palaeolithic period is considered to have provided ideal conditions for continuous occupation; however, it is noted that generally, land erosion has removed significant elements of the Palaeolithic land surface and therefore residual finds are the typical evidence for this period.
- 4.18 The Mesolithic period (10,000-4,000 BC) was characterised by hunter gatherer communities occupying a similar woodland environment to the Upper Palaeolithic. The sea levels in this period went through phases of rising and stability. Similarly to the Palaeolithic periods, flint findspots and ecofactual remains are the expected evidence for this period.
- 4.19 The Neolithic period (4,000-2,000 BC) saw a gradual change from the hunter gatherer lifestyle to settled farming communities. The change of farming-based occupation led to forest clearances in order to open land for cultivation and grazing. The climate gradually became dryer during the Neolithic period. The known evidence of Neolithic activity is predominantly in the form of small finds and ecofactual evidence rather than structural remains.
- 4.20 The Bronze Age (2,000-600 BC) was a period of advancement both in terms of technology and social complexity. It is noted that the dates for the Bronze Age period are under continual review as new information comes to light. This period saw stone and flint tools replaced by copper and bronze implements. The Bronze Age saw the emergence of more settled occupation which included round houses and enclosures. The monuments that characterised the preceding periods went out of use and there is an increase in known settlement and agricultural evidence.
- 4.21 Two areas of prehistoric flint (MLE10595) were found during fieldwalking in 2000 and 2001 (ELE7410, ELE7409 and ELE7411) c.1km and 1.4km northwest of the site respectively. The scatters included some possible Mesolithic flints (blades, blade cores) as well as later flints.
- 4.22 The HER does not note any records for the prehistoric periods within the site or the 1km study area, apart from two flint findspots. Based on the available information a low potential for prehistoric features and finds is considered for the site.

Iron Age - Roman

- 4.23 Fieldwalking in 2000 and 2001 (ELE7410, ELE7409 and ELE7411) found two areas of Roman pottery, which included some Iron Age sherds, with other findings including roof slates, roof tile fragments, a late Roman belt ring, blue glass bead and a brooch (MLE10594) c.950m and c.1.4km northwest of the site respectively.
- 4.24 Various cropmarks and excavation evidence record the line of the Via Devana Roman Road (MLE4345). It is thought to have run on a northwest to southeast alignment c.170m northeast of the site and connected Colchester with Cambridge and Chester.
- 4.25 It is acknowledged that the proximity of the Via Devana Roman Road could indicate a theoretical potential for roadside settlement remains to be present within the site, however, the overall low level of Roman activity recorded within the 1km buffer study area is indicative of a low potential for Roman archaeological remains to be present within the site.

- 4.26 The HER does not record any Saxon/early Medieval entries within the site or the 1km buffer study area.
- 4.27 The site was likely located outside any settlement cores during the Saxon/early medieval periods and may have formed part of a larger woodland during this period or it may have been in agricultural use. It is considered that the site has a low potential for Saxon/early medieval remains, and should any be present, these would likely relate to agricultural activity.

Medieval

- 4.28 Bagworth was recorded as '*Bageworde*' in 1086, to mean '*enclosure of a man called Bacga*'.⁵ Bagworth was a settlement in Domesday Book, in the hundred of Guthlaxton and the county of Leicestershire. It had a recorded population of 35 households in 1086, putting it in the largest 20% of settlements recorded at the time. Prior to the conquest the lord was recorded as Saxi of Aylestone in 1066, with the lord in 1086 recorded as Raph and the tenant in chief as the Count of Meulan.
- 4.29 Pickering Grange Farmhouse (MLE12363, Grade II listed, NHLE1074369) is located c.730m northwest of the site. This is a brick farmhouse with 16th/17th century timber framing. The site was originally moated and was the grange of the abbey of Garendon. It was given to the abbey in c.1140 and was leased to John Pickering in 1531. Earthworks of enclosures, ponds and a possible moat (MLE4615) surrounded the farm. Lidar imagery from 2013 to 2022 shows that most of the earthworks have been affected by landscaping and development on the site, with a rectangular arena, trackway, spoil heap and filling/levelling across the area.
- 4.30 Bagworth Park (MLE2695), a medieval deer park, was located c.900m southeast of the site. The park was first mentioned in 1279, when it belonged to the Bishop of Durham. Later on, William Lord Hastings had licence to impark 2000 acres here in 1474. The later park is shown on Saxton's map of 1576. In 1769 the ruins of the moated manor house were wholly taken down and a farmhouse (Bagworth Park Farmhouse, Grade II listed, NHLE1074113) was built on the site of the old mansion, c.1.8km southeast of the site. The moat with fishponds at Bagworth is protected as a scheduled monument (NHLE1010485). It is an unusual example of a manorial site with exceptionally well documented evidence of the manor and the associated fishponds. The water management complex and the moat survive in good condition.
- 4.31 A review of lidar data has not shown any evidence for surviving ridge and furrow within the site itself, however, numerous fields with surviving ridge and furrow are visible in the wider area surrounding the site.
- 4.32 By the medieval period the site was located in an agricultural landscape with dispersed farmsteads. Based on a review of the HER data, a low potential for medieval archaeological remains associated with agricultural activities is considered for the site.

Post Medieval - Modern

- 4.33 Bagworth Miners' Memorial (MLE23177) is located c.1km southeast of the site. The statue is a memorial to Bagworth's mining heritage and consists of a naturalistic representation of a miner working at a coalface.

⁵ Mills, A.D. 2011. A Dictionary of British Place Names. Oxford University Press

- 4.34 Bagworth Brickworks (MLE28581) were located immediately east of the site from the late 19th century until 1931 (Figures 6-8). The brickworks were located immediately northwest to the Bagworth and Ellistown train station (MLE28580), which was opened in 1883, replaced in 1848, closed in 1964 and demolished by 1969.
- 4.35 Nailstone Colliery (19791) was located c.230m southwest of the site. The colliery is shown on late 19th century mapping (Figure 6) together with workers' cottages (MLE27240). Nailstone Colliery was one of the last working deep mines in the Leicestershire Coalfield and mining finished in 1991. A brickworks was located in the area, with the site of the former works subsumed within Nailstone Colliery. Nailstone Colliery Railway (MLE16166) ran from the colliery north-eastwards, in close proximity to the site's northern boundary and on to the Leicester to Swannington Railway (MLE16056). The mineral line opened in 1862 and was replaced by an overland conveyor in 1979. The conveyor is shown on the 1983 Ordnance Survey Map (Figure 10) and ran within the site, along its southern boundary. Leicester to Swannington Railway opened in 1832 to exploit the Leicestershire coalfield. It opened from Leicester to Bagworth in 1832, to Coalville in 1833 and was completed as far as Swannington in November 1833. The section from Coalville to Desford was incorporated into the Leicester to Burton Railway, with the remainder of the line closed post-1977. The site of the Bagworth incline (MLE9286), part of the original Leicester to Swannington Railway, was located c.770m southeast of the site. The incline keeper's cottage (MLE20224) was located alongside it and was demolished in 1991. The incline was self-acting working via gravity and passengers had to disembark and walk the incline section. Bagworth Colliery (18387) was located c.640m south/southeast of the site. Bagworth Colliery mineral railway (MLE16182) was located c.570m southeast of the site and both are shown on late 19th century mapping (Figure 6). The now dismantled Ibstock Colliery railway (MLE16167) connected to the Leicester to Swannington railway line c.280m northeast of the site.
- 4.36 The site of Battram School (MLE27268) was located c.60m north of the site. It opened in 1907 and closed in 1981 due to subsidence. To the immediate north of the school 20th century sports facilities (MLE27267) were located, including a tennis court, bowling green and institute for indoor recreation. The facilities were built for the miners, opened in 1930 and were lost to subsidence in c.1980. It is noted that the bowling green is still shown on the 1982 Ordnance Survey Map (Figure 10).
- 4.37 20th century allotments (MLE27259) south of Battram Road were located c.60m west of the site. They were first labelled on the 1919-1931 Ordnance Survey Map (Figure 8) and last on the 1983 Ordnance Survey Map (Figure 10).
- 4.38 The site of a former Wesleyan Reform Chapel (MLE27241) was located c.650m west of the site. It was built in c.1903 and demolished in the 1990s due to subsidence.
- 4.39 Ellistown Collieries, Brick Pipe and Fireclay Works (MLE21762) were located c.450m north of the site. While the colliery ceased working in 1989, the brickworks are still in use today. To the immediate south of the colliery and brickworks 19th century workers' housing (MLE27239) survives at 1-8 Victoria Road. The site of 19th century miners' housing (MLE27238), allotments (MLE27258) and a methodist chapel (MLE26155) associated with the colliery was recorded c.250m north of the site. All were lost to subsidence in the later 20th century.
- 4.40 Pickering Grange Farmhouse (MLE12363, Grade II listed, NHLE1074369) is located c.730m northwest of the site. This is a brick farmhouse with 16th/17th century timber framing. The site was originally moated and was the grange of the

