

Miller Homes

Archaeological Desk-Based Assessment

Land at Normandy Way and Ashby Road, Hinckley, Leicestershire

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Executive Summary

This Archaeological Desk-Based Assessment has been prepared by Tetra Tech Consulting Limited (Tt), for Miller Homes, in support of a full planning application for the erection of 482 dwellings on land at Normandy Way and Ashby Road, Hinckley, Leicestershire. The study site comprises two parcels. Parcel 1 is located to the west of the A447 Ashby Road, measures c.17.5ha, and is centred at NGR SP 427 963. Parcel 2 measures c.2.8ha, is located north of Normandy Way, and is centred at NGR SP 429 957.

Both parcels are identified as deliverable for residential development (AS103 1B Parcel 1 and LPR199 Parcel 2), within the *Strategic Housing and Economic Land Availability Assessment (SHELAA) Report* (2022), which was prepared for the forthcoming new local plan.

This report comprises an update and combination of two previously produced reports that were submitted to, and approved by, the Senior Planning Archaeologist at Leicestershire County Council, who advises Hinckley & Bosworth Borough Council on archaeological matters.

This report has been prepared in compliance with the National Planning Policy Framework, local planning requirements, and relevant guidance documents. The assessment of Built Heritage Assets does not fall within the scope of this report. These are covered in a separate Built Heritage Statement.

There are no designated archaeological assets (i.e. Scheduled Monuments and Registered Battlefields) within the site. This report confirms that development within the site will not harm the setting or significance of any designated archaeological assets outside of the site.

A comprehensive programme of archaeological evaluation work (geophysical survey and trenching) has been carried out across both parcels of the study site to support the planning application. The trenching confirmed the survival of a small Roman settlement, along with the somewhat unexpected recovery of a small collection of imported pottery fragments, localised to five trenches at the western end of Parcel 1. The remains are of local to regional importance. Elsewhere within both parcels, the trenching did not identify any remains of an archaeological interest. The reports for all stages of the evaluation have been submitted to, and approved by, the Senior Planning Archaeologist.

Informal discussions with the Senior Planning Archaeologist have confirmed that mitigation will be required for Parcel 1. It has been agreed that this will comprise two small excavation areas, focused on Trenches 17, 26, 116, 127 and 129, measuring a total of 0.37ha (Figure 7). This work will be secured by a condition attached to the planning consent. No further archaeological work is required for Parcel 2.

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1. Introduction & Scope of Study

Introduction

- 1.1 This Archaeological Desk-Based Assessment has been prepared by Tetra Tech Consulting Limited (Tt), for Miller Homes, in support of a full planning application for the erection of 482 dwellings on land at Normandy Way and Ashby Road, Hinckley, Leicestershire (hereafter referred to as the 'study site' or 'site').
- 1.2 The study site is consists of two parcels (Figure 1). Details of each parcel are provided below:
 - Parcel 1 is located to the west of the A447 Ashby Road, measures c.17.5ha and is centred at NGR SP 427 963. It comprises three agricultural fields, located to the north of the Hinckley and Bosworth Community Hospital, adjacent to the crossroads of Ashby Road, Rouge's Lane and Hinckley Road. Parcel 1 is bordered to the north by Rouge's Lane, to the east by Ashby Road and from south to west by the Hinckley and Bosworth Community Hospital and agricultural fields.
 - Parcel 2 is located north of Normandy Way and is centred at NGR SP 429 957. This part of the study site measures c.2.8ha and comprises a single agricultural field. Parcel 2 is bordered by Normandy Way to the south, residential properties to the east and an agricultural field to the north and west.
- 1.3 Both parcels are identified within the *Strategic Housing and Economic Land Availability Assessment (SHELAA) Report* dated to 2022 as deliverable for residential development (AS103 1B Parcel 1 and LPR199 Parcel 2).
- 1.4 Miller Homes have commissioned Tetra Tech Consulting Limited to establish the archaeological potential of the study site, and to provide guidance on ways to accommodate any archaeological constraints identified. The assessment of built heritage assets are considered in the separate Built Heritage Statement (Tetra Tech 2026).
- 1.5 This report comprises a single stand-alone Archaeological Desk-Based Assessment to support the planning application. It is an update and combination of two previously produced reports¹² that were submitted to, and approved by, the Senior Planning Archaeologist at Leicestershire Country Council, who advises Hinckley & Bosworth Borough Council on archaeological matters (pers comm. *RE: Ashby Road and Normandy Way Hinckley* 30th September 2024).
- 1.6 Extensive archaeological evaluation works (geophysical survey and trenching) have been carried out across both parcels, comprising geophysical survey (Magnitude Surveys 2024a and 2024b), and trial trenching (MOLA 2025a and 2025b). Upon receipt and approval of the final fieldwork reports, the Senior Planning Archaeologist has agreed to targeted mitigation of 0.37ha in Parcel 1, and no further

¹ RPS. 2024a. *Archaeological Desk-Based Assessment: Land off Ashby Road, Hinckley*. Unpublished document 794-PLN-HER-00235.

² RPS. 2024b. *Heritage Statement: Land off Normandy Way, Hinckley*. Unpublished document 794-PLN-HER-00235.

requirement for archaeological work in Parcel 2. The findings of the fieldwork within the study site are detailed in Chapter 4.

- 1.7 This Archaeological Desk Based Assessment has been prepared in compliance with the National Planning Policy Framework, to identify and provide a description of the significance of the archaeological heritage assets on site, and the likely effects of the proposed development. This report also identifies any potential impact on designated archaeological assets (i.e. Scheduled Monuments and Registered Battlefields).
- 1.8 It complies with the Chartered Institute for Archaeologists' '*Standard and Guidance for Historic Environment Desk-Based Assessment*' (ClfA 2020), and Policies DM 11, DM12 and DM13 within the Site Allocations and Development Management Plan Policies DPD (adopted July 2016), which is part of the Hinckley & Bosworth Borough Council's Local Plan.

Scope of Study

- 1.9 This document has been completed with reference to current national guidelines, including the following (see also Section 2 below):
- Chartered Institute for Archaeologists 'Standard and guidance for historic environment desk-based assessment' (ClfA 2020);
 - Historic England documents 'Management of Research Projects in the Historic Environment' (Historic England 2015a); and,
 - Historic Environment Good Practice Advice in Planning' (Historic England 2015b & c).
- 1.10 The Chartered Institute for Archaeologist's Standard and Guidance for historic environment desk-based assessment (2020) sets a "standard" for desk-based assessment as follows:

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 ClfA. 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.

- 1.11 The 'Definition' of an assessment is provided in the guidance as:

Desk-based assessment is 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.

- 1.12 For the compilation of this desk based assessment, the following actions have been undertaken:
- An examination of national and local planning policies in relation to heritage assets;
 - An examination of the British Geological Survey;

- An examination of available topographical evidence;
- A search of the Leicestershire and Rutland Historic Environment Record (HER) database for archaeological sites, findspots and events recorded within a one-kilometre radius of the study site boundary;
- The geophysical survey and fieldwork reports for the site (Magnitude Surveys 2024a and 2024b and MOLA 2024a and 2024b);
- The synthesis and review of a map regression exercise relevant to the study site, from the xxx century to the present day;
- An assessment of relevant published and unpublished sources; and,
- An assessment of existing and previous impacts within the study site on potential archaeological resources.

2. Planning Background & Development Plan Framework

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in August 2026.
- 2.3 The NPPF was most recently revised in response to the proposed reforms to the NPPF and other changes to the Planning system consultation on August 2026 and sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous NPPF published in March 2012, revised in July 2018, updated in February 2019, revised in July 2021, updated in September 2023 and revised in December 2023 and December 2024.
- 2.4 The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and is periodically updated, most recently in 2019 (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.5 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.6 Section 20 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation of heritage assets. Overall, the objectives of Section 20 of the NPPF can be summarised as seeking the conservation and enhancement of the historic environment, and the conservation of heritage assets 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.
- 2.7 Section 20 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 2.8 Policy HE5 sets out policy for assessing development effects on heritage assets - outlining the assessment to be provided by applicants where development proposals affect heritage assets (paragraph 1); the need to establish whether proposals are likely to have a positive, neutral or negative effect on the heritage asset (paragraph 2); emphasis that it is the effect on an heritage asset's significance that is key to this assessment, and the assessment should accurately reflect the development effects (paragraphs 3 & 4); and highlighting the need for archaeological desk-based assessment and – where necessary – archaeological field evaluation to understand the significance of heritage assets with archaeological interest (paragraph 5).

