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# Erection of a Pipe Manufacturing Facility with Associated Storage Brascote Lane Cadeby



## Archaeological Assessment June 2025

Planning reference 25/00306/FUL

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Cover: Google Earth 2025

# 1. Introduction

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## 1.1 SCOPE OF THIS REPORT

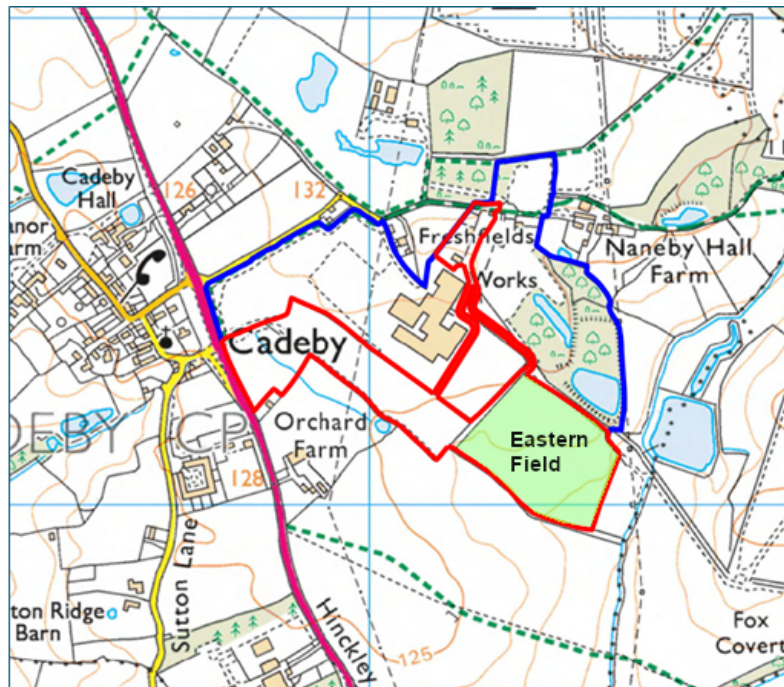
### 1.1.1 Description of the proposed development

This report has been commissioned by FB McCann Ltd in connection with a planning application to extend product storage and production at their Cadeby facility. The 12-hectare (ha) site comprises three fields: a western field (to be dedicated to ecological enhancement), a central field (to be used for product storage), and an eastern field (a proposed drainage pipe factory with storage). The western and central fields (circa 7ha) have been worked for sand and gravel. The eastern field (c5ha) has not been previously worked, and other than a haul route along its edge has not been disturbed by development.

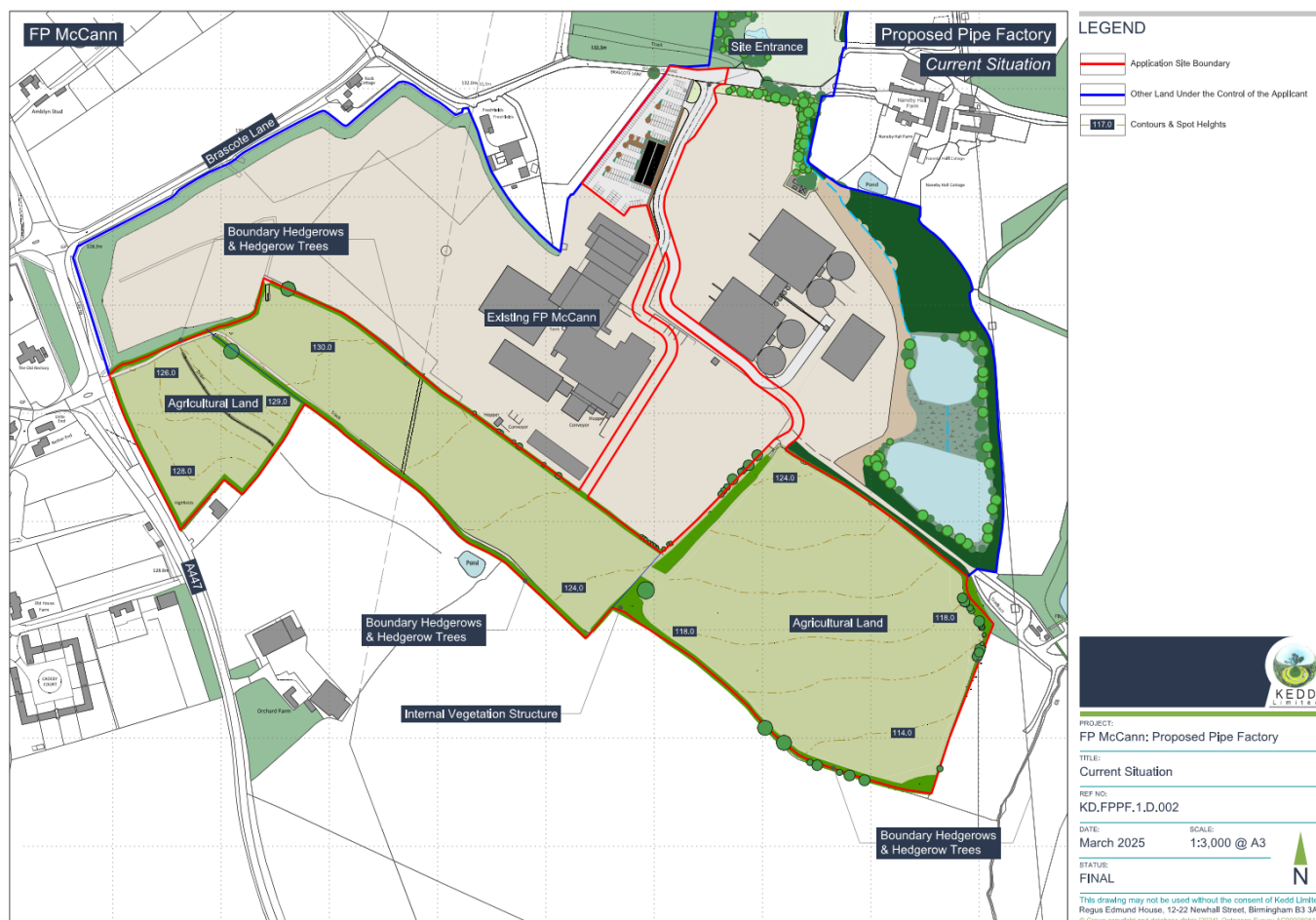
The proposed development area (PDA) is centred at NGR SK 43096 02177– **Figure 1**.

**Figure 2** shows the current site layout and **Figure 3** the proposals.

Full details are included with the planning application, reference 25/00306/FUL.