abbey of Garendon. It was given to the abbey in c.1140 and was leased to John Pickering in 1531. Earthworks of enclosures, ponds and a possible moat (MLE4615) surround the farm. Lidar imagery from 2013 to 2022 shows that most of the earthworks have been affected by landscaping and development, with a rectangular arena, trackway, spoil heap and filling/levelling across the area.

- 4.41 Wood Farm (MLE29600), a mid to late 18th century courtyard farm complex, is located c.970m northeast of the site. While the original farmhouse was demolished in the 1970s/1980s, a number of farm buildings survive.
- 4.42 New Cliffe Hill quarry (MLE21760) is located c.1.5km northeast of the site.

Historic Maps

- 4.43 The 1814 Ordnance Survey Map (Figure 5) shows the wider area within which the site is located as a rural landscape characterised by enclosed agricultural fields and isolated farmsteads and dwellings. The line of Wood Road is shown, with regular enclosed agricultural fields occupying the area of the site. The line of Station Road is also visible. Nailston Wig (Nailstone Wood) is shown at a short distance to the southwest of the site.
- 4.44 The 1884-1885 Ordnance Survey Map (Figure 6) shows the site in detail and to scale. Four enclosed agricultural fields form the area of the site. Nailstone Colliery Railway runs in close proximity to the site's western and northern boundary. A small building is shown at a short distance to the south of the site. Station Road is visible, as is Bagworth Station and Bagworth Estate Works (Brick and Pipe).
- 4.45 No changes are visible within the site itself on the 1903-1904 Ordnance Survey Map (Figure 7). Wigg Farm [sic] has been constructed at a short distance to the south of the site and Wood Road is labelled as such.
- 4.46 No changes are visible on the 1919-1931 Ordnance Survey Map (Figure 8).
- 4.47 On the 1966-1968 Ordnance Survey Map (Figure 9) a footpath is shown crossing the site's southern area on an east-west alignment and a drain is located in the site's central southern and southeastern area. The site's northern area is labelled as 'playing field' and a small pavilion is shown immediately north of the site. Wigg Farm [sic] has been extended.
- 4.48 The 1983 Ordnance Survey Map (Figure 10) does not show the drain or footpath and internal field boundary loss has taken place within the site. A conveyor leading from Nailstone Colliery towards the railway line crosses the site near its southern boundary. An overhead electricity line crosses the site's southeastern area. Various new buildings associated with Wigg Farm [sic] are visible.
- 4.49 By 2006 (Figure 11), the conveyor is not shown within the site anymore. A track is shown to lead from Station Road via the site's southeastern area to Wiggs Farm. The playing field is not labelled and the pavilion to the immediate north of the site has been demolished. Further field boundary loss has taken place within the site. Wiggs Farm has been extended again.
- 4.50 The 2024 Ordnance Survey Map (Figure 12) and the 2023 Google Earth Image (Figure 13) show the site's current layout. The track and overhead cable are visible within the site. Clay Quarry Wood has been planted to the immediate east of the site as well as along its northern and western boundary. Two ponds are visible within the wood to the east of the site. Wiggs Farm has been extended further.
- 4.51 Based on a review of HER data and historic mapping it is considered that the site has remained largely as undeveloped agricultural land. Part of its northern area was in use as a playing field in the mid-late 20th century and a conveyor associated

with Nailstone Colliery ran across the site's southern area in the late 20th century, where a track runs now.

Designated archaeological assets

- 4.52 No statutory designations in the form of Scheduled Monuments are located within or adjacent to the site. None are recorded within the 1km radius study area. The wider surrounding area outside the 1km radius was also reviewed and no potentially sensitive assets were identified. As such, the assessment has not identified any designated archaeological assets which will be negatively impacted by the proposed development.

Past Impacts, Summary of Archaeological Potential and Assessment of Significance

- 4.53 The available evidence has been assessed in an attempt to determine the nature and extent of any previous impacts upon any potential below ground archaeological deposits which may survive within the bounds of the proposed development site.
- 4.54 The HER does not note any records for the prehistoric periods within the site or the 1km study area, apart from the two flint findspots. Based on the available information a low potential for prehistoric features and finds is considered for the site. Any such remains would likely be of Local Significance.
- 4.55 The proximity of the Via Devana Roman Road could indicate a potential for roadside settlement remains to be present within the site, however, based on the scarcity of other Roman evidence within the 1km buffer study area a low potential for archaeological features and finds from the Iron Age/Roman period is considered. Any such remains would likely be of Local Significance.
- 4.56 The site was likely located outside any settlement cores during the Saxon/early medieval periods and may have formed part of a larger woodland during this period, or it may have been in agricultural use. Should any Saxon/early Medieval finds be present within the site, these would likely relate to agricultural activity and would likely be of Local Significance.
- 4.57 By the medieval period the site was located in an agricultural landscape with dispersed farmsteads. A low potential for medieval archaeological remains associated with agricultural activities is considered for the site. Any medieval remains would likely be of Local Significance.
- 4.58 Based on a review of HER data and historic mapping it is considered that the site has remained largely as undeveloped agricultural land. Part of its northern area was in use as a playing field in the mid-late 20th century and a conveyor associated with Nailstone Colliery ran across the site's southern area in the late 20th century, where a track runs now. Should any post-medieval or modern remains be present, these would likely be of negligible to Local significance.
- 4.59 A review of processed Lidar data (image included at Appendix B) has shown three large rectangular areas of cut ground and two associated banks within the site. It is considered that the below-ground impacts from these activities would have had a widespread and substantial impact on any archaeological remains which may have been present within the site; it is noted that borehole logs record made ground to a depth of 0.70m – 1m within parts of these Lidar features. These impacts are considered to have reduced the site's archaeological potential to a low-negligible level.

5.0 Proposed Development and Potential Impact on Heritage Assets

Site Conditions

- 5.1 The site currently comprises an arable field, with access off Station Road.

The Proposed Development

- 5.2 The site is proposed for commercial development with associated parking, access and landscaping.