- 2.9 Policy HE6 relates to designated heritage assets, and sets out a series of policies attaching weight to the conservation of the asset in considering the potential effects of development, and indicating that development which would cause 'substantial harm' or total loss to the significance of Grade II Listed Buildings or Grade II registered historic parks should be "exceptional", and "wholly exceptional" in relation to designated assets of the highest significance.
- 2.10 Policy HE7 relates to non-designated heritage assets, and establishes that development having a positive effect on a non-designated heritage asset should be supported; a balanced judgement should be made where a development proposal would harm the significance of a heritage asset; and that development causing 'substantial harm' or total loss should only be supported where the harm is outweighed by the benefits of the proposal.
- 2.11 Policy HE8 & HE 9 relate to development affecting World Heritage Sites and Conservation Areas, stressing the importance of retention and conservation of features which contribute to the area or help reveal its significance, and acknowledging that not all elements necessary contribute to this significance.
- 2.12 Policy HE10 relates to loss or removal of heritage assets, and sets out the requirement where a development proposal would result in the loss of the whole or part of a heritage asset. The preservation of heritage asset with archaeological interest 'in situ' where feasible is highlighted or appropriate provision for investigation and recording where this is not feasible.
- 2.13 Heritage Assets are defined in Annex B of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.14 Annex B also defines Archaeological Interest as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.15 A Designated Heritage Asset comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- Significance (for heritage policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.16 Setting is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.17 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;

- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
- Provides for the excavation and investigation of sites not significant enough to merit in-situ preservation.

- 2.18 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.19 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.20 Local Planning Policy for the site is currently provided by Hinckley & Bosworth Borough Council's Local Plan which includes the following two documents:
- Local Development Framework Core Strategy (adopted December 2009)
 - Site Allocations and Development Management Plan Policies DPD (adopted July 2016)
- 2.21 A new local plan is currently under review and a draft has been published. Both areas of the site are assessed to be deliverable for residential development within SHELAA (AS103 1B Parcel 1 and LPR199 Parcel 2).
- 2.22 The site does not fall under a made Neighbourhood Plan.
- 2.23 Specific policy regarding archaeology from the adopted Local Plan documents, which is relevant to this assessment, is quoted below:

Local Development Framework Core Strategy

THE ENVIRONMENT

8. Enhance identity and distinctiveness of the built and natural environment - A key challenge is to ensure new developments are locally distinctive and contribute to the identity of an area. Concern has been raised in the past about the lack of local distinctiveness in new housing developments. Related to this is the need to avoid coalescence of settlements so that separate identities remain and the need to safeguard valuable assets such as conservation areas, listed buildings, sites of archaeological and cultural heritage interest, geology and landscape character. Ten Landscape Character Areas have been identified in Hinckley & Bosworth, each with their own key characteristics which contribute to local distinctiveness and sense of place and it is important that development reflects and embraces these differences. In addition the council has embarked on a programme of conservation area appraisals which it aims to complete across the borough by 2013. The conservation area appraisals will highlight where listed buildings are considered to be at risk.

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.

Site Allocations and Development Management Plan Policies DPD

DM11 Protecting and Enhancing the Historic Environment

The Borough Council will protect, conserve and enhance the historic environment throughout the borough. This will be done through the careful management of development that might adversely impact both designated and non-designated heritage assets.

All development proposals which have the potential to affect a heritage asset or its setting will be required to demonstrate:

- a) An understanding of the significance of the heritage asset and its setting; and
- b) The impact of the proposal on the significance of the asset and its setting, including measures to minimise or avoid these impacts; and
- c) How the benefits of the proposal will outweigh any harm caused; and
- d) Any impact on archaeology in line with Policy DM13.

DM12 Heritage Assets

All development proposals affecting heritage assets and their setting will be expected to secure their continued protection or enhancement, contribute to the distinctiveness of the areas in which they are located and contribute to the wider vibrancy of the borough.

All development proposals affecting the significance of heritage assets and their setting will be assessed in accordance with Policy DM11: Protecting and Enhancing the Historic Environment and will require justification as set out in this policy.

All development proposals will need to accord with Policy DM10: Development and Design.

Scheduled Monuments

Proposals which adversely affect a scheduled monument or its setting should be wholly exceptional and accompanied by clear and convincing justification.

DM13 Preserving the Borough's Archaeology

Where a proposal has the potential to impact a site of archaeological interest, developers should set out in their application an appropriate desk-based assessment and, where applicable, the results of a field evaluation detailing the significance of any affected asset.

Where applicable, justified and feasible the local planning authority will require remains to be preserved in situ ensuring appropriate design, layout, ground levels, foundations and site work methods to avoid any adverse impacts on the remains.

Where preservation of archaeological remains in situ is not feasible and/or justified the local planning authority will require full archaeological investigation and recording by an approved archaeological organisation before development commences

- 2.24 In line with relevant planning policy and guidance, this Archaeological Desk-Based Assessment seeks to clarify the study site's archaeological potential and the likely significance of that potential and the need or otherwise for additional evaluation and/or mitigation measures.

3. Geology, Topography and Site Visit

Geology

- 3.1 The British Geological Survey (BGS) 1:50,000 mapping records the bedrock geology across the study site as mudstone of the Mercia Mudstone Group (<https://geologyviewer.bgs.ac.uk/> - accessed 17.07.2026).
- 3.2 The bedrock geology is overlain by bands of Bosworth Clay Member clay and silt, Wolston sand and gravel and Oadby Member diamicton (ibid.). Within Parcel 1, a fourth deposit is recorded overlying the mudstone, consisting of Dunsmore Gravel sand and gravel (ibid.).
- 3.3 The Cranfield Soil and Agrifood Institute identifies the soils across Parcel 1 as slowly permeable, seasonally wet, slightly acidic but base-rich loamy and clayey soils (Soilscape 18) and across Parcel 2 as slightly acidic, loamy and clayey soils with impeded drainage; (<http://www.landis.org.uk/soilscales/> - accessed 17.07.2026).

Topography

- 3.4 The study site is located at the northern end of Hinckley, located c.200 – 250mm to the east of a roughly north/south running brook, that feeds into the Tweed River over 1km to the north.
- 3.5 In Parcel 1, the north-west/south-east aligned field boundary, which separates the western two fields, is the highest point of the site – sitting at c.122m Above Ordnance Datum (AOD). The land falls steadily eastwards and westwards from this point, to a low of c.199 AOD at the site's western boundary, and c.117m at the eastern boundary.
- 3.6 Parcel 2 gently slopes westwards from a high of c123m AOD at its eastern end, to a low of c.115m AOD, at its western boundary.

Site Visit (including a review of LiDAR data)

- 3.7 A site visit was carried out on the 15th July 2026 in fine and clear weather conditions (Plates 1 – 3)
- 3.8 Parcel 1 consisted of three arable fields. Each individual field was bordered on all sides by mature hedgerows. A south-west/north-east aligned overhead power line ran through the western end of this parcel.
- 3.9 Parcel 2 site comprises a single, triangular-shaped field used for pasture for cattle grazing. It is formally bound to the north and east by hedgerows and to the south by fencing and tree planting.
- 3.10 A review of LiDAR data was carried out for the study site (Figure 5).
- 3.11 No features of an archaeological interest were identified within the LiDAR data or during the site visit.

4. Archaeological Work

On-Site

- 4.1 Geophysical survey and trial trenching was carried out across both parcels of the site in 2024 (Magnitude Surveys 2024a and 2024b and MOLA 2025a and 2025b).
- 4.2 In Parcel 1, green waste was identified across the three fields, resulting in an abandonment of the geophysical survey as no confidence could be placed in the results. Therefore, a 4% trenching programme was agreed (128 trenches), to provide a comprehensive evaluation of Parcel 1's archaeological potential. The trenching confirmed the survival of a small early Roman settlement, within Trenches 17, 26, 116, 127 and 129, that fell out of use by the early 3rd century AD (location shown on Figure 6). The Roman remains comprised a pit, nine gullies, a post hole and a boundary ditch. A small quantity of pottery fragments were recovered from the pit, two of the gullies and the boundary ditch. The pottery assemblage included Lower Nene valley ware, Samian ware and Spanish amphorae. A single fragment of Iron Age pottery was also recovered from the ditch, which could indicate an Iron Age origin for the settlement (MOLA 2024a, 18). The discovery of imported pottery within the site was unexpected, particularly given the survival of only a small number of Roman features, and the low density of occupation evident in the search area more generally. However, pottery fragments from Gaul (France) and Spain were discovered during evaluation trenching c.500m to the north-east, suggesting a high-status settlement in vicinity of Bosworth House Farm (see paragraph 4.8). More work is needed to understand the local context for the imported pottery found at Roman settlements in the environs of Hinckley, during the 2nd century AD (MOLA 2024a, 18). The remaining trenches did not identify any remains of an archaeological interest, with only evidence of Medieval cultivation recorded.
- 4.3 In Parcel 2, the geophysical survey was successful and identified a small quantity of features of a possible archaeological interest. The subsequent trenching, which comprised a 2.5% sample of the site area (12 trenches), did not record any features corresponding with the findings of the geophysical survey. Only remains of Medieval to Post Medieval furrows and a Post Medieval/Modern ditch were recorded.
- 4.4 The final survey and fieldwork reports have been submitted to, and approved by, the Senior Planning Archaeologist. Informal discussions held with the Senior Planning Archaeologist, have confirmed that targeted archaeological mitigation will be required for Parcel 1, focused on Trenches 17, 26, 116, 127 and 129. The location and extent of the mitigation area has been agreed with the Senior Planning Archaeologist and totals 0.37 ha (Figure 7). This work will be secured by a condition attached to the planning consent. The Senior Planning Archaeologist has agreed that no further archaeological work is required for Parcel 2.