**Figure 1 Location of PDA** © Crown copyright. All rights reserved. Licence number 100043831



**Figure 2 Current Situation** © as shown

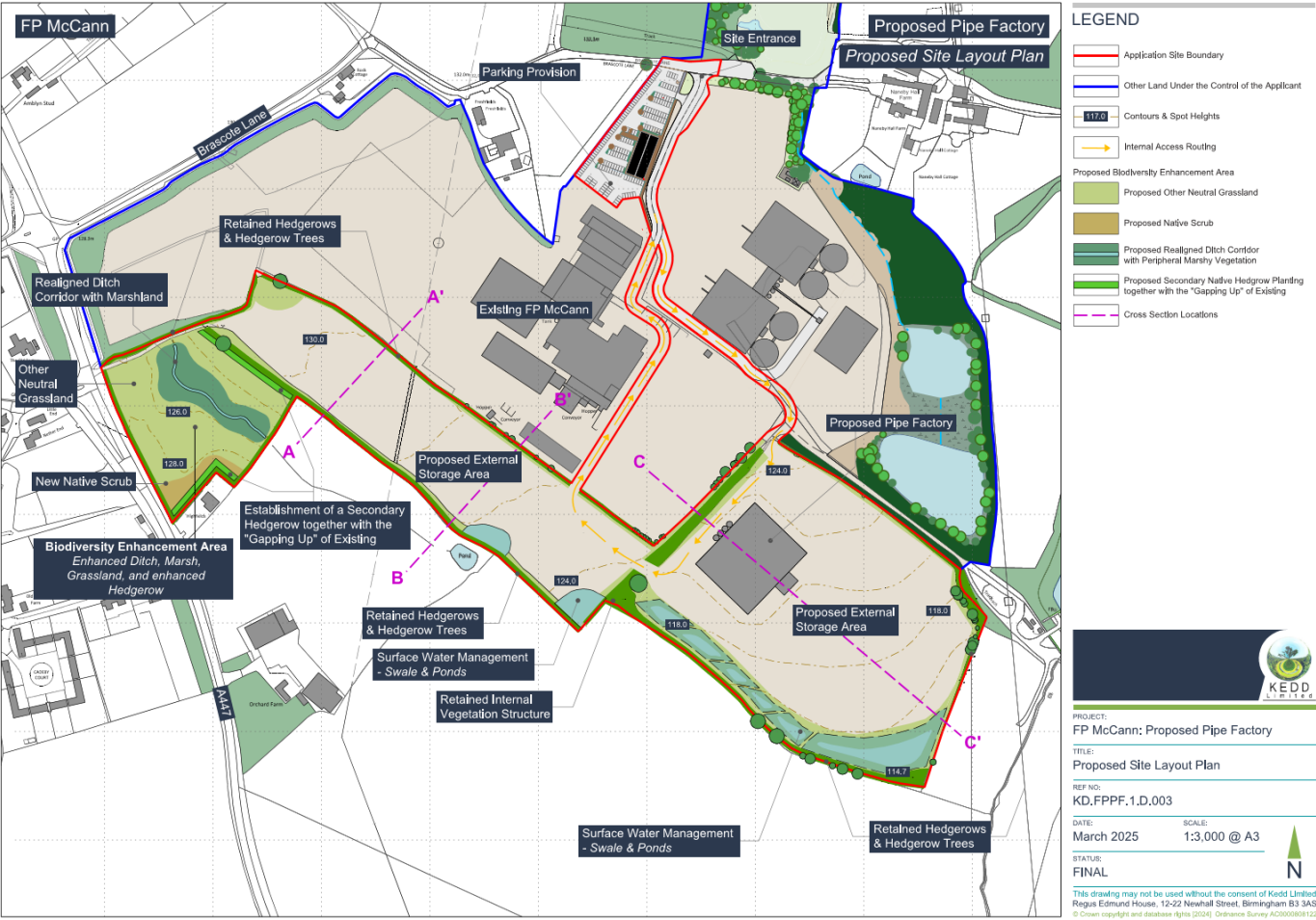


Figure 3 Proposed Layout © as shown

### **1.1.2 Scope of assessment**

Archaeology is represented by a wide range of features that result from past human use of the landscape. These include historic structures, many still in use, above ground and buried archaeological monuments and remains of all periods, artefacts of anthropological origin and evidence that can help reconstruct past human environments. In its broadest form archaeology is represented by the landscape and townscape itself.

All work has been undertaken in accordance with *Standard and Guidance for Archaeological Desk-Based Assessment* (Chartered Institute for Archaeologists 2014, revised 2017).

In a consultation response to the submission of the planning application, the Historic & Natural Environment Team at Leicestershire County Council noted that the PDA:

*“lies within a wider landscape that is rich in prehistoric remains and that archaeological investigations undertaken for an extension to Cadeby Quarry between 2005-2010, both within and nearby the current application site, identified several areas of Iron Age activity.”*

The response concluded that:

*In view of the evidence from the surrounding area it is considered to have good potential for the presence of prehistoric buried remains, including for settlement and occupation. We would recommend that the applicant commissions an Archaeological Desk-Based Assessment initially, to better understand the archaeological potential for the site, outline the extent of previous disturbance and detail more fully the ground disturbance proposed as part of this development.*

## **1.2 LIMITATIONS AND ASSUMPTIONS**

The surveys and baseline information were based on a snapshot in time and the information, including that obtained through secondary sources, is assumed correct at that time.

## **1.3 AUTHORSHIP**

This Assessment has been researched and written by Andrew Josephs of Andrew Josephs Associates (AJA), a consultancy specialising in archaeology and cultural heritage founded in 2002.

Andrew is Managing Director of AJA. He has extensive experience of all periods and facets of cultural heritage, including the authorship of over 1200 Archaeological and Heritage Assessments. He was previously Principal Consultant (Director of Heritage and Archaeology) at Entec (now Wood) and Wardell Armstrong, where he started in 1992, becoming one of the UK's first consultants in the post-PPG16 era of developer-funded archaeology. Prior to 1992, he worked as a field-based archaeologist and researcher for universities and units in the UK, Europe and the USA. He graduated with a BA (Honours) in Archaeology and Environmental Studies in 1985.

## 1.4 RELEVANT LEGISLATION, POLICY AND GUIDANCE

### 1.4.1 Historic Environment Statutory Legislation

The importance of archaeology is clearly recognised at both national and local levels.

**Table 1** summarises the statutory legislation relating to the historic environment that may be relevant to this study.

**Table 1 Historic Environment Statutory Legislation**

| Legislation                                           | Key Issues                                                                                                                                                                  |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Burial Act (1857)                                     | Under Section 25 of the 1857 Act, it is a criminal offence to remove human remains from any place of burial without a licence from the Ministry of Justice.                 |
| Ancient Monuments and Archaeological Areas Act (1979) | It is a criminal offence to carry out any works on or near to a Scheduled Ancient Monument without a Scheduled Monument Consent.                                            |
| Protection of Military Remains Act (1986)             | The Act outlines the criteria for designating a military crash site. Certain activities are prohibited at protected sites, without the authority of the Secretary of State. |

### 1.4.2 National Policy and Guidance

In accordance with best practice the significance of an effect should be identified as part of this assessment. This is achieved using a combination of the following published guidance and professional judgement.