Potential Archaeological Impacts and Mitigation Measures

- 5.3 The assessment has established that the site has a low potential for archaeological remains from all past periods. Any remains present within the site are unlikely to be of more than Local Significance.
- 5.4 A review of processed Lidar data has shown three large rectangular areas of cut ground and two associated banks within the site which are below the ploughsoil. It is considered that the below-ground impacts from these activities would have had a widespread and substantial impact on any archaeological remains which may have been present within the site; it is noted that borehole logs record made ground to a depth of 0.70m – 1m within parts of these Lidar features. These impacts are considered to have reduced the site's archaeological potential to a low-negligible level.
- 5.5 Should archaeological remains be located within the developable land, construction of the scheme will impact upon them.
- 5.6 On the basis of the known information, the archaeological potential of the site is not considered to be sufficient to preclude or constrain development.
- 5.7 Pre-application consultation with the local authority's planning archaeologist has been carried out; William Kelly has advised that there will be a requirement for evaluation trial-trenching which will be secured as a condition of planning permission, should this be granted.
- 5.8 The assessment has not identified any designated archaeological assets which will be negatively impacted by the proposed development. Therefore, no mitigation measures are required.

6.0 Summary and Conclusions

- 6.1 This archaeological desk-based assessment considers land at Wiggs Farm, Station Road, Coalville (Fig. 1).
- 6.2 No statutory designations in the form of Scheduled Monuments are located within or adjacent to the site. None are recorded within the 1km radius study area. The wider surrounding area outside the 1km radius was also reviewed and no potentially sensitive assets were identified. As such, the assessment has not identified any designated archaeological assets which will be negatively impacted by the proposed development.
- 6.3 Should archaeological remains be located within the developable land, construction of the scheme will impact upon them.
- 6.4 The assessment has established that the site has a low potential for archaeological remains from all past periods. Any remains present within the site are unlikely to be of more than Local Significance.
- 6.5 A review of processed Lidar data has shown three large rectangular areas of cut ground and two associated banks within the site which are located beneath the ploughsoil and which are likely to relate to 19th or early 20th century activity. It is considered that the below-ground impacts from these activities would have had a widespread and substantial impact on any archaeological remains which may have been present within the site; it is noted that borehole logs record made ground to a depth of 0.70m – 1m. These impacts are considered to have reduced the site's archaeological potential to a low-negligible level.
- 6.6 On the basis of the known information, the archaeological potential of the site is not considered to be sufficient to preclude or constrain development.
- 6.7 Pre-application consultation with the local authority's planning archaeologist has been carried out; William Kelly has advised that there will be a requirement for evaluation trial-trenching which will be secured as a condition of planning permission, should this be granted.

Sources

General

British Library

The National Archives

Leicestershire Historic Environment Record

Cartographic

1814 Ordnance Survey Drawing of Hinckley

1884-1885 Ordnance Survey Map 1:10,560

1903-1904 Ordnance Survey Map 1:10,560

1919-1931 Ordnance Survey Map 1:10,560

1966-1968 Ordnance Survey Map 1:10,000

1983 Ordnance Survey Map 1:10,000

2006 Ordnance Survey Map 1:10,000

2024 Ordnance Survey Map 1:10,000

Websites

Archaeology Data Service – <https://archaeologydataservice.ac.uk/>

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

British Geological Survey Geology Viewer –

https://geologyviewer.bgs.ac.uk/?_ga=2.127469198.2049289651.1662547922-31267891.1662547922

British Geological Survey GeoIndex Onshore (borehole data) –

<https://mapapps2.bgs.ac.uk/geoindex/home.html>

Flood Map for Planning - [https://flood-map-for-planning.service.gov.uk/flood-zone-results?polygon=\[\[471894,173891\],\[472174,173869\],\[472169,173811\],\[471888,173838\],\[471894,173891\]\]¢er=\[472031,173851\]&location=RG1%25208BW](https://flood-map-for-planning.service.gov.uk/flood-zone-results?polygon=[[471894,173891],[472174,173869],[472169,173811],[471888,173838],[471894,173891]]¢er=[472031,173851]&location=RG1%25208BW)

Heritage Gateway – www.heritagegateway.org.uk

Historic England Aerial Archaeology Mapping Explorer –

<https://historicengland.maps.arcgis.com/apps/webappviewer/index.html?id=d45dabecef5541f18255e12e5cd5f85a>

Historic England Aerial Photo Explorer –

<https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>

Historic England Conservation Principles, Policies and Guidance –

<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/>

Historic England National Heritage List for England –

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

Historic England Local Heritage Listing: Identifying and Conserving Local Heritage –

<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

MAGIC – www.magic.gov.uk

Natural England – <https://naturalengland-defra.opendata.arcgis.com/>

Open Domesday – www.opendomesday.org

The Rural Settlement of Roman Britain: an online resource

Bibliographic

DCMS, 2013. Scheduled Monuments & nationally important but non-scheduled monuments. DCMS

Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government. 2019. Planning Practice Guidance

Department for Levelling Up, Housing and Communities. 2024. National Planning Policy Framework DCLG

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

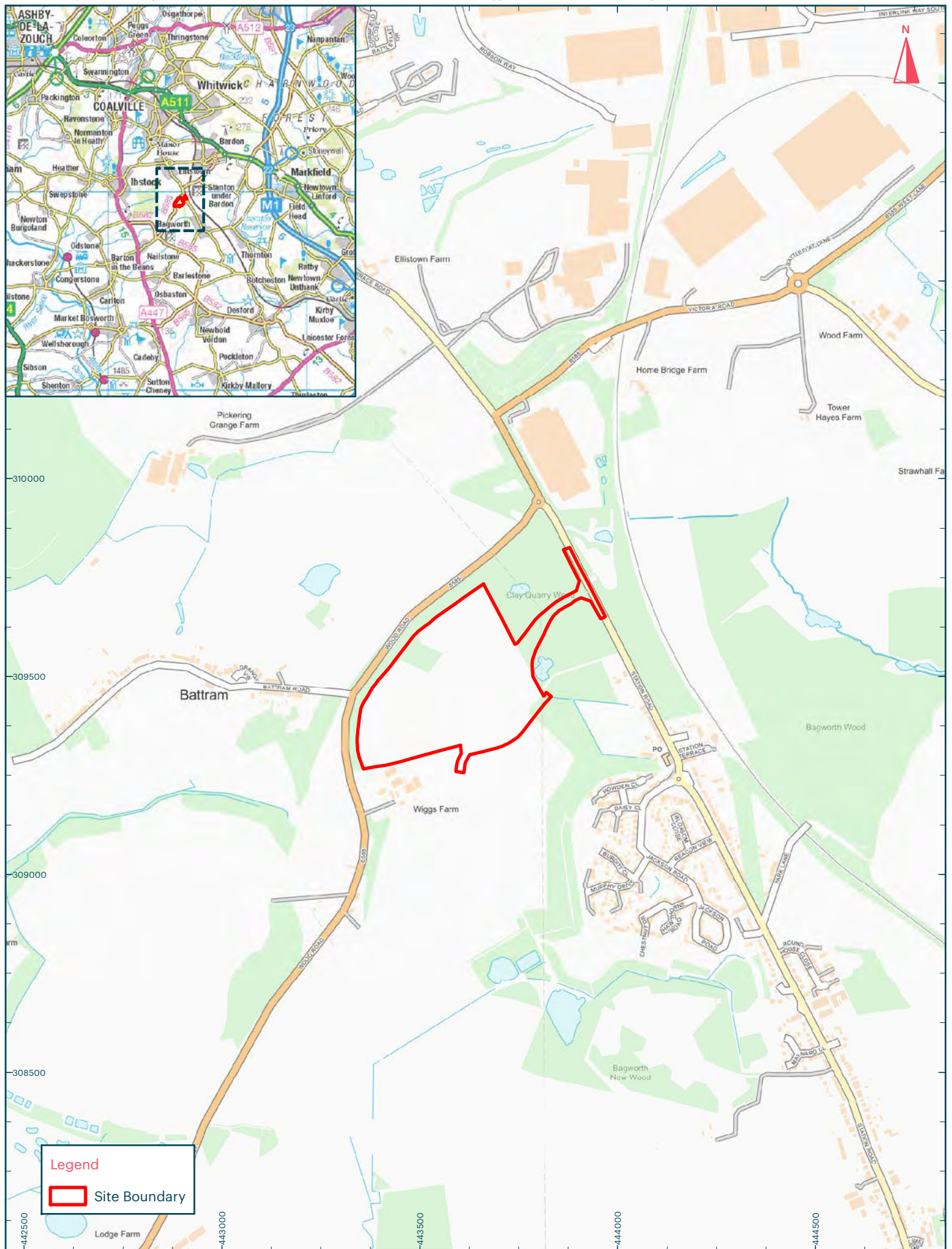
Historic England. 2017. Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets

Mills, A.D. 2011. A Dictionary of British Place Names. Oxford University Press.

Lidar

Lidar data were downloaded from the Environment Agency website in February 2025 – <https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>

Tile Name	Year	Resolution (m)
SK40ne	2022	1
SK40nw	2022	1
SK41se	2022	1
SK41sw	2022	1



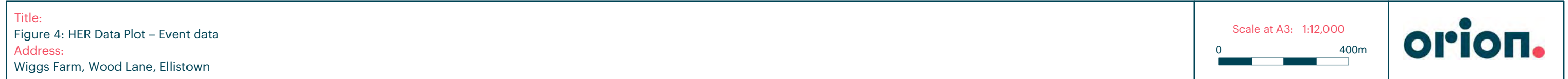
Title:
Figure 1: Site Location
Address:
Wiggs Farm, Wood Lane, Ellistown

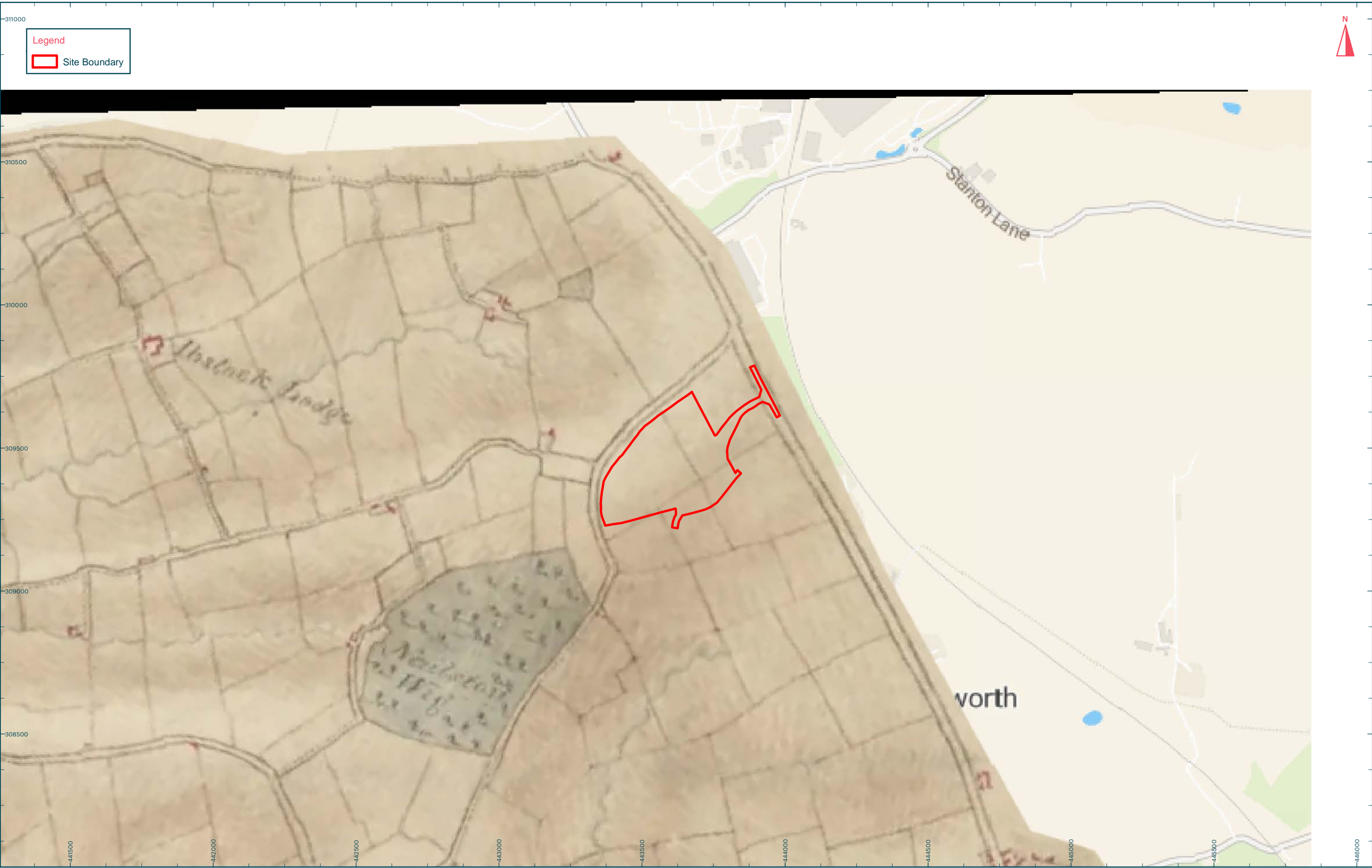
Scale at A4: 1:12,500
0 500m

orion.