Off-Site

- 4.5 Geophysical survey (ELE6012) and trial trenching (ELE6784; Archaeological Project Services 2010), carried out to the immediate north and north-east of the study site, did not identify any significant remains that were likely to extend into the site.
- 4.6 Geophysical survey (ELE12334) and trenching (Oxford Archaeology 2024) carried out within the fields between the two areas of the study site, to the south-west of Bosworth Community Hospital, recorded an undated gully and pit along with Medieval ridge and furrow.
- 4.7 Evaluation works, comprising a geophysical survey (ELE11927) and trial trenching (ELE1199; Groundworks Archaeology 2023) c.80m – 1km to the west of the site, recorded remains of a Medieval post mill (MLE27223 – c.700m to the west) and ploughed out remains of Medieval ridge and furrow. No significant archaeological remains were identified closer to the study site.
- 4.8 Trenching (ELE8846; Oxford Archaeology 2012) undertaken c.500m to the north-east of Parcel 1 in vicinity of Bosworth House Farm, uncovered a concentration of Roman archaeological features, including ditches, pits and a single cremation (MLE9618). An analysis of pottery fragments recovered during the evaluation, discovered a number were imported from Gaul and Spain, and included decorated Samian ware (ibid., 12). Fieldwalking carried out in this area prior to the trenching, from 1995 – 2011, recovered large quantities of Roman pottery, tile and plaster fragments. The evaluation results, and the artefacts, are indicative of a high-status settlement site (MLE2822) located in the area of Bosworth House Farm. An associated field system (MLE20615) was identified c.600m to the south-east of the settlement (c.650m to the north-east of Parcel 1).
- 4.9 A watching brief (ELE6274) and a strip, map and sample excavation (ELE11887), were carried out between approximately 150 – 500m east of the site. The watching brief proved negative, whilst the strip, map and sample, recorded remains of a potential Medieval enclosure (MLE27123).

5. Archaeological & Historical Background with Assessment of Significance

Timescales used in this report

Prehistoric

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

Historic

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

Introduction

- 5.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the study site and surrounding area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site prior to any assessment of any later development or below ground impacts.
- 5.2 What follows comprises a review of known heritage assets and previous archaeological and heritage work within a 1km radius of the study site (Figures 2 - 4), also referred to as the search area, held on the Leicestershire and Rutland HER and Historic England's NHLE. The review focuses on information relevant to assessment of the site and its archaeological potential, and although not all archaeological assets are discussed individually in the text, all are tabulated in the gazetteer presented in Appendix 1.
- 5.3 The review of archaeological assets is augmented by a historic map regression exercise charting the development of the study site from the 18th century onwards until the present day (Figures 8 - 13).

Designated Heritage Assets

- 5.4 There are no designated heritage assets within the site.
- 5.5 There are no designated archaeological assets (i.e. Scheduled Monuments and Registered Battlefields) within the search area. It is assessed that the proposed development will result in no harm to any designated archaeological assets.

- 5.6 The assessment of built heritage assets do not fall within the scope of this report and are addressed in the separate Built Heritage Statement (Tetra Tech 2026).
- 5.7 Designated heritage assets are not discussed further in this report.

Non-Designated Heritage Assets

- 5.8 A small early Roman settlement was identified within the western end of Parcel 1. This was localised to Trenches 17, 26, 116, 127 and 129. These are not recorded by the Historic Environment Record.
- 5.9 There are no other non-designated heritage assets recorded within the study site.

Palaeolithic to Bronze Age

- 5.10 The HER notes that six flints (MLE29641) were found within a field c.440m west of the study site. However, the trenching carried out in the field (ELE11990), did not record any Early Prehistoric activity.
- 5.11 The trenching did not record any Early Prehistoric remains within the study site. An extensive amount of fieldwork has been carried out within the search area, which suggests very little Early Prehistoric activity locally.

Iron Age and Roman

- 5.12 A small Roman settlement was confirmed by trenching within Trenches 17, 26, 116, 127 and 129, in the western area of Parcel 1. The trenching elsewhere in Parcel 1 did not identify any other Roman remains, suggesting the Roman settlement on site was small, and localised to the area of the five trenches. The remains comprised a pit, nine gullies, a post hole and a boundary ditch, with artefacts recovered consisting of a pottery assemblage of Lower Nene valley ware, Samian ware and Spanish amphorae. A piece of Iron Age pottery recovered from the boundary ditch could be indicative of an earlier origin for the settlement.
- 5.13 The Roman settlement within Parcel 1 sits with a landscape that was sparsely populated during this period, with only one other Roman settlement recorded within the search area, located c.500m to the north-east of Parcel 1 (MLE9618 and MLE2822). The settlement, and the artefacts recovered from the features and in this area through past fieldwalking (i.e. pottery, tile and plaster), are indicative of a high-status settlement in vicinity of Bosworth House Farm.
- 5.14 Parcel 2 does not contain any Iron Age or Roman archaeological remains.

Anglo Saxon

- 5.15 The place-name for Barwell, the historic core (MLE2821) of which is located c.1km to the east, could derive from the Old English words 'bār', meaning a boar, and 'well/a' meaning a spring or stream (Survey of English Place-Names). Wkyin, located c.2km to the west, is recorded in the Danelaw Charters (Survey of English Place-Names).

- 5.16 A possible Saxon sword pommel (MLE24947 – no shapefile provided by HER) was found by metal detecting in 2012 somewhere to the ‘north of Community Hospital, Hinckley’. However, only a four-digit grid reference is included within the HER entry, which centres to the south of the hospital and outside of the study site. No Early Medieval activity was identified in the fields surrounding the hospital by the trenching in this area (Oxford Archaeology 2024).
- 5.17 No Anglo-Saxon activity was identified within the study site by the fieldwork.

Medieval

- 5.18 The study site was located between two relatively large Medieval settlements, Barwell c.1.2km to the north-east, and Hinckley c.1.8km to the south (Open Domesday). Both settlements are recorded in the 1086 Domesday Survey, as ‘*Barewelle*’ and ‘*hinehelie*’, respectively (ibid.).
- 5.19 The trenching carried out within the study site, recorded remains of Medieval cultivation, evidence that both areas were farmed during the Medieval period. No Medieval settlement was identified within the site during the evaluation.

Post Medieval and Modern (including map regression exercise)

- 5.20 The closest Post Medieval HER entry to the site comprises the route of the 18th century Turnpike Road (MLE20915) which follows the modern Ashby Road to the east. The trenching within the site did not identify any roadside settlement.
- 5.21 The 1785 Map of the County Five Miles round Hinckley (Figure 8) is the earliest cartographic source obtained for this report. Given the scale of this map, it was difficult to accurately georeference to modern mapping, and consequently an approximate site location is displayed. This map shows the site occupied vacant land to the north of Hinckley.
- 5.22 The 1814 Ordnance Survey (OS) map (Figure 9) shows Parcel 1 as straddling six fields, whilst Parcel 2 is depicted as covering two fields, with a north/south aligned boundary running centrally through them.
- 5.23 The subsequent 1838 Barwell Tithe Map (Figure 10) shows field boundary changes associated with land reorganisation as a result of enclosure. Parcel 1 is now depicted as containing five fields and the two fields within Parcel 2 were amalgamated. The details of these fields (plots) from the associated tithe award is tabulated below.
- 5.24 The associated Award shows the study site in arable occupation:

Land Parcel	Landowner	Occupant	Description	Land Use/ Cultivation
607	William Powers Esquire		Four Acres	Pasture
608			First Horse Close	Arable

609		William Murby &	Long Close	Arable
610		William Millhouse	Broad Close	Arable
617		Thomas Robinson	Sharpe Lands	Pasture
640		William Murby & William Millhouse	Near Hinckley Close	Pasture

- 5.25 Other than the further amalgamation of the fields within Parcel 1 (reduced from five to three), there was no significant change within either area of the study site, from the late 19th century until the present day (Figures 11 – 13).
- 5.26 The evaluation of the study site did not record any Post Medieval or Modern remains of an archaeological interest.