- National Planning Policy Framework, 2025. Department for Communities and Local Government.
- Planning Practice Guidance: *Conserving and Enhancing the Historic Environment* <http://planningguidance.planningportal.gov.uk>
- Historic England<sup>1</sup> 2008. *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.
- Historic England 2017. *The Setting of Heritage Assets* (GPA3)
- Historic England 2019 *Statements of Heritage Significance* (HE Advice Note 12)

### 1.4.3 National Planning Policy Framework

National planning policy on how cultural heritage should be assessed is given in the National Planning Policy Framework (NPPF, 2024, Updated February 2025). This covers all aspects of heritage and the historic environment, including listed buildings, conservation areas, registered parks and gardens, battlefields and archaeology.

Significance (for heritage policy) is described at Annex 2 of the NPPF as:

*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

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<sup>1</sup> Historic England includes its former name English Heritage

Setting is defined within the NPPF 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 the asset, may affect the ability to appreciate that significance or may be neutral.*

The most relevant policies within NPPF to this proposal are reproduced below,

*207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

*212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

*216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

*218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

#### **1.4.4 Planning Practice Guidance (PPG) Conserving and Enhancing the Historic Environment**

Planning Practice Guidance (PPG) Conserving and Enhancing the Historic Environment was published in April 2014 (updated in 2019) as a companion to the NPPF, replacing previous Circulars and other supplementary guidance. In respect of heritage decision-making, the PPG stresses the importance of determining applications on the basis of significance, and explains how the tests of harm and impact within the NPPF are to be interpreted.

In particular, the PPG includes the following in relation to the evaluation of significance and harm:

*“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.*

*Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.*

*What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.*

*Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework apply.*

*Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*

#### **1.4.5 Historic England: The Setting of Heritage Assets (GPA3)**

This Good Practice Advice Note published in 2017 observes that amongst the Government's planning objectives for the historic environment is that conservation decisions are based on the nature, extent and level of a heritage asset's significance and are investigated to a proportionate degree. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to complex or more straightforward cases:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes.

#### **1.4.6 Historic England: Statements of Heritage Significance (HEAN 12)**

HEAN 12 notes that significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as '*the value of a heritage asset to this and future generations because of its heritage interest*'. Such interest may be '*archaeological, architectural, artistic or historic*' and it may derive '*not only from a heritage asset's physical presence, but also from its setting*'. Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets.

HEAN 12 sets out three stages that should be followed to provide the planning authority with an understanding of significance of the heritage asset. That understanding:

- must describe significance following appropriate analysis, no matter what the level of significance or the scope of the proposal;
- should be sufficient, though no more, for an understanding of the impact of the proposal on the significance, both positive and negative; and
- sufficient for the LPA to come to a judgment about the level of impact on that significance and therefore on the merits of the proposal.

This approach is embedded into the following assessment.

#### **1.4.7 Regional Research Agenda and Themes**

An Updated Research Agenda and Strategy for the Historic Environment of the East Midlands was published in 2012 (eds David Knight, Blaise Vyner, Carol Allen). This project commenced in January 2008 and the publication represented the final stage for the East Midlands of the Regional Research Framework initiative that was proposed in the English Heritage publication Frameworks for our Past. It builds upon The Archaeology of the East Midlands, which was published in 2006 after extensive consultation with the region's historic environment community.

#### **1.4.8 Local Plan Policy**

The current Hinckley & Bosworth Borough Council Core Strategy Development Plan Document was adopted in 2009. It is currently under review. There are no policies of direct relevance to archaeology.

Within the Site Allocations and Development Management Policies DPD - adopted July 2016- are three policies relating to archaeology.

### **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.

#### **Historic Landscapes**

Proposals affecting historic landscapes, their features or setting should have regard to their significance and be justified in line with Policy DM11.

Development proposals within or adjacent to the historic landscape of Bosworth Battlefield should seek to better reveal the historic significance of the area.

Proposals which adversely affect the Bosworth Battlefield or its setting should be wholly exceptional and accompanied by clear and convincing justification. Such proposals will be assessed against their public benefits.

Particular regard will be had to maintaining topographical features, archaeological remains or to the potential expansion of the Battlefield.

Proposals which seek to enhance the educational or tourism provision associated with the Bosworth Battlefield will be encouraged where they comply with other policies in the Local Plan.

#### **Scheduled Monuments**

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

#### **Locally Important Heritage Assets**

Assets identified on the Locally Important Heritage Asset List should be retained and enhanced wherever possible. The significance of the assets illustrated in the List and the impact on this significance should be demonstrated and justified in line with Policy DM11.