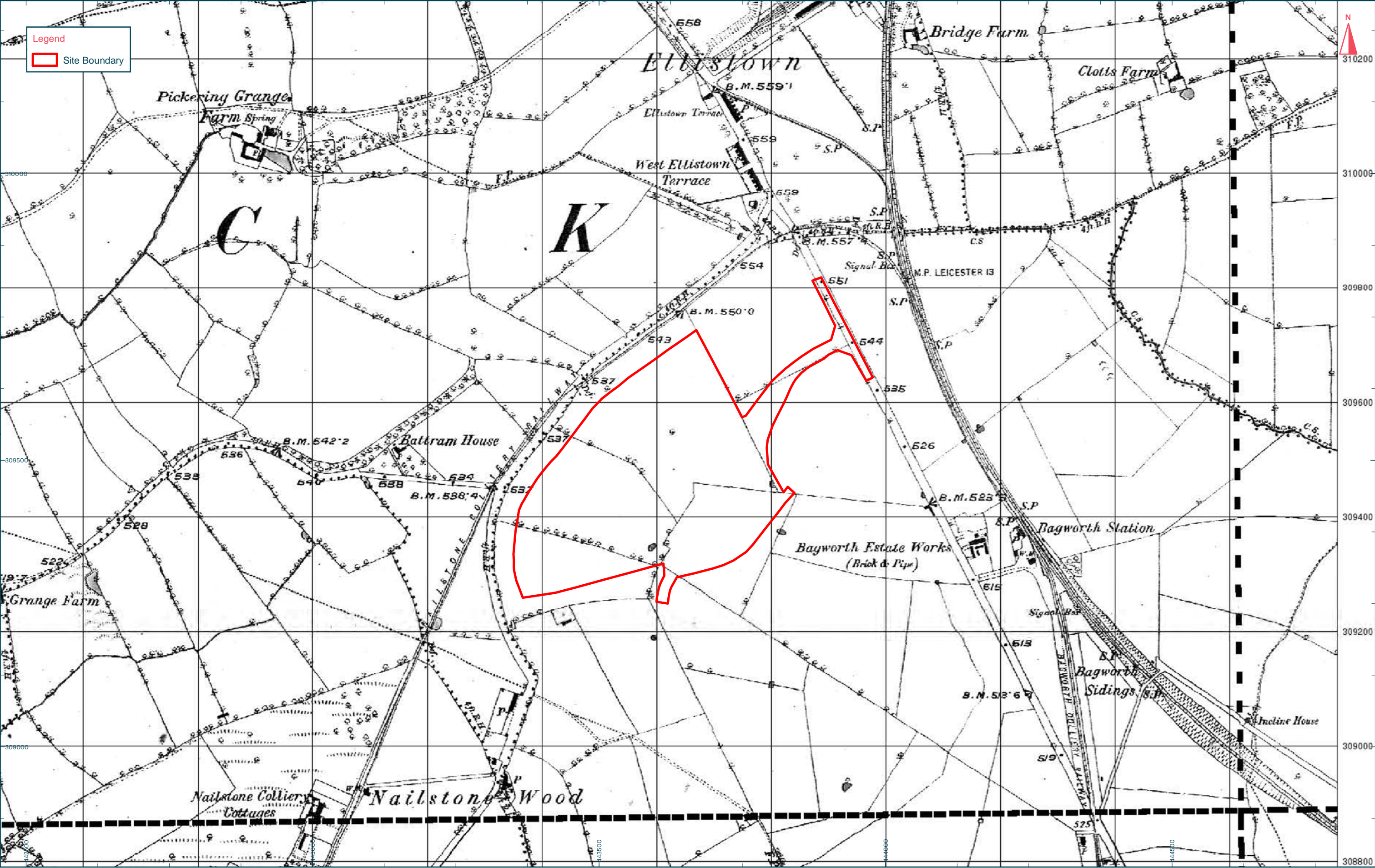
Title:
Figure 5: 1814 Ordnance Survey Drawing of Hinckley

Address:
Wiggs Farm, Wood Lane, Ellistown

Scale at A3: 1:12,000

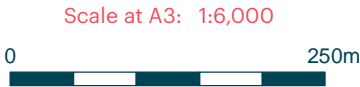
0 250m

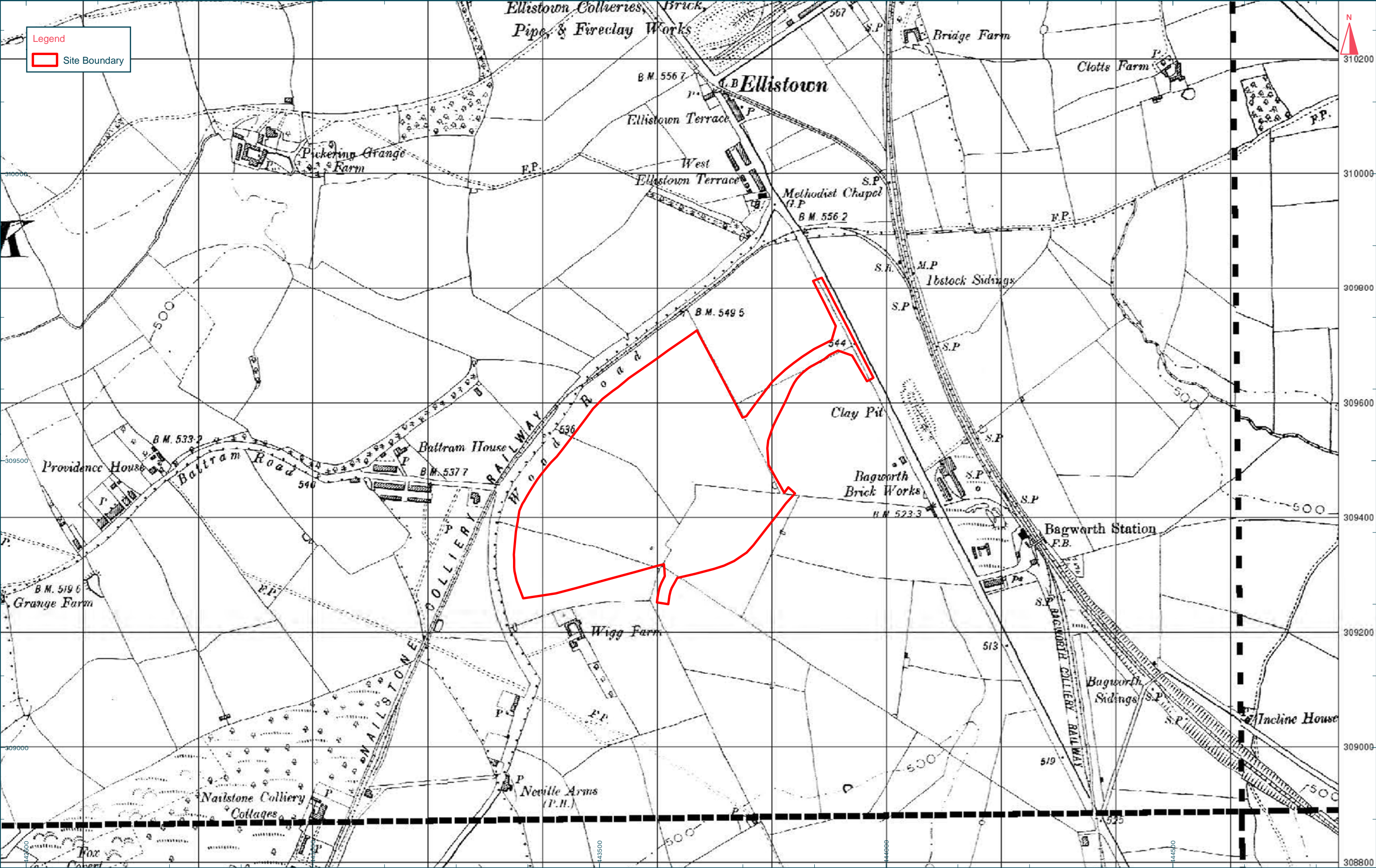




Title:
Figure 6: 1884-1885 Ordnance Survey Map 1:10,560

Address:
Wiggs Farm, Wood Lane, Ellistown





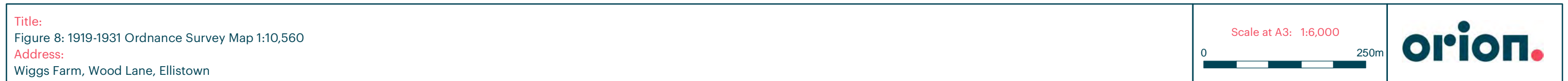
Title:
Figure 7: 1903-1904 Ordnance Survey Map 1:10,560