Assessment of Significance

- 5.27 The Roman settlement within the site is one of the few recorded within the local landscape, with the only other known settlement in the search area, located c.500m to the north-east of Parcel 1 (MLE9618 and MLE2822). The Roman features within the study site are of archaeological interest and evidential value. The significance of these features is enhanced by the recovery of imported pottery on site.
- 5.28 The mitigation excavation will further investigate the settlement within Parcel 1, to assess if it is of a similar high-status, and to contribute to our understanding of how common imported pottery was in the Hinckley area during the 2nd century AD. The remains within the site are of local to regional importance, though their true significance, will be confirmed by the excavation.
- 5.29 Relevant research agendas (RA) and strategic objectives in the East Midlands Historic Environment Research Framework, include RA 5.4.3: *‘How did rural settlements relate to each other and to towns and military sites, and how may this have varied regionally and over time?’*, RA ‘5.6.3: *How may studies of the production, movement and consumption of pottery contribute to understanding of the regional economy?’* and *‘Strategic Objective 5H Investigate the landscape context of rural settlements’*
- 5.30 There are no other remains of an archaeological interest within the study site.

6. The Proposed Development & Review of Potential Development Impacts on Archaeological Heritage Assets

Proposed Development

- 6.1 Full planning application for the erection of 482 dwellings on land at Normandy Way and Ashby Road, Hinckley, comprising development across two parcels including:
- the northern parcel (off Ashby Road) for residential development, public open space, play provision, structural landscaping, sustainable drainage infrastructure and the provision of a new vehicular route;
 - the southern parcel (off Normandy Way) for residential development, public open space, landscaping and drainage infrastructure.
- 6.2 Together with associated access, internal roads, pedestrian and cycle connections, utilities and all other associated infrastructure.

Review of Potential Development Impacts on Non-Designated Assets

- 6.3 The Roman settlement remains within Parcel 1, are located within an area proposed for housing, roadways and the northern extent of a public open space (LEAP). Groundworks involved in modern construction, such as the excavation of foundation and service trenches, the excavation of the attenuation ponds and any other ground reduction required, will have a high impact on the Roman features within Parcel 1.
- 6.4 There are no remains of an archaeological interest within Parcel 2. Though there will be a high development impact in Parcel 2, there will be no impact on significant archaeological remains.
- 6.5 The Senior Planning Archaeologist at Leicestershire County Council has confirmed that mitigation will be required for Parcel 1. It has been agreed with the Senior Planning Archaeologist that the mitigation will comprise two small excavation areas, focused on Trenches 17, 26, 116, 127 and 129, and measuring a total of 0.37ha (Figure 7). This work will be secured by a condition attached to the planning consent but will need to be carried out pre-development.
- 6.6 No further archaeological work is required for Parcel 2.

7. Summary and Conclusions

- 7.1 This Archaeological Desk-Based Assessment has been prepared by Tetra Tech Consulting Limited (Tt), for Miller Homes, in support of a full planning application for the erection of 482 dwellings on land at Normandy Way and Ashby Road, Hinckley, Leicestershire. The study site comprises two parcels. Parcel 1 is located to the west of the A447 Ashby Road, measures c.17.5ha, and is centred at NGR SP 427 963. Parcel 2 measures c.2.8 ha, is located north of Normandy Way, and is centred at NGR SP 429 957.
- 7.2 Both parcels are identified as deliverable for residential development (AS103 1B Parcel 1 and LPR199 Parcel 2), within the Strategic Housing and Economic Land Availability Assessment (SHELAA) Report (2022), which was prepared for the forthcoming new local plan.
- 7.3 This report comprises an update and combination of two previously produced reports that were submitted to, and approved by, the Senior Planning Archaeologist at Leicestershire Country Council, who advises Hinckley & Bosworth Borough Council on archaeological matters.
- 7.4 This report has been prepared in compliance with the National Planning Policy Framework, local planning requirements, and relevant guidance documents. The assessment of Built Heritage Assets does not fall within the scope of this report. These are covered in a separate Built Heritage Statement.
- 7.5 There are no designated archaeological assets (i.e. Scheduled Monuments and Registered Battlefields) within the site. This report confirms that development within the site will not harm the setting or significance of any designated archaeological assets outside of the site.
- 7.6 A comprehensive programme of archaeological evaluation work (geophysical survey and trenching) has been carried out across both parcels of the study site to support the planning application. The trenching confirmed the survival of a small Roman settlement, along with the somewhat unexpected recovery of a small collection of imported pottery fragments, localised to five trenches at the western end of Parcel 1. The remains are of local to regional importance. Elsewhere within both parcels, the trenching did not identify any remains of an archaeological interest. The reports for all stages of the evaluation have been submitted to, and approved by, the Senior Planning Archaeologist.
- 7.7 Informal discussions with the Senior Planning Archaeologist have confirmed that mitigation will be required for Parcel 1. It has been agreed that this will comprise two small excavation areas, focused on Trenches 17, 26, 116, 127 and 129, measuring a total of 0.37ha (Figure 7). This work will be secured by a condition attached to the planning consent. No further archaeological work is required for Parcel 2.

Sources Consulted

General

Historic Environment Record

Internet

Archaeological Data Service: <http://archaeologydataservice.ac.uk>

Aerial photography: <http://www.britainfromabove.org.uk/>

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

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

Domesday Book: <https://opendomesday.org.uk>

East Midlands Historic Environment Research Framework - <https://researchframeworks.org/emherf/>

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

Past Scape: <http://www.pastscape.org.uk>

Portable Antiquities Database: <https://finds.org.uk/database/>

NPPG: <http://planningguidance.planningportal.gov.uk>

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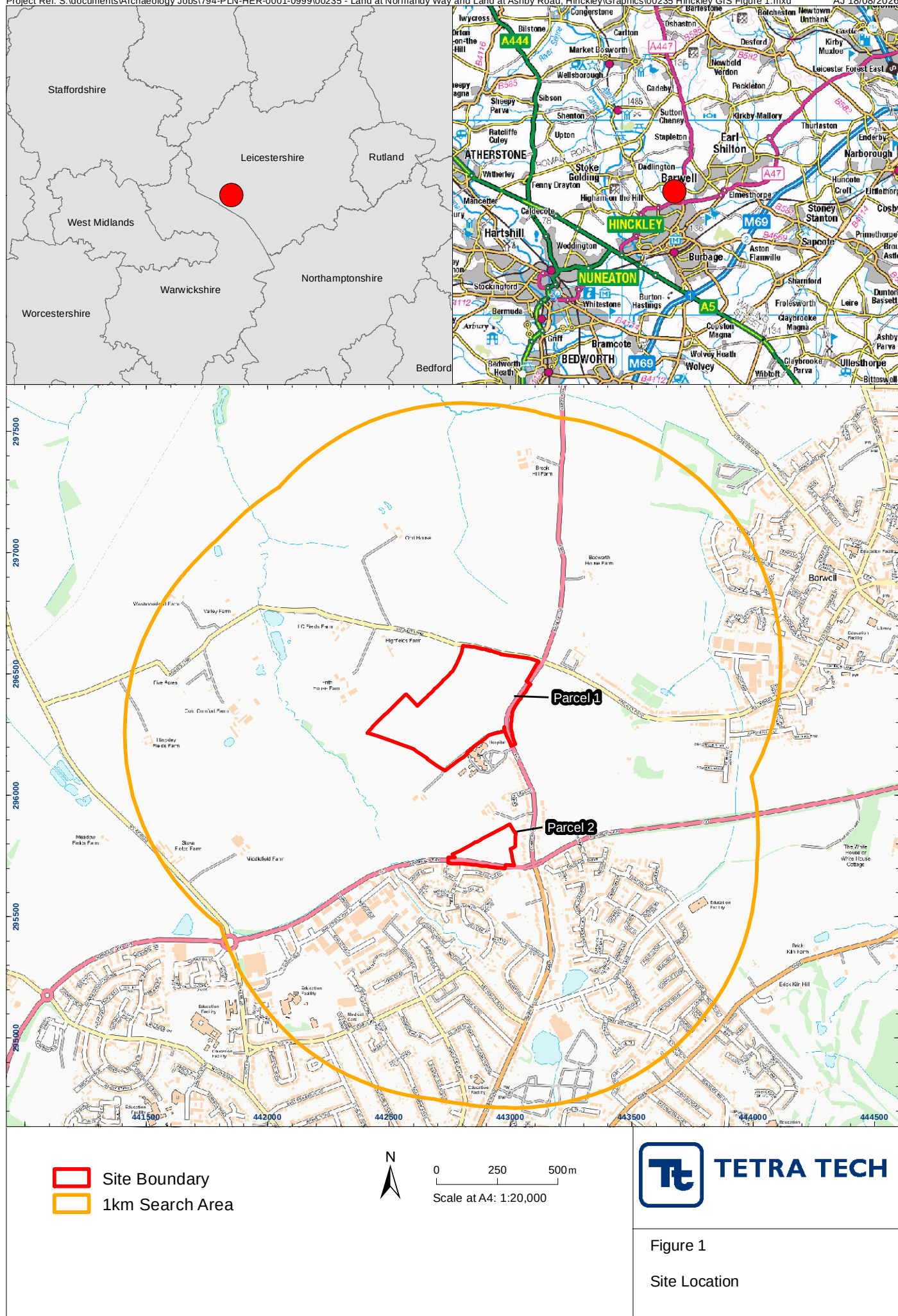
Oxford Archaeology. 2024. *Hinckley West, Land off Ashby Road Hinckley, Leicestershire: Archaeological Evaluation Report*. Unpublished document reference X.A58.2024.