### **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. Baseline Conditions

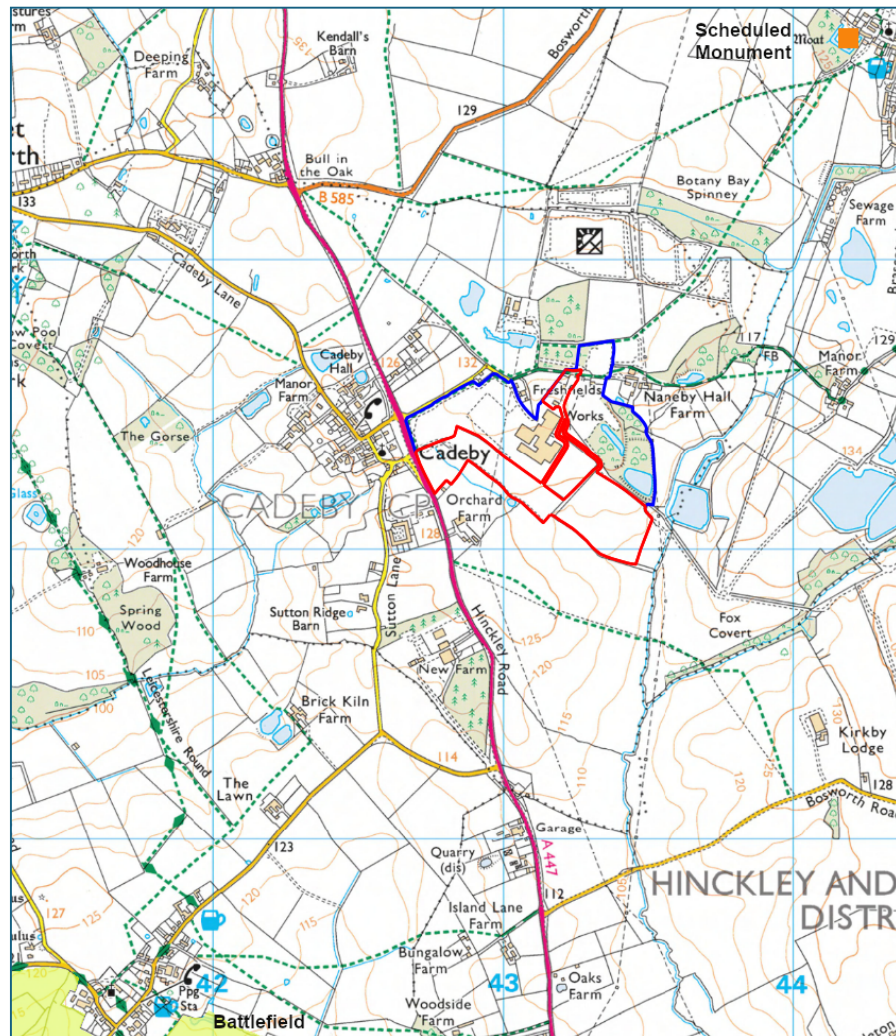
## 2.1 DESIGNATED ARCHAEOLOGICAL ASSETS

A study area of 1km from the boundary of the PDA was considered an appropriate distance to assess potential effects upon the setting of designated archaeological assets based upon intervening development.

There are no designated assets within the study area (**Figure 4**): the nearest is a scheduled moated site at Newbold Verdon (list entry 1009198), approximately 1.9km north-east of the PDA.

The north-eastern boundary of the Registered Battlefield of Bosworth Field (list entry 1000004) is approximately 2km south west of the PDA.

There is no intervisibility with the PDA from any designated archaeological assets. At 2km distance there is no effect upon our appreciation of their significance. They are not assessed further and Step 2 of *The Setting of Heritage Assets (GPA3)* is not engaged.