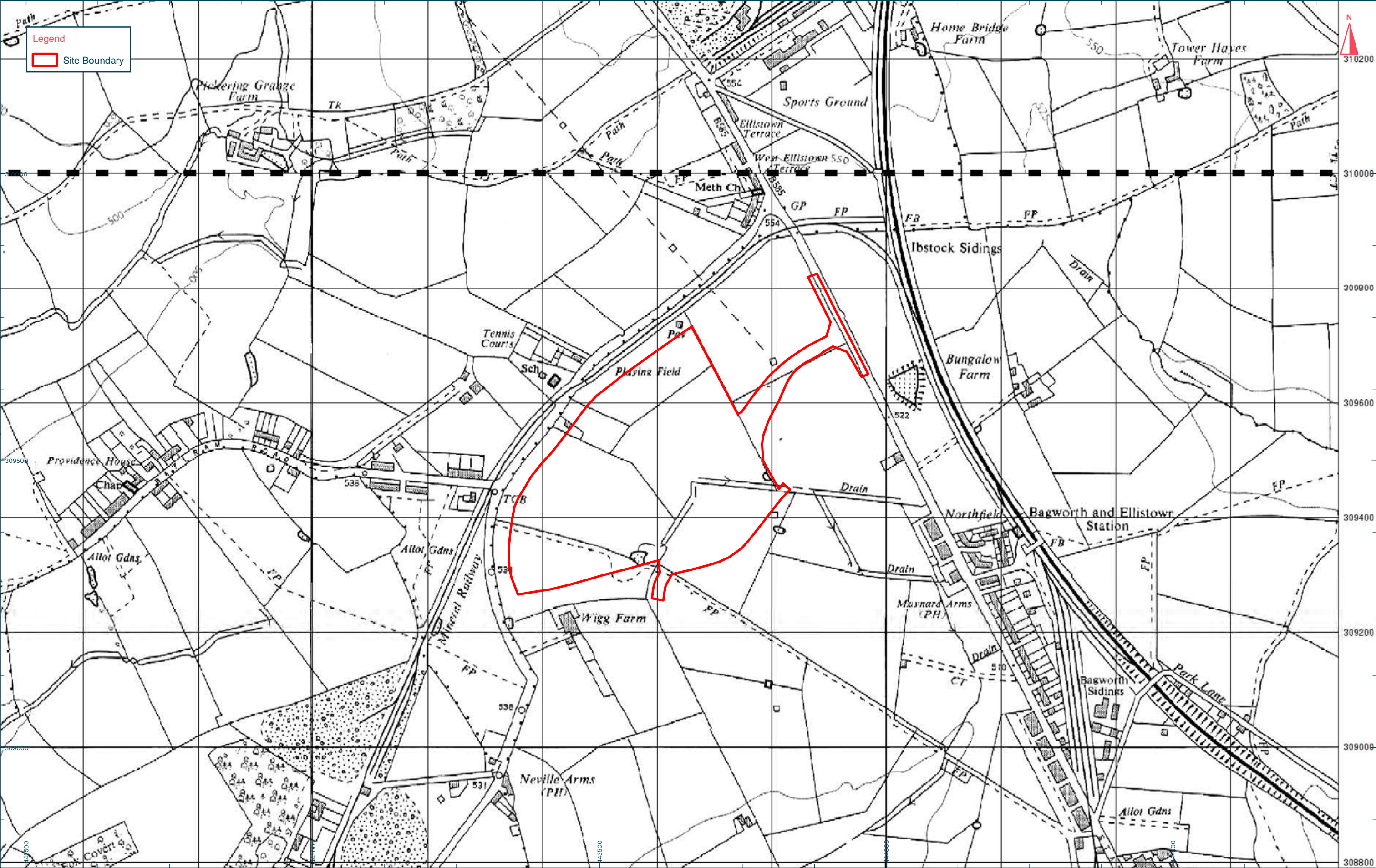
Address:
Wiggs Farm, Wood Lane, Ellistown

Scale at A3: 1:6,000

0 250m







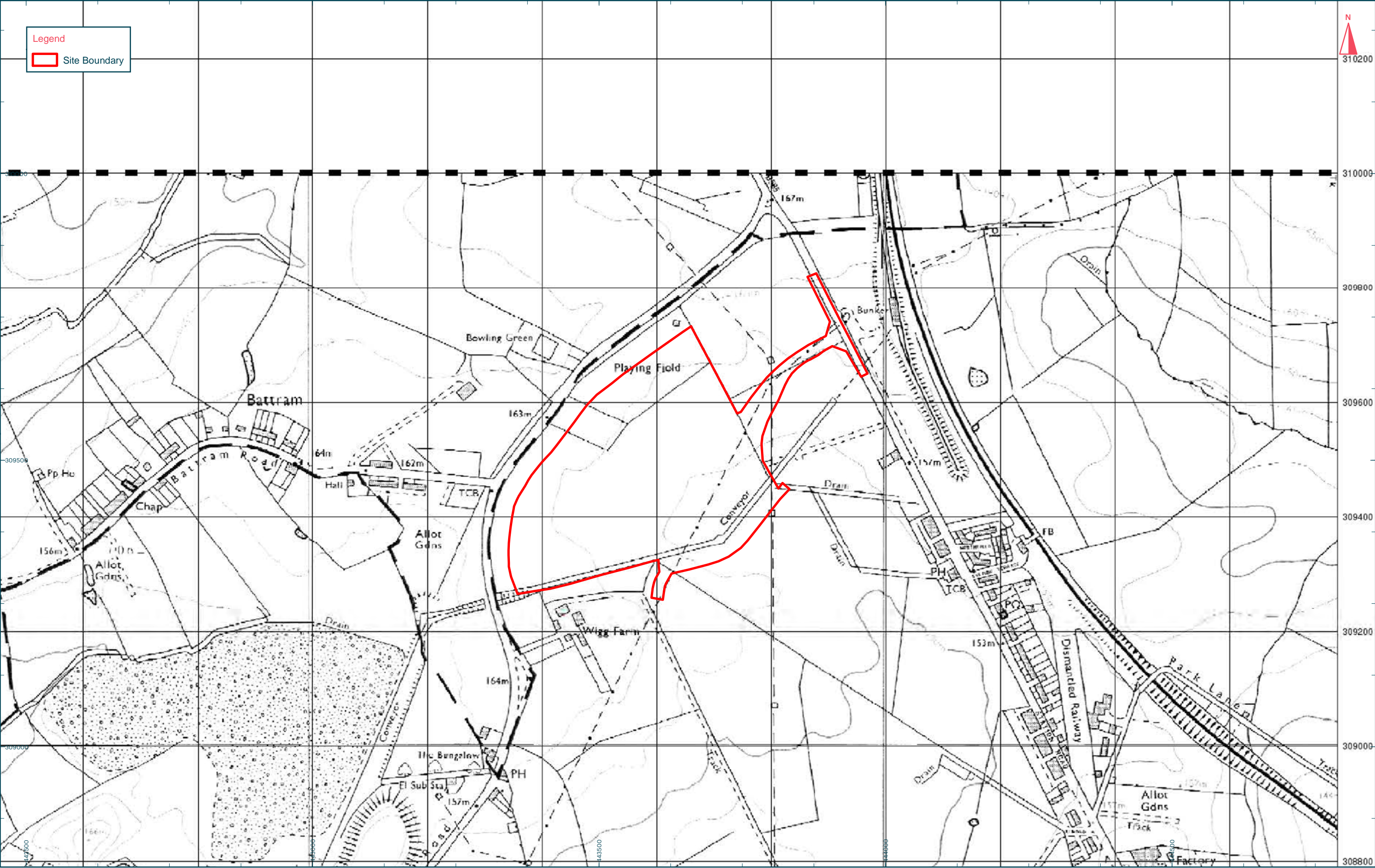
Title:
Figure 9: 1966 - 1968 Ordnance Survey Map 1:10,000

Address:
Wiggs Farm, Wood Lane, Ellistown

Scale at A3: 1:6,000

0 250m





Title:

Figure 10: 1983 Ordnance Survey Map 1:10,000

Address:

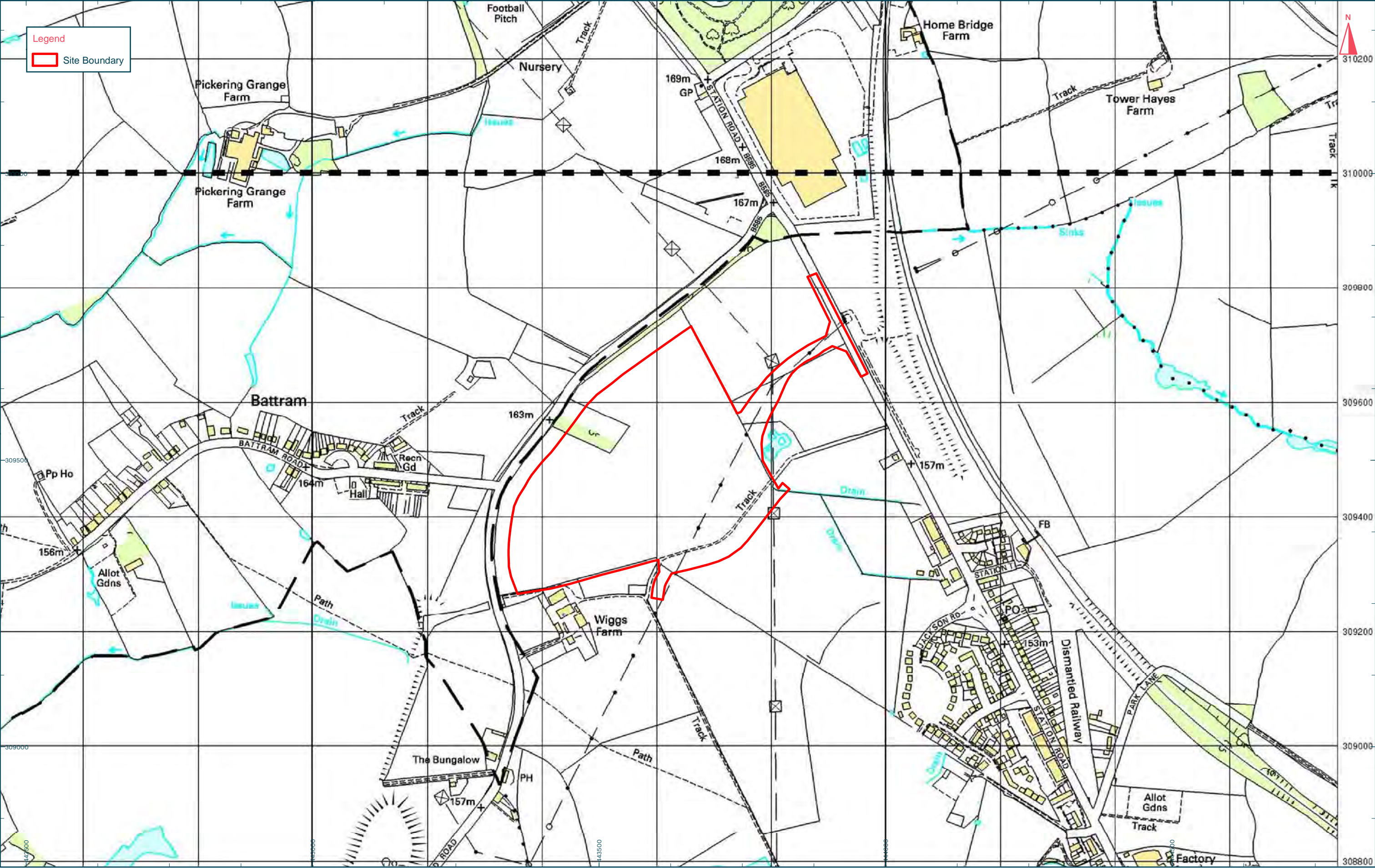
Wiggs Farm, Wood Lane, Ellistown

Scale at A3: 1:6,000

0

250m

orion.



Title:

Figure 11: 2006 Ordnance Survey Map 1:10,000

Address:

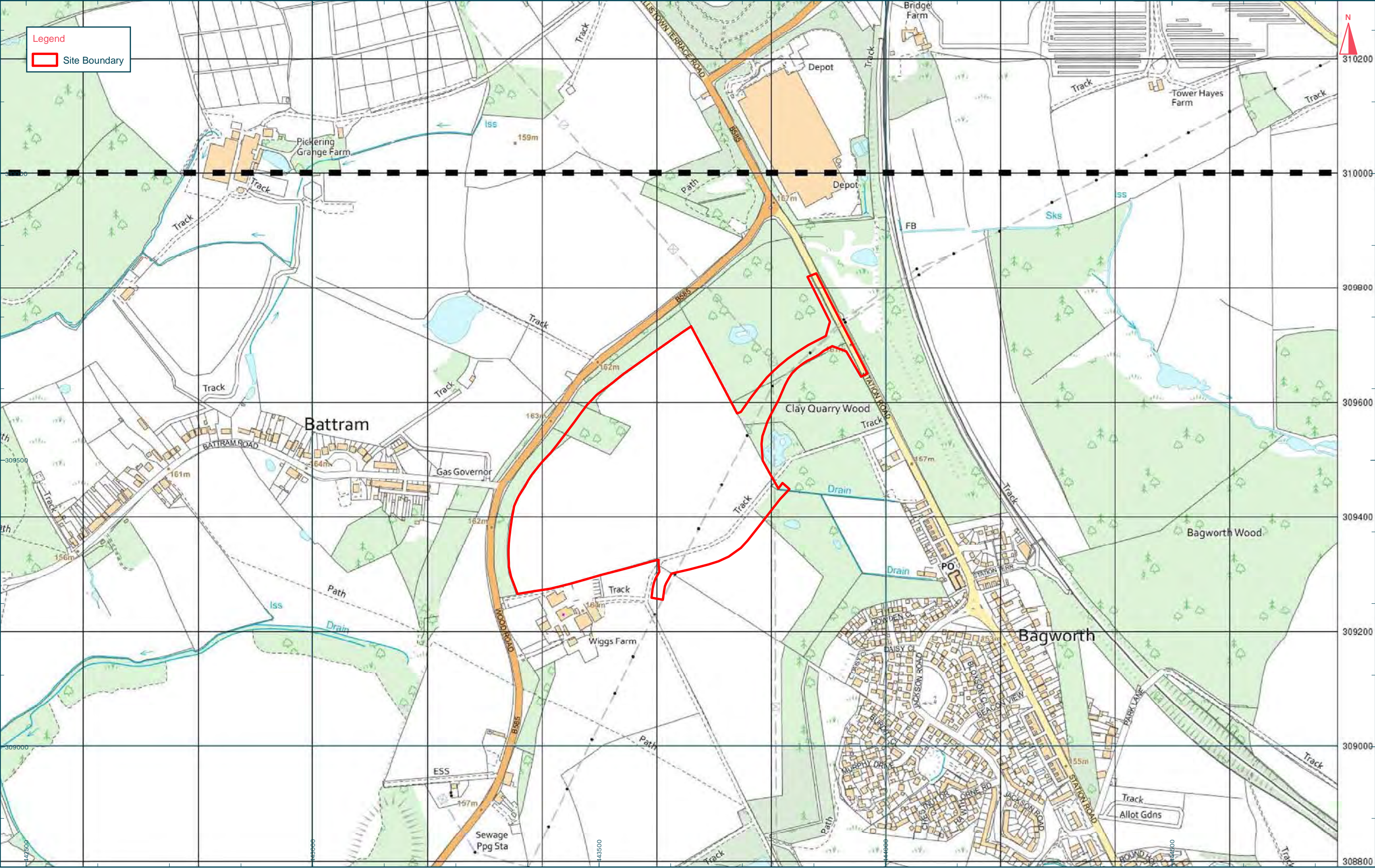
Wiggs Farm, Wood Lane, Ellistown

Scale at A3: 1:6,000

0

250m

orion.