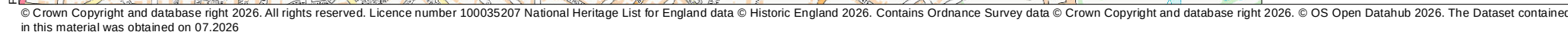
Tetra Tech. 2026. *Built Heritage Statement: Land at Normandy Way and Ashby Road*. Unpublished document reference 794-PLN-HER-00235.

Cartographic

1785 Map of the County Five Miles round Hinckley	1814 Ordnance Survey Drawing (Hinckley Sheet)
1835 Ordnance Survey	1838 Barwell Tithe Map
1887 Ordnance Survey 1:10,560	1904 Ordnance Survey 1:10,560
1925 - 1931 Ordnance Survey 1:10,560	1938 Ordnance Survey 1:10,560
1950 OS Historical Aerial Photography 1:10,560	1955 Ordnance Survey 1:10,000
1967 - 1968 Ordnance Survey 1:10,000	1980 - 1984 Ordnance Survey 1:10,000
1999 - 2000 Ordnance Survey 1:10,000	2006 Ordnance Survey 1:10,000
2021 Ordnance Survey 1:10,000	

Figures





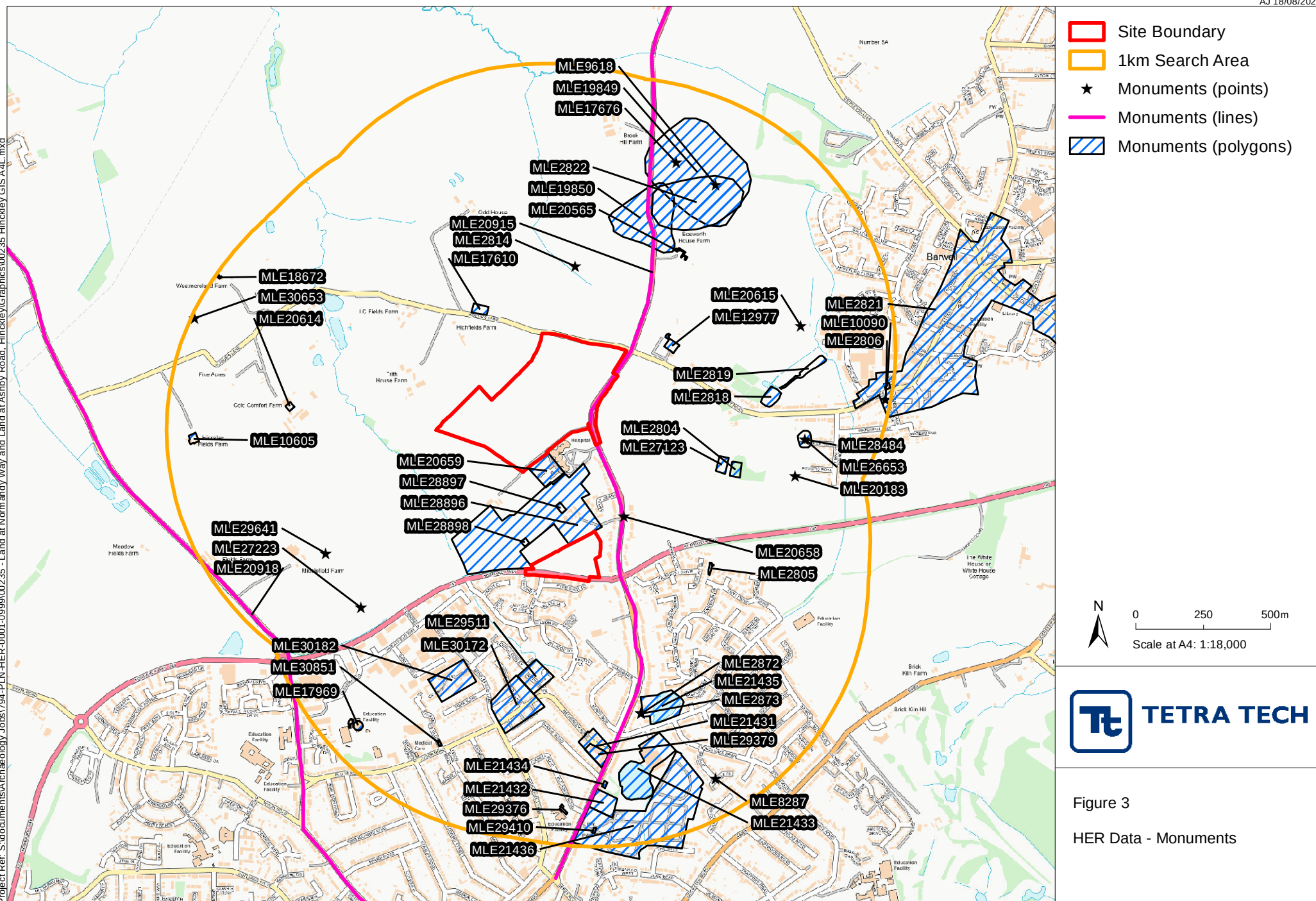
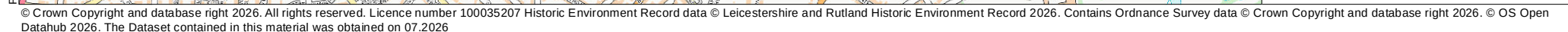


Figure 3

HER Data - Monuments





 Site Boundary

Digital Terrain Model

Multi-hillshade Processing overlying
Simple Local Relief Model

@1m Resolution

Data Capture: 2021



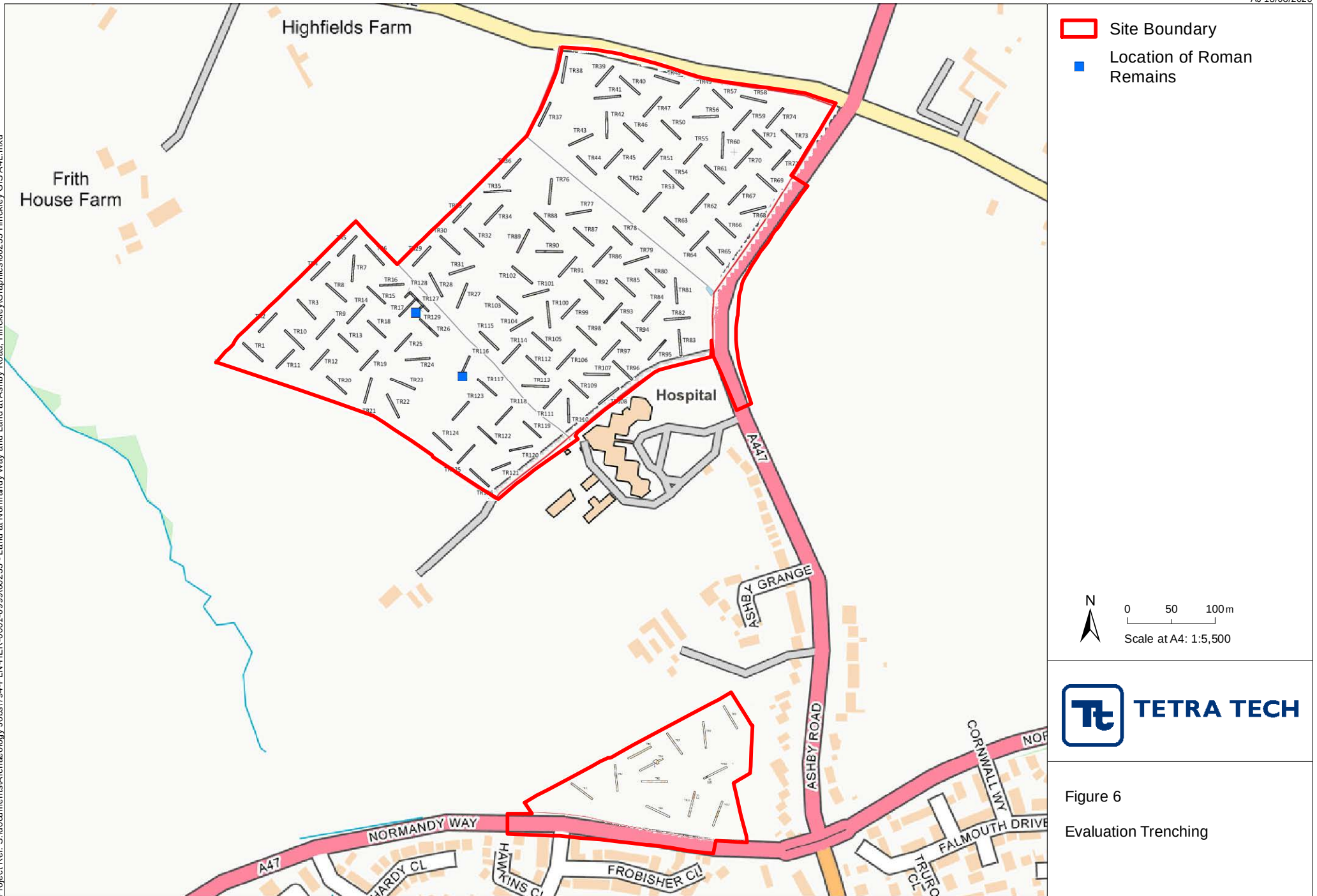
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TETRA TECH