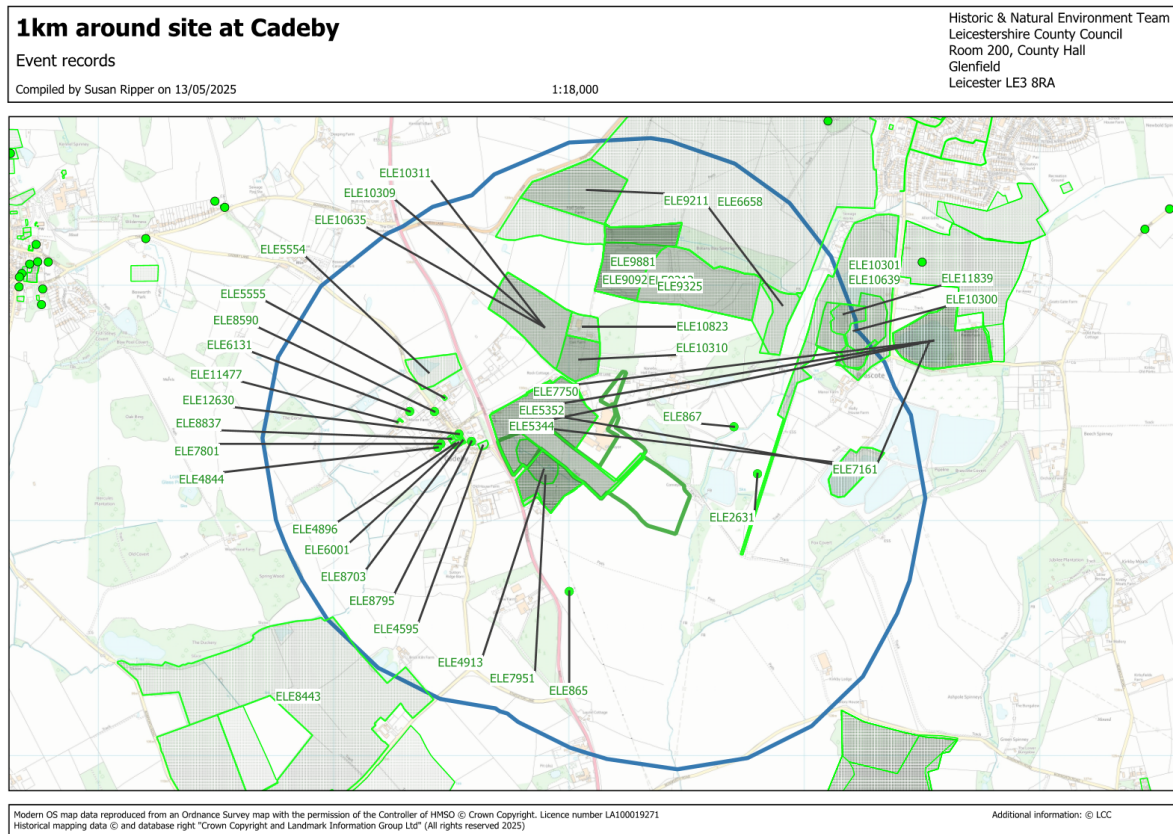


**Figure 4 Designated Archaeological Assets** © Crown copyright. All rights reserved. Licence number 100043831

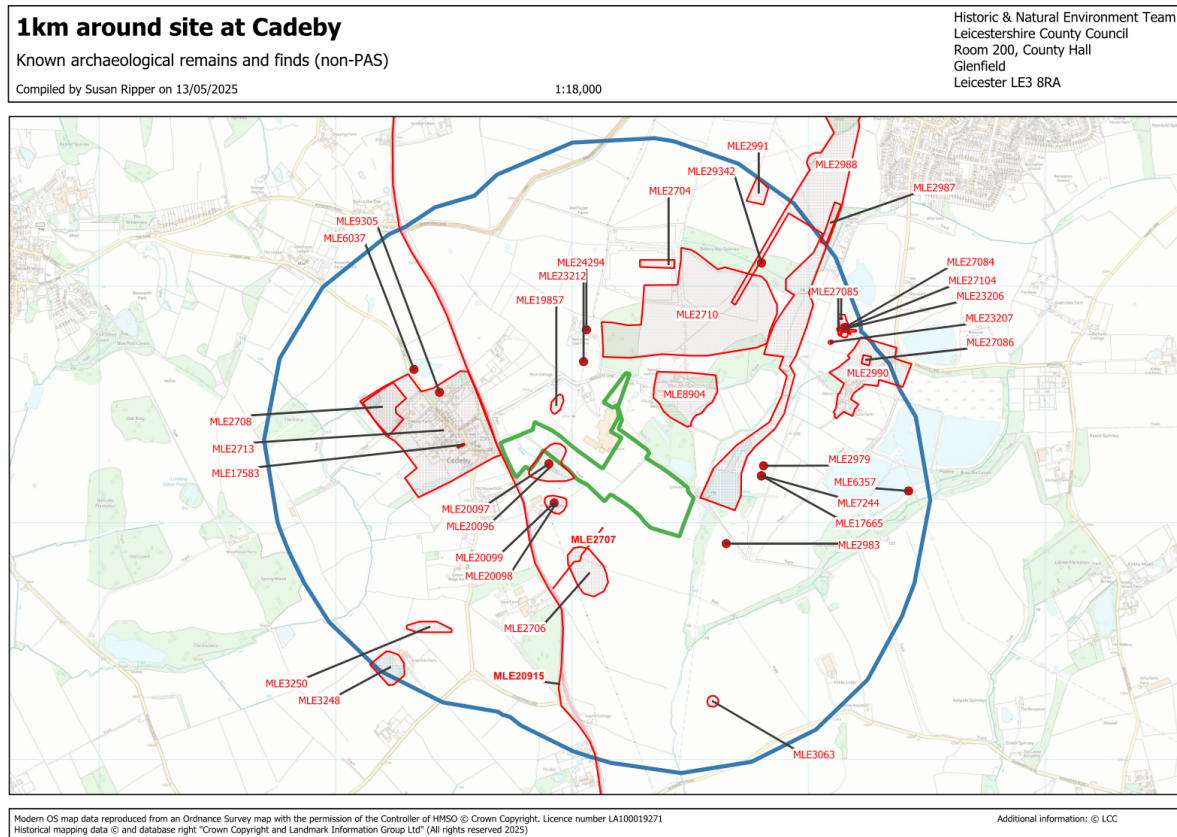
## 2.2 ARCHAEOLOGICAL BACKGROUND

### 2.2.1 The Leicestershire Historic Environment Record

A search of the Leicestershire Historic Environment Record (LHER) within a 1km radius of the PDA was carried out and the data was provided by Susan Ripper of the Leicestershire Historic and Natural Environment Team. The locations are shown on **Figures 5 and 6**. The search produced 62 Monument and 39 Event records. Twenty of the monument records relate to standing structures and they are not considered in the report below, except where directly relevant to the archaeological potential of the PDA.



**Figure 5 Leicestershire Historic Environment Record Events** © as shown



**Figure 6 Leicestershire Historic Environment Record Monuments** © as shown

### 2.2.2 Events

The 39 event records include, on the very southwestern limits of the search, the edge of the area of the Bosworth Battlefield survey carried out in 2005-2010 (ELE8443). A further nine records were desk-based assessments or Heritage Statements (ELE4595, 4896, 5344, 8590, 9092, 9212, 9325, 10301 & 10311) and five were varying levels of building recording (ELE4844, 6658, 7801, 8795 & 11477).

There were five geophysical surveys (ELE5352, 7161, 9211, 10309 & 10639), one of which (ELE5352) encompassed three areas within the quarry to the west of the PDA. In this survey one of the areas contained multiple linear anomalies, however when subsequently trenched (ELE10635) they proved to be non-anthropogenic. A 2005 summary of the results of geophysical survey within a proposed quarry extension identified areas of former ridge and furrow along with the possible remains of an Iron Age farmstead (ELE7161). Two further surveys related to proposed quarry extensions (ELE10309 & 110639) but identified only limited activity. The final survey (ELE9211) was of over 14 hectares at Hall Farm but it only identified agricultural features including ridge and furrow.

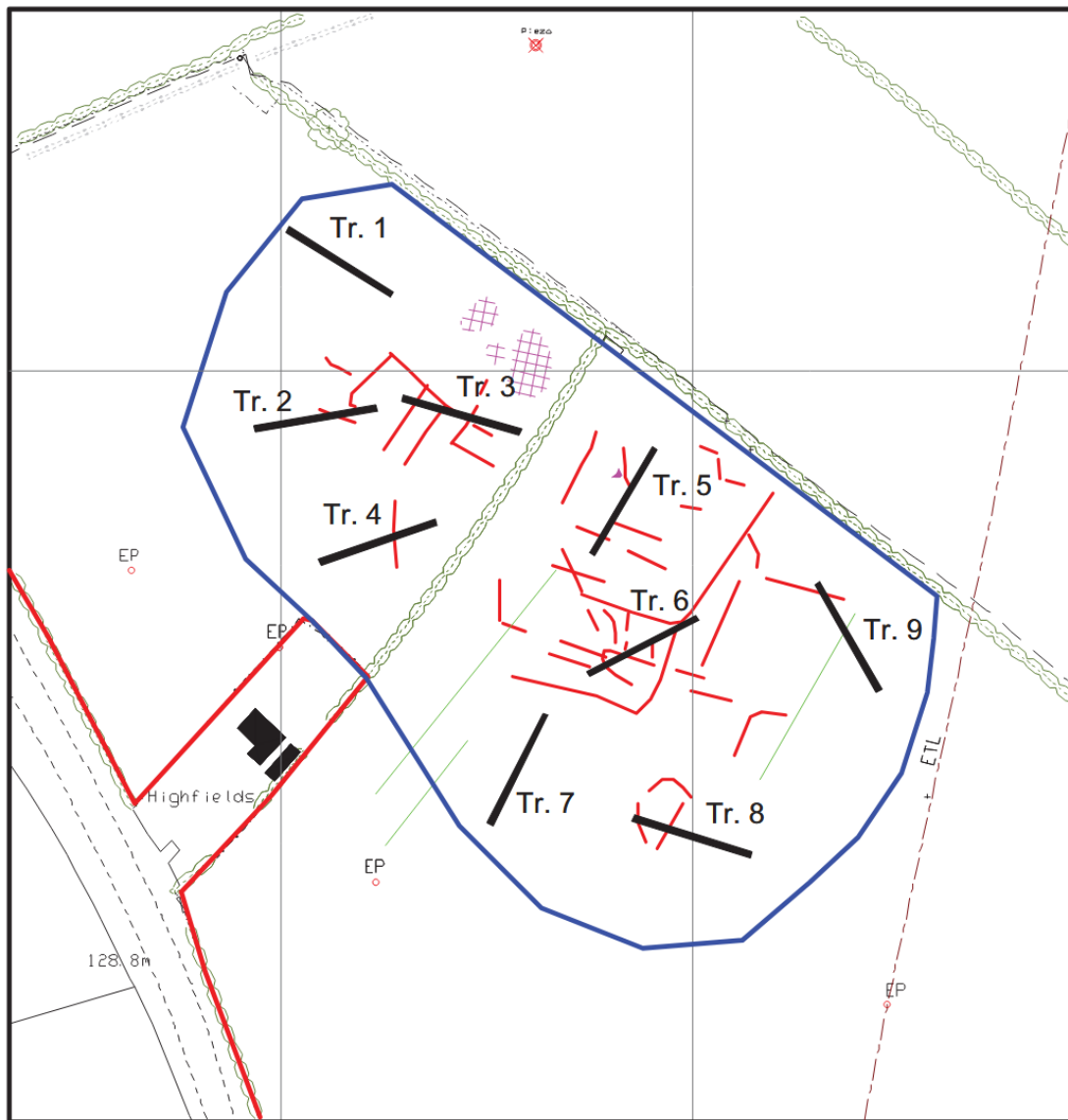
There were four limited fieldwalking surveys within the search area. These recovered:

- flint and possibly Bronze Age pottery (ELE865),
- ten sherds of medieval pottery (ELE867),
- a Neolithic leaf shaped arrowhead and three Romano-British sherds (ELE2631) and
- a light flint scatter (ELE10310).