Title:
Figure 12: 2024 Ordnance Survey Map 1:10,000

Address:
Wiggs Farm, Wood Lane, Ellistown





Title:
Figure 13: 2023 Google Earth Image

Address:
Wiggs Farm, Wood Lane, Ellistown

Scale at A3: 1:4,000

0 100m



GAZETTEER OF ARCHAEOLOGICAL ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km buffer from the site's boundary was adopted. The following gazetteer represents all of the entries from the Leicestershire Historic Environment Record.

Abbreviations:**HER:**

Leicestershire Historic Environment Record

HER Number:

Leicestershire Historic Environment Record monument identification reference number

PREFREF	NAME	PERIOD
MLE10358	Geophysical anomalies, Ellistown Colliery, Ibstock	Unknown
MLE16150	Cropmarks south of Battram Road, Nailstone	Unknown
MLE28883	Undated rectangular cropmark	Unknown
MLE10595	Prehistoric flint from west of Pickering Grange Farm, Ibstock	Mesolithic to Bronze Age
MLE10594	Iron Age/Roman finds from west of Pickering Grange Farm, Ibstock	Iron Age to Roman
MLE4345	'Via Devana' Roman road	Roman
MLE4615	Pickering Grange (or Swinfen Grange), Ibstock	Saxon/Early Medieval to Medieval
MLE2695	Bagworth Park, Bagworth	Saxon/Early Medieval to Post Medieval
MLE9286	Bagworth Inclined Plane (Leicester to Swannington Railway)	Post Medieval
MLE12363	PICKERING GRANGE FARMHOUSE, ELLISTOWN TERRACE ROAD, IBSTOCK	Post Medieval to Modern
MLE18387	Bagworth Colliery	Post Medieval to Modern
MLE19791	Nailstone Colliery, Nailstone	Post Medieval to Modern
MLE21762	Ellistown Collieries, Brick Pipe and Fireclay Works, Ibstock	Post Medieval to Modern
MLE26155	Site of Primitive Methodist Chapel, Station Road, Ellistown	Post Medieval to Modern
MLE27238	Site of C19th miners' housing, Ellistown Terrace Road, Ellistown	Post Medieval to Modern
MLE27239	C19th workers' housing, 1-8, Victoria Road, Ellistown	Post Medieval to Modern

PREFREF	NAME	PERIOD
MLE28580	Site of Bagworth and Ellistown Station, Station Terrace, Bagworth	Post Medieval to Modern
MLE28581	Bagworth Brickworks, Station Road, Bagworth	Post Medieval to Modern
MLE29600	Wood Farm, Stanton Lane, Ellistown	Post Medieval to Modern
MLE20224	Bagworth Incline-Keeper's House, Leicester to Swannington Railway	Post Medieval to Modern
MLE16166	Nailstone Colliery Railway	Post Medieval to Modern
MLE16167	Ibstock Colliery Railway	Post Medieval to Modern
MLE16182	Bagworth Colliery Railway	Post Medieval to Modern
MLE16056	Leicester to Swannington Railway/Midland Railway, Leicester & Burton Branch line	Post Medieval to Modern
MLE21760	New Cliffe Hill Quarry, Stanton under Bardon	Modern
MLE27240	C19th workers' housing, Battram Road, Battram	Modern
MLE27241	Site of Wesleyan Reform Chapel, 184, Battram Road, Battram	Modern
MLE27258	C20th allotments, Ellistown Terrace Road, Ibstock	Modern
MLE27259	C20th allotments south of Battram Road, Ibstock	Modern
MLE27267	C20th sports facilities, Wood Road, Battram	Modern
MLE27268	Site of Battram School, Wood Road, Battram	Modern
MLE23177	Bagworth Miners' Memorial, Maynard Walk/Durham Walk, Bagworth	Modern

GAZETTEER OF ARCHAEOLOGICAL EVENTS

The following gazetteer represents all events recorded by the HER within the 1km study area.

Abbreviations:**HER:**

Leicestershire Historic Environment Record

EvUID:

Leicestershire Historic Environment Record event identification reference number

EvUID	NAME
ELE12612	2024 historic building survey, Wood Farm, Coalville, Leicestershire
ELE10272	2016 trial trenching, Battleflat Lodge Farm
ELE10555	2018 geophysical survey, land north of Pretoria Road, Ibstock, Leicestershire
ELE10735	2018 desk-based assessment, land north of Pretoria Road, west of Ellistown Terrace Road, Ellistown, Leicestershire
ELE11297	2018-19 watching brief, Ibstock Brick, Ellistown Quarry, Leicestershire
ELE12155	2023 desk-based assessment, land at Pickering Grange Farm Equestrian, Ellistown Terrace Road, Ellistown, Leicestershire
ELE4580	2006 cultural heritage assessment, redevelopment of the former Nailstone Colliery
ELE5052	2001 desk-based assessment of land between Whitehill Road and Pretoria Road at Ibstock, Leicestershire
ELE5559	2007 magnetometer survey, former Nailstone Colliery, Nailstone
ELE5560	2007 geophysical surveys, former Nailstone Colliery, Nailstone
ELE5561	2007 fieldwalking survey, former Nailstone Colliery, Nailstone and Ibstock
ELE5601	1999 geophysical survey at Ellistown Colliery, Ellistown, Leicestershire
ELE5662	2008 trial trenching, former Nailstone Colliery, Nailstone and Ibstock
ELE5890	2001 trial trenching at Ibstock Quarry, Leicestershire
ELE6295	1997 desk-based assessment of land between Leicester Road and Pretoria Road at Ibstock, Leicestershire
ELE6297	1999 desk-based assessment for land reclamation and development at Ellistown Colliery, Ellistown, Leicestershire
ELE7162	1997 fieldwalking report, proposed Quarry extension, Ibstock, Leicestershire
ELE7163	1998 archaeology statement, Ibstock Brick Leicester Limited: Quarry extension and consolidating application
ELE7409	2001 fieldwalking, Workman's Wood, Ibstock
ELE7410	2000 fieldwalking Workman's Wood, Ibstock

EvUID	NAME
ELE7411	2001 fieldwalking south of Workman's Wood, Ibstock
ELE8187	1984 fieldwalking, west of Battram
ELE9337	2014 desk-based assessment, Tower Hayes Solar Farm
ELE9497	2015 metal detecting survey, Battleflat Lodge Farm, Bardon
ELE9498	2015 fieldwalking survey, Battleflat Lodge Farm, Bardon
ELE9499	2015 geophysical survey, land at Battleflat Lodge Farm
ELE9500	2015 cultural heritage assessment, land north of West Lane and south of the Interlink 22 Industrial Estate
ELE9743	2015 trial trenching at Tower Hayes Farm, Stanton under Bardon, Leicestershire
ELE9876	2015 geophysical survey, Tower Hayes Farm, Coalville, Leicestershire



Title:
Lidar image

Address:
Wigg Farm, Wood Road, Ellistown

Scale at A3: 1:12,000

0 200m