Figure 5

LiDAR Data



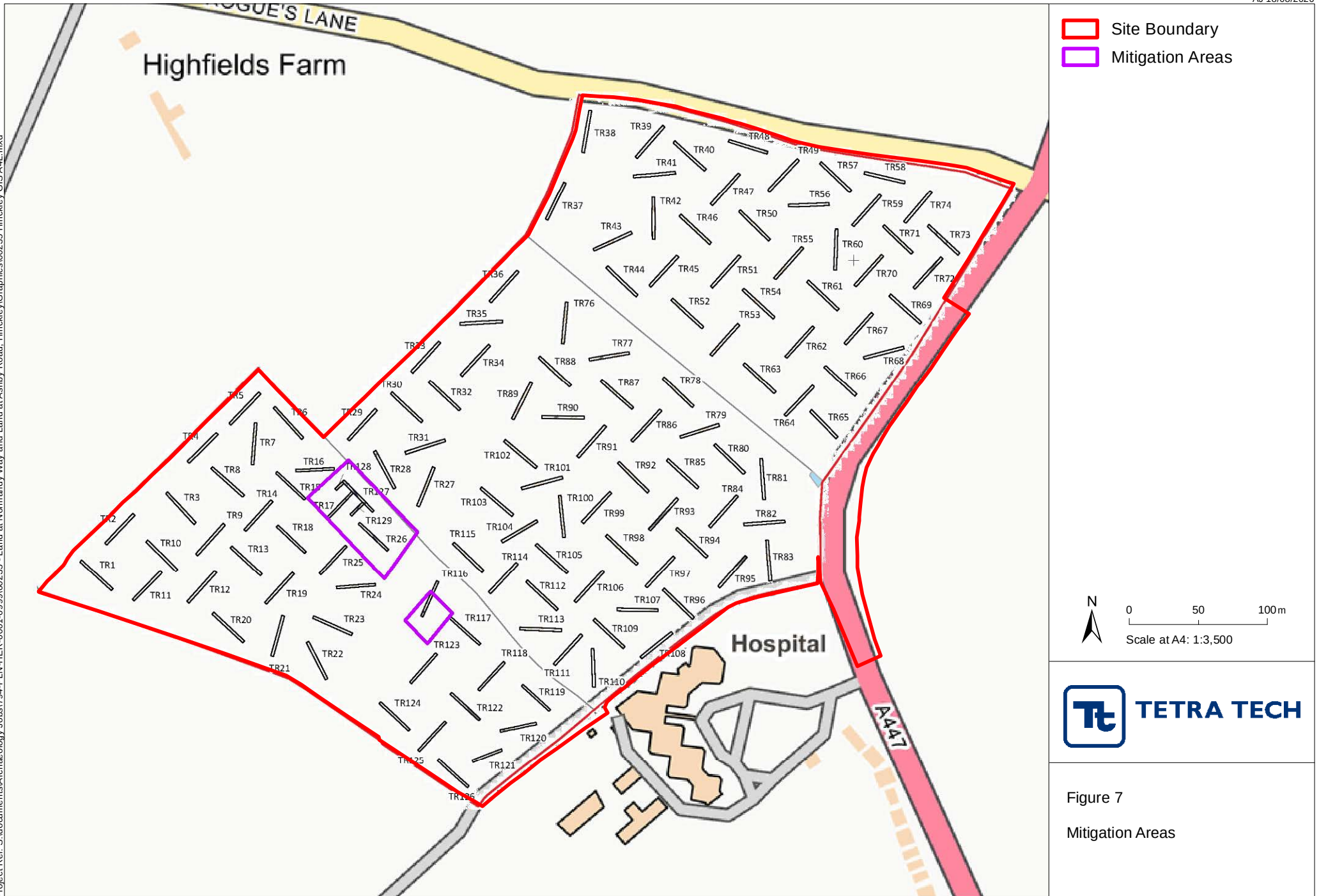


Figure 7
Mitigation Areas



 Site Boundary



0 250 500m
Scale at A4: 1:20,000



TETRA TECH

Figure 8

1785 Five Miles around Hinckley
Map



 Site Boundary



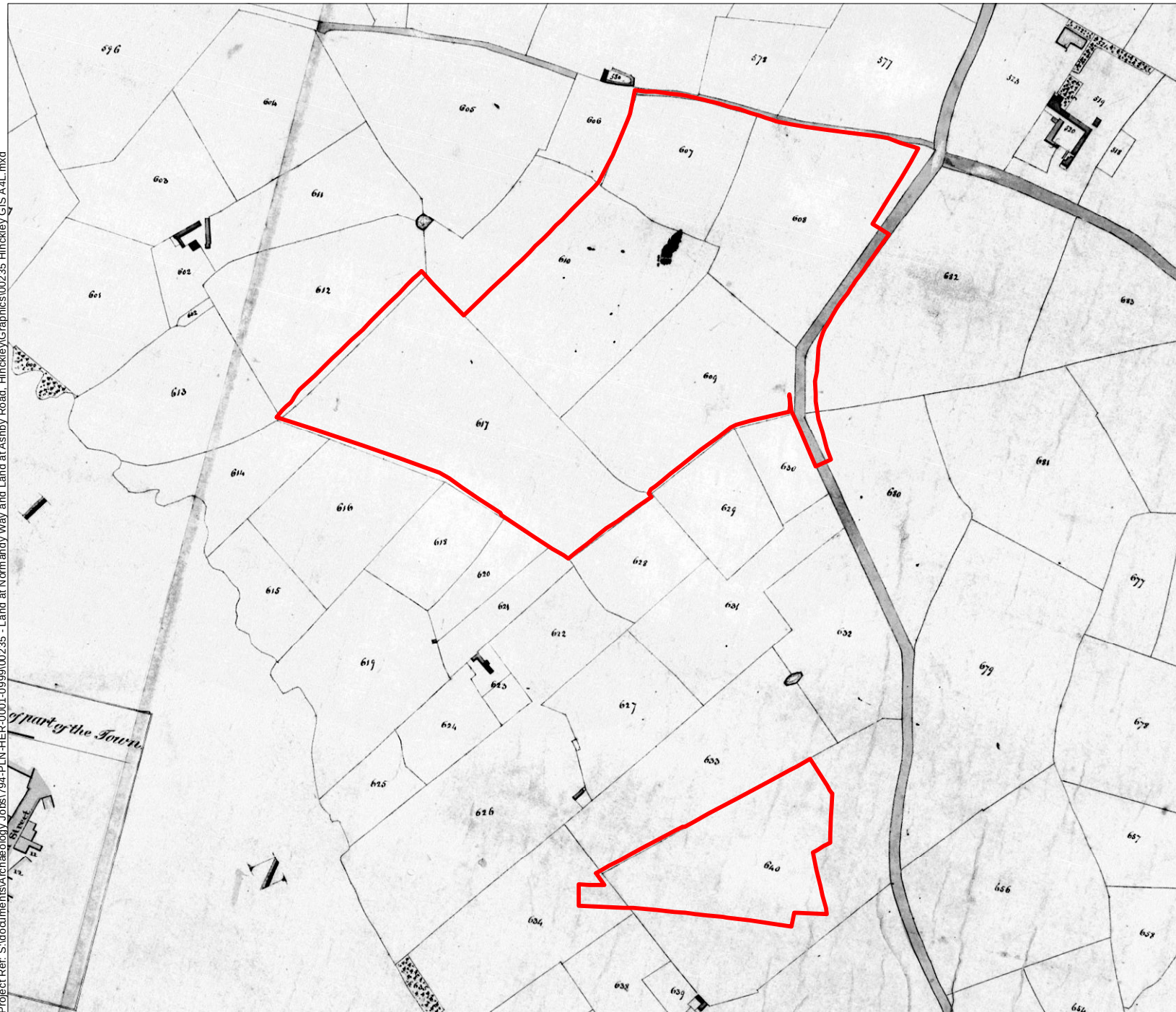
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TETRA TECH