Five trial trench evaluations were generally low in archaeological features. The exception was the trenching in Phases 2a and 2b, 600m north-west of the PDA in which evidence for a Roman pottery kiln and some ditches were recorded (ELE10300). These had not been identified in the geophysical survey.

Trenching 500m north-west of the PDA comprising 9.6 ha, found no deposits of archaeological interest within the 46 trenches excavated, ELE10635.

Trenching in the western field of the PDA (ELE4913) in 2007 was also blank, despite the geophysical survey indicating the presence of anomalies of possible archaeological interest, **Figure 7**.



**Figure 7** Trenching in the western field of the PDA (ELE4913) revealed no archaeology, despite the geophysical survey indicating the presence of anomalies of possible archaeological interest © ULAS

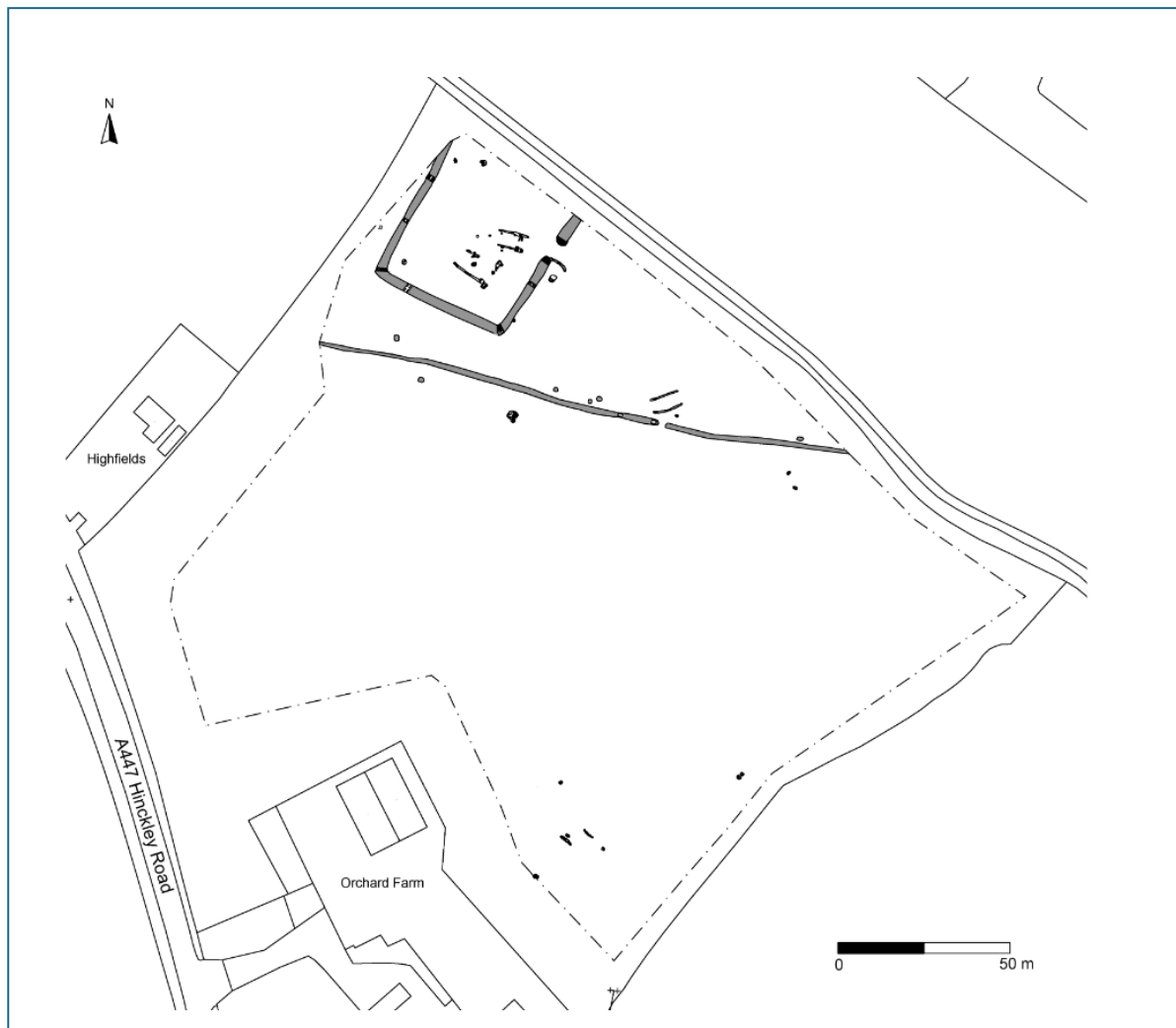
Trenching ahead of a solar farm (ELE9881), 670m north of the PDA, identified only ridge and furrow and post medieval field boundaries and trenching on Church Lane (ELE6001) identified a couple of ditches and a possible medieval quarry pit.

There were six watching briefs and four more formal stripping exercises.

The watching briefs (ELE5554, 5555, 6131, 10823 & 12630) identified either no archaeological levels or none earlier than post-medieval in date, apart from one in Areas 1 & 3 of the quarry (ELE7750) which identified a Bronze Age ring ditch and other activity.

Two of the areas stripped archaeologically lay within the village of Cadeby and both were blank (ELE8703 & 8837).

An early/middle first century settlement (ELE7951) consisting of an enclosure with two structures and a number of pits was excavated in advance of mineral extraction to the immediate south of part of western fields of the PDA in 2009 (**Figure 8**).



**Figure 8** Excavation to the south and east of the western fields of the PDA in 2009 found a small Roman settlement © ULAS

Approximately 1km north of the PDA, to the north-west of Brascote, an SMS project (ELE11839) in advance of continued aggregate extraction recorded archaeological remains dated from the Bronze Age including a ring ditch with a later pit alignment and three Romano-British pottery kilns, with a series of field system ditches of similar date. Other discrete features included two Grubenhauss of Anglo-Saxon date, with various un-phased pits and post-holes. A single cremation was identified twenty metres south-west of the ring ditch.

### **2.2.3 Monuments**

#### Prehistoric

A total of twelve monument records were assigned a prehistoric date, the earliest of which (MLE27104) related to fifteen possibly Mesolithic flints recovered in 2017 during archaeological work in Phases 2A & 2B of the quarry off Brascote Lane, on the northeastern margin of the study area.

The Neolithic is slightly better represented with a leaf shaped arrowhead (MLE7244) recorded to the east of the PDA, a sherd of pottery and a flint (MLE20097) recorded in a later feature in quarrying adjacent to the southern edge of the PDA and a scatter of seven flints (MLE23212) of Neolithic or Bronze Age date to the north of the PDA. A further scatter of flints was recorded over a number of years northwest of Cadeby (MLE24214) ranging in date from the Mesolithic to the Bronze Age and included cores, flakes and scrapers. A number of flints are recorded from the study area under the Portable Antiquities Scheme and they range from Mesolithic through to Bronze Age in date, for example PAS5AFC89FF0013DB.

In addition to the Bronze Age flints a looped Middle Bronze Age spearhead (MLE6357) is recorded as a stray find east of the PDA. Crop mark evidence for at least two ring ditches (MLE2706), probably barrows, lie south of the PDA. In excavations ahead of quarrying to the north east of the PDA a further probable barrow ditch, collared urn and cremation pit were recorded (MLE27084). The ditch was cut by an Iron Age pit alignment.

#### Iron Age and Roman

Other excavations within the quarry in 2009 identified a later Iron Age into early Roman farmstead of timber structures within an enclosure (MLE20096), this lay adjacent to the southern edge of the western fields of the PDA. Slightly further south further ditches and pits and evidence of a kiln of the same date were identified (MLE20098). To the north of the PDA two pits containing Iron Age pottery (MLE19857) were identified. On the northern edge of the search area crop mark remains of a small rectangular enclosure (MLE2991), with a suggested Iron Age date, were recognised. The PAS data only included a single Iron Age brooch (PAS5DD53ED7001C8F).

Within the study area Roman finds located by fieldwalking include three pottery sherds found during fieldwalking (MLE17665) and a rotary quern (MLE20099).

Four pottery kilns lie close to the northeast margin of the study area (MLE23206) of similar type.

A number of Roman finds (17) including coins, brooches and sherds of pottery have also been recorded by the portable antiquities scheme from the search area.

#### Anglo-Saxon and early Medieval

Excavations in Phase 2A & 2B of the quarry off Barscote Lane produced two Anglo-Saxon sunken feature buildings with radiocarbon dates of the fifth or sixth century (MLE27085). Two fragments of a Viking trefoil brooch (MLE24967) were also recorded within the study area and, within the Portable Antiquities data, a number of spindle whorls, gaming counters, a stirrup and two brooches are assigned an early Medieval date.

### Medieval

Except for a medieval enclosure (MLE27086) excavated in the Brascote Lane quarry extension and the site of the deserted settlement of Naneby (MLE8904), which partially survives as earthworks, the remaining medieval monument records are for some pottery sherds (MLE24294), earthworks by Cadeby manor (MLE2708), the location of the predecessor of Cadeby Hall (MLE9307) and core of Cadeby village (MLE3).

There are numerous medieval finds recorded as part of the Portable Antiquities Scheme most of which are probably the results of manuring and other agricultural activities.

### Late/Post-Medieval

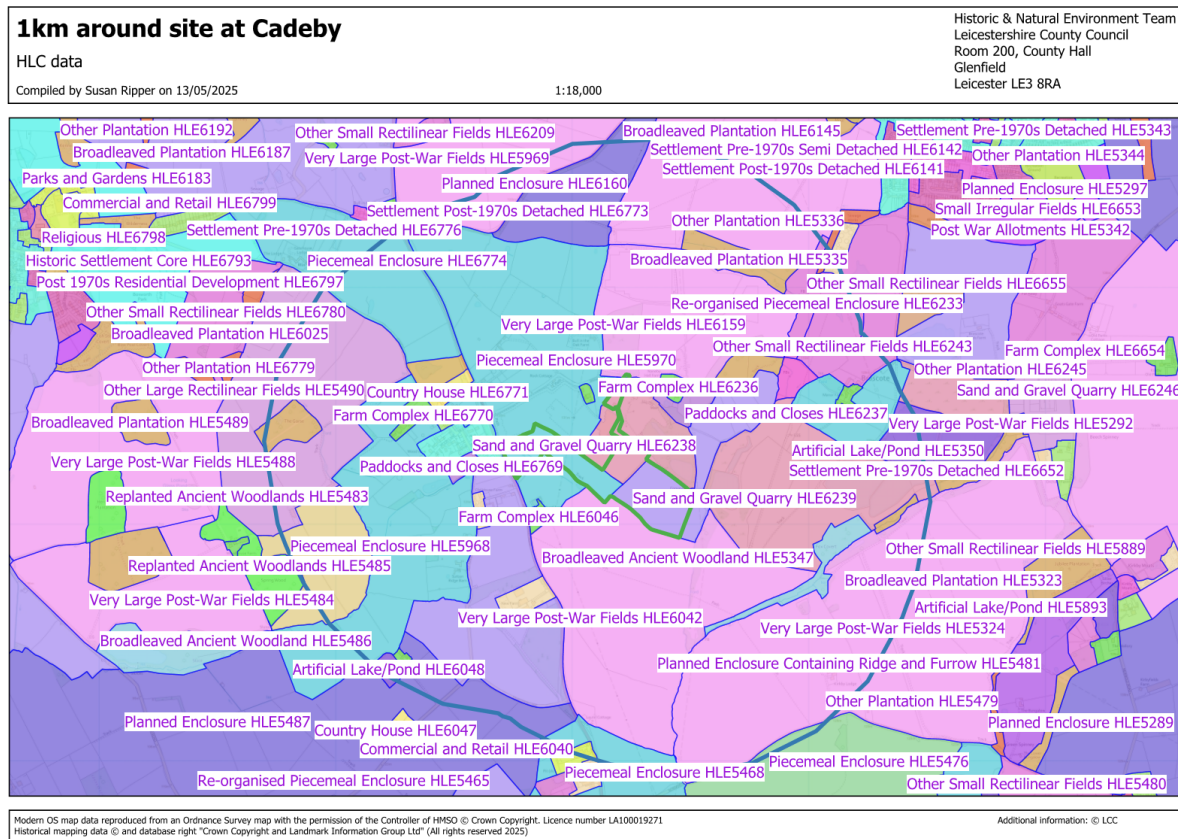
A further five records are assigned a late medieval to post medieval date and comprise the sites of a park, a windmill and a watermill all based on field names (MLE2710, 2979 & 2983 respectively). The formal gardens of the Hall at Newbold includes two narrow ponds that may be fishponds (MLE2987) and the final record is of ditches and a quarry pit identified in a trench evaluation on Church Lane Cadeby (MLE17583).