Figure 9

1814 Ordnance Survey



 Site Boundary



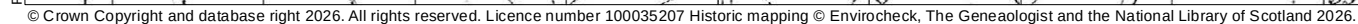
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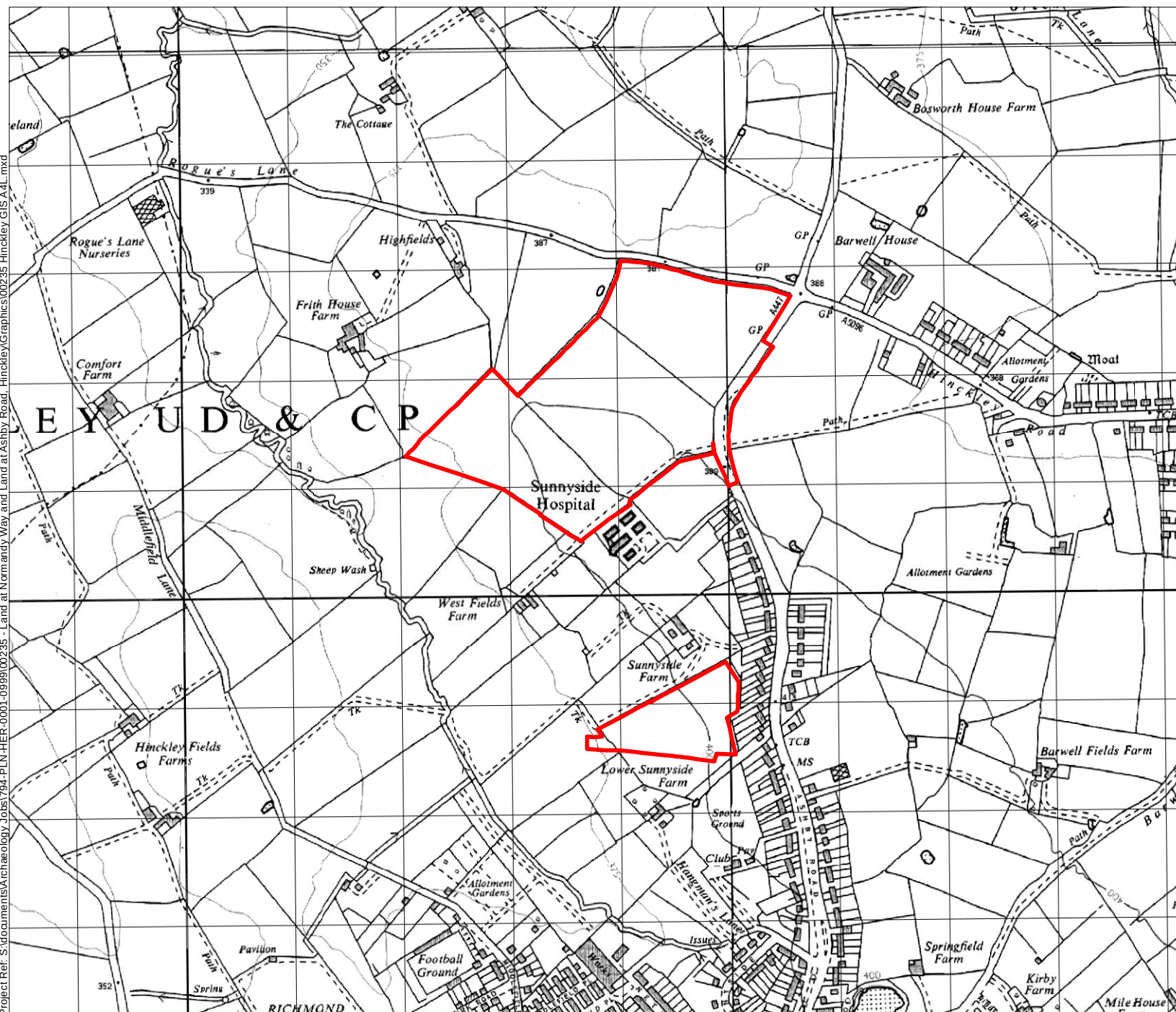


TETRA TECH

Figure 10

1838 Barwell Tithe Map





Site Boundary



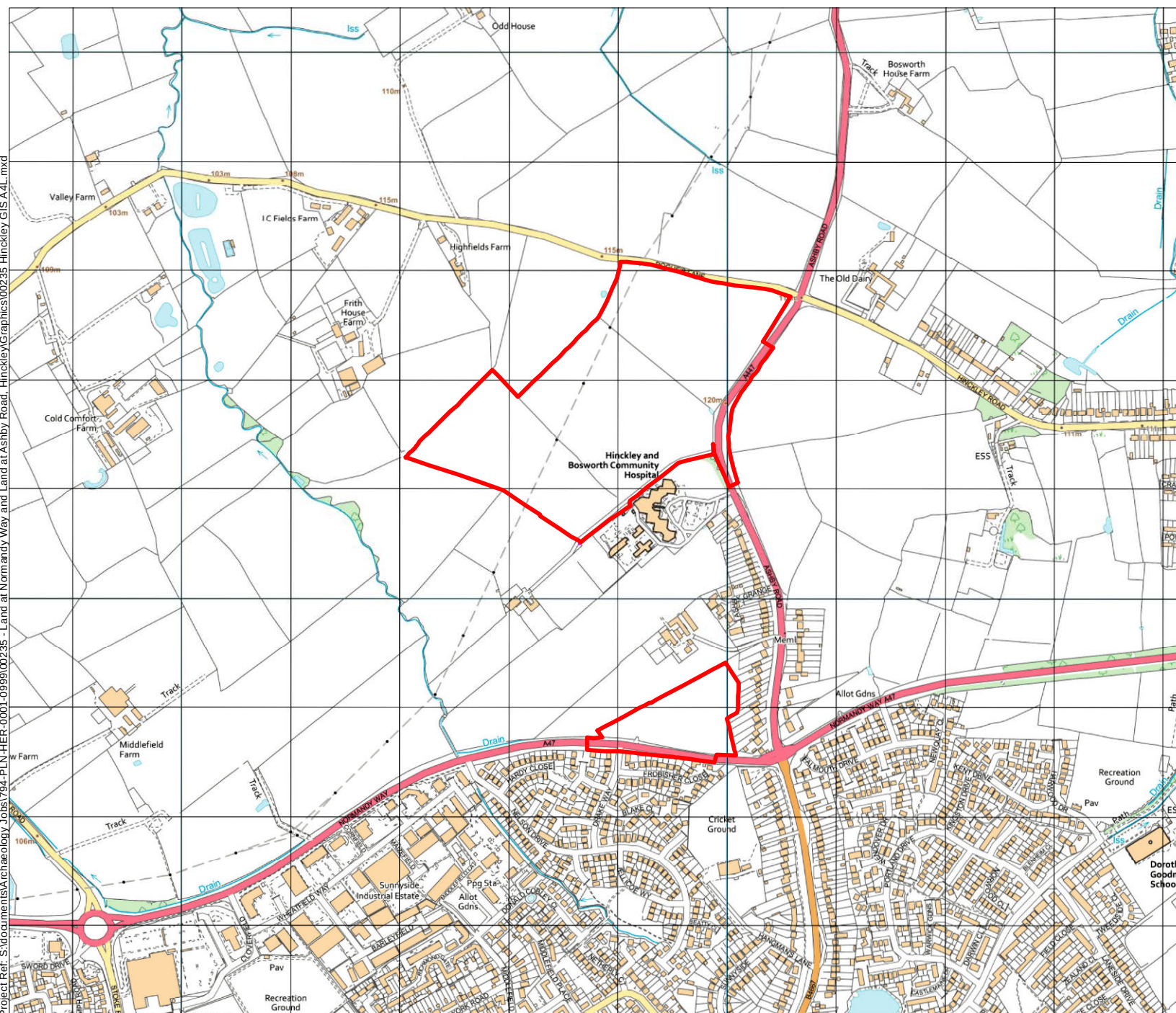
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TETRA TECH

Figure 12

1967 - 1968 Ordnance Survey



Site Boundary



0 150 300m
Scale at A4: 1:10,000



TETRA TECH

Figure 13

2023 Ordnance Survey

Plates



Plate 1: View north across the central and northern fields of Parcel 1.



Plate 2: View south across the central and south fields of Parcel 1.



Plate 3: View north-east across Parcel 2.

Appendices

Appendix 1

Historic Environment Record Data

HER	Name	Location	Date
	Monuments		
MLE2804	Possible medieval moated site, Hinckley Road, Barwell	SP 435 961	Medieval
MLE2805	Pond, north-west of Barwell Fields Farm, Hinckley	SP 434 957	Medieval
MLE2806	Post-medieval windmill west of Ivens Farm, Barwell	SP 440 963	Post Medieval to Modern
MLE2814	Post-medieval windmill, Mill Close & Mill Meadow, Barwell	SP 429 968	Post Medieval
MLE2818	Medieval moated site rear of 74, Hinckley Road, Barwell	SP 436 963	Medieval
MLE2819	Fishpond adjacent to moated site, Barwell	SP 437 964	Medieval
MLE2821	Historic settlement core of Barwell	SP 444 966	Early Medieval to Post Medieval
MLE2822	Roman site, south-east of Brook Hill Farm, Barwell	SP 433 970	Roman
MLE2872	Human burials near Hangmans Lane, Hinckley	SP 431 952	Medieval
MLE2873	Site of gallows, near Hangmans Lane, Hinckley	SP 431 952	Medieval
MLE8287	Iron blade, Saville Road, Hinckley	SP 434 949	Unknown
MLE9618	Roman burial south-east of Brook Hill Farm, Barwell	SP 434 971	Roman
MLE10090	Post-medieval remains, 22 Mill Street, Barwell	SP 440 964	Post Medieval

MLE10605	Hinckley Fields Farm, Hinckley	SP 415 962	Post Medieval to Modern
MLE12977	BARWELL HOUSE FARMHOUSE AND ATTACHED STABLE WING, HINCKLEY ROAD (NORTH SIDE), BARWELL	SP 432 965	Post Medieval to Modern
MLE17610	Curvilinear features south of Odd House Farm, Barwell	SP 425 967	Unknown
MLE17676	Medieval pottery from east of Brook Hill Farm, Barwell	SP 433 972	Medieval
MLE17969	RICHMOND MIDDLEFIELD COUNTY PRIMARY SCHOOL, STOKE ROAD, HINCKLEY	SP 421 951	Modern
MLE18672	Westmoreland Farm, Rogues Lane, Stoke Golding	SP 416 968	Post Medieval to Modern
MLE19849	Enclosure south-east of Brook Hill Farm, Barwell	SP 433 972	Unknown
MLE19850	Enclosure north-west of Bosworth House Farm, Barwell	SP 431 970	Undated
MLE20183	Post-medieval pottery at Hinckley Road, Barwell	SP 437 960	Post Medieval to Modern
MLE20565	Bosworth House Farmhouse, barn and associated buildings, Barwell	SP 4331 9691	Post Medieval to Modern
MLE20614	Cold Comfort Farm, Hinckley	SP 418 963	Post Medieval to Modern
MLE20615	Possible evidence for Roman field system west of the Industrial Estate, Barwell	SP 437 966	Roman
MLE20658	Memorial to Captain Shenton's Tree, Hinckley	SP 431 959	Post Medieval to Modern

MLE20659	Isolation Hospital, Sunnyside Hospital, Hinckley	SP 428 961	Post Medieval to Modern
MLE20915	Turnpike Road, Hinckley to Tonge, Ibstock to Measham	SK 3882 0926	Post Medieval to Modern
MLE20918	Turnpike Road, Market Bosworth to Measham, Burton on Trent & Hinckley	SK 3619 0320	Post Medieval to Modern
MLE21431	Brickworks, Netherley Road, Hinckley	SP 4299 9507	Post Medieval to Modern
MLE21432	Brickworks, Ashby Road, Hinckley	SP 4302 9487	Post Medieval to Modern
MLE21433	Barwell Lane brickworks, Hinckley	SP 4319 9500	Modern
MLE21434	Hinckley Mineral Baths, Ashby Road, Hinckley	SP 4303 9494	Post Medieval to Modern
MLE21435	Ashby Road brickworks, Hinckley	SP 4324 9522	Modern
MLE21436	C19th cemetery, Ashby Road, Hinckley	SP 4315 9486	Post Medieval to Modern
MLE26653	C12th enclosure, linears and pit, Crabtree Road, Barwell	SP 4377 9622	Anglo-Saxon to Medieval
MLE27123	Possible medieval enclosure, west of moated site, Hinckley Road, Barwell	SP 4347 9612	Medieval
MLE27223	Site of medieval windmill, Middlefield Lane, Hinckley	SP 4213 9559	Medieval to Post Medieval
MLE28484	Roman finds, Crabtree Road, Barwell	SP 4377 9622	Roman

MLE28896	Medieval ridge and furrow earthworks, Sunnyside Farm, Hinckley	SP 4274 9592	Medieval to Post Medieval
MLE28897	Possible undated kilns, north of Sunnyside Farm, Hinckley	SP 4287 9596	Unknown
MLE28898	Site of field barn, south-west of Sunnyside Farm, Hinckley	SP 4273 9584	Post Medieval to Modern
MLE29376	Ambulance Station, Elizabeth Road, Hinckley	SP 4288 9484	Modern
MLE29379	Site of the Hinckley Dye Works, Ashby Road, Hinckley	SP 4300 9504	Modern
MLE29410	Cemetery chapels, Ashby Road Cemetery, Hinckley	SP 4299 9477	Post Medieval to Modern
MLE29511	Site of Hinckley Lido, Netherley Road, Hinckley	SP 4277 9534	Modern
MLE29641	Prehistoric implements from fields adjoining Middlefield Lane, Hinckley	SP 420 958	Prehistoric
MLE30172	Site of Middlefield Place prefab houses, Hinckley	SP 4271 9523	Modern
MLE30182	Site of Middlefield Lane Football Ground, Hinckley	SP 4246 9532	Modern
MLE30653	Medieval and post-medieval manuring scatter, west of Westmoreland Farm, Stoke Golding	SP 4151 9667	Medieval to Post Medieval
MLE30851	Site of St Francis's Church, Tudor Road, Hinckley	SP 4242 9509	Modern
	Events		
ELE894	1995 fieldwalking, Green Lane Field, Barwell	SP 433 971	

ELE4169	2005 building photographic survey of Hinckley Fields Farm, Hinckley	SP 41510 96227	
ELE5820	1993 assessment of the Hinckley Northern Perimeter Road Stages 11 & 12, Barwell	SP 4378 9600	
ELE5835	2003 watching brief at Barwell Tyre Centre, 22, Mill Street, Barwell, Leicestershire	SP 4408 9642	
ELE6012	2009 geophysical survey, Barwell (defective combined sewer), Rogues Lane, Ashby Road to Barwell	SP 428 966	
ELE6274	1995 watching brief undertaken during the construction of the Hinckley Northern Perimeter Road stages 11 and 12	SP 4441 9599	
ELE6784	2009 trial trenching on land adjacent to Hinckley Road, Barwell	SP 426 966	
ELE6785	2009 watching brief on land adjacent to Hinckley Road, Barwell	SP 43605 96697	
ELE6786	2009 earthwork survey on land adjacent to Hinckley Road, Barwell	SP 43327 96780	
ELE7363	2010 building recording, Westmoreland Farm, Rogues Lane, Stoke Golding	SP 416 968	
ELE7533	2010 trial trenching at Sword Drive, Hinckley	SP 417 952	
ELE7534	2010 geophysical survey, Sword Drive, Hinckley	SP 417 952	
ELE7725	2012 desk-based assessment, Barwell West	SP 439 973	
ELE8024	2011 assessment of land designated for a proposed new cemetery site: Barwell	SP 436 961	

ELE8445	2012 desk-based assessment for Cold Comfort Farm, Rogues Lane, Barwell	SP 419 963	
ELE8446	2011 trial trenching, Barwell West	SP 439 973	
ELE8447	2002 fieldwalking, north of Green Lane, Barwell	SP 433 972	
ELE8673	2011 desk-based assessment, Earl Shilton to Hinckley Pipeline	SP 4433 9572	
ELE8716	2013 desk-based assessment: sewerage pipeline from Barwell Pumping Station to Hinckley Waste Water Treatment Works	SP 4560 9508	
ELE8728	2013 building survey at Cold Comfort Farm, Rogues Lane, Barwell	SP 4186 9634	
ELE10473	2017 trial trenching, land south-east of Barwell Lane and Harwood Drive, Hinckley	SP 4378 9552	
ELE11598	2021 trial trenching, Crabtree Farm, Barwell, Leicestershire	SP 4373 9617	
ELE11887	2021 strip, map and sample excavation, paddock south of Hinckley Road, Barwell, Leicestershire	SP 4345 9612	
ELE11927	2022 geophysical survey, land north of Normandy Way, Hinckley, Leicestershire	SP 4207 9573	
ELE11990	2022 trial trenching, Normandy Way, Hinckley, Leicestershire	SP 4207 9573	
ELE12269	2023 strip, map and sample excavation, Crabtree Farm, Hinckley Road, Barwell, Leicestershire	SP 4377 9621	
ELE12334	2022 geophysical survey, land north of A47 Normandy Way and west of A447 Ashby Road, Hinckley, Leicestershire	SP 4271 9595	

ELE12940	2024 fieldwalking, Dogleg Field, Stoke Golding, Leicestershire	SP 4152 9672	
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