The records of post medieval remains comprised the formal gardens of Newbold Hal (MLE2988), an area of quarrying (MLE3063), a brickyard (MLE3248), a wall on the edge of Cadeby (MLE6037) and the turnpike road between Hinckley and Tongue (MLE20915).

## **2.3 HISTORIC LANDSCAPE**

### ***2.3.1 Historic Landscape Characterisation***

Historic Landscape Characterisation data (**Figure 9**) identifies the PDA as sand and gravel quarry (HLE6238 & 6239) and paddocks and closes (HLE6769). The broader immediate landscape is dominated by blocks of very large post-war fields (HLE5324, 6159 & 6042), areas of piecemeal enclosure (HLE5968, 5970 & 6774) and areas of re-organised piecemeal enclosure (HLE6233), as well as a further block of paddocks and closes (HLE6237). There are a number of farm complexes (HLE6046, 6236 & 6770) and some broadleaved ancient woodland (HLE5347) within the study area also.



**Figure 9 Leicestershire Historic Environment Record Historic Landscape Characterisation** © as shown

### 2.3.2 History of Cadeby<sup>2</sup>

The Domesday Book lists several villages in the local landscape including Cadeby the now deserted villages of Brascote and Naneby and Osbaston to the north of the PDA. The significant manors were at Cadeby and Newbold Verdon, and these are likely to have Anglo-Saxon origins.

In the Domesday Book Cadeby is listed within the hundred of Guthlaxton. The single entry records that Ivo held 2 curacates of land in Cadeby from Hugh de Gradmesnil. There was land for one plough with a further plough held in lordship. There were 7 villagers with a priest and 3 smallholders had 1 plough. It records that there was woodland which was 3 furlongs long and two furlong wide. In the reign of King Edward it is mentioned that there were two curacates valued at 5 shillings which were worth 20 shillings in the general survey when it was held by Ivo under Hugho de Grantemainsell. The land was reckoned equal to one plough with another employed in the demesne.

<sup>2</sup> Sources: Hoskins W 1945 The Deserted Villages of Leicestershire. *Transactions of the Leicestershire Archaeological Society*, 22, 242-64; Morris J 1979 *Domesday Book of Leicestershire; A History of the County of Leicestershire: Volume 2*, ed. W G Hoskins, R A McKinley (London, 1954), accessed via <https://www.british-history.ac.uk/vch/leics/vol2/pp42-44>

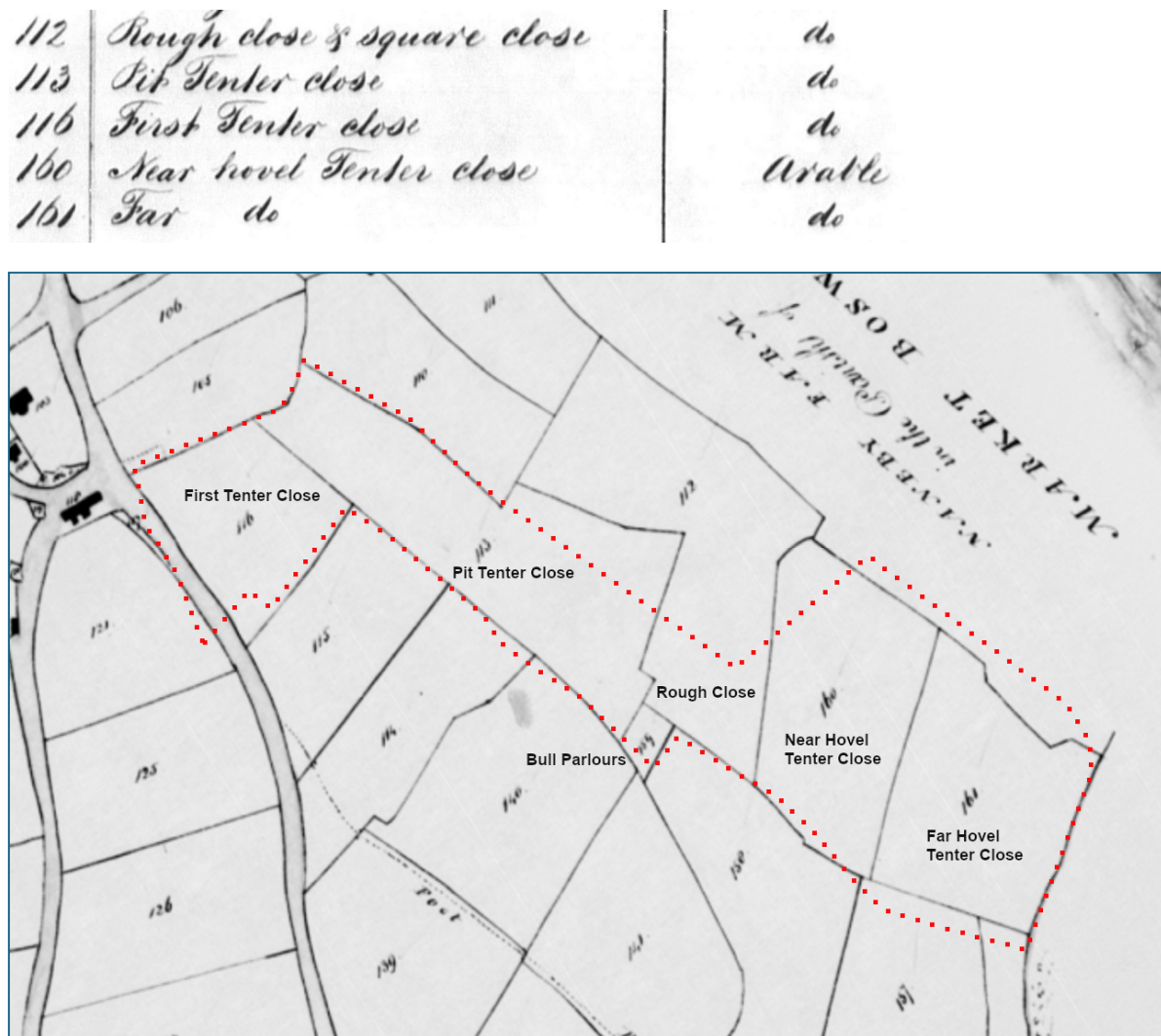
The prior and convent of St Peter in Dunstable possessed the manor and advowson of Cadeby soon after its foundation by Henry I in the 12th century. Cadeby is mentioned in a suit against the convent by Gocius de Caregy in 1240, and again in 1247 and 1252.

In 1291 the manor of Cadeby was granted to William Cateby for life. In 1470 Thomas Lathbury willed the manor to the abbey of Leicester, and on the dissolution of the monasteries it became vested in the Crown. It was then granted in 1544, by the Crown, to Richard Andrews and Nicholas Temple.

There are no enclosure awards or maps, or estate maps, deposited in the National Archives or County Record Office. This could suggest that early private enclosure had taken place before the 18<sup>th</sup> century.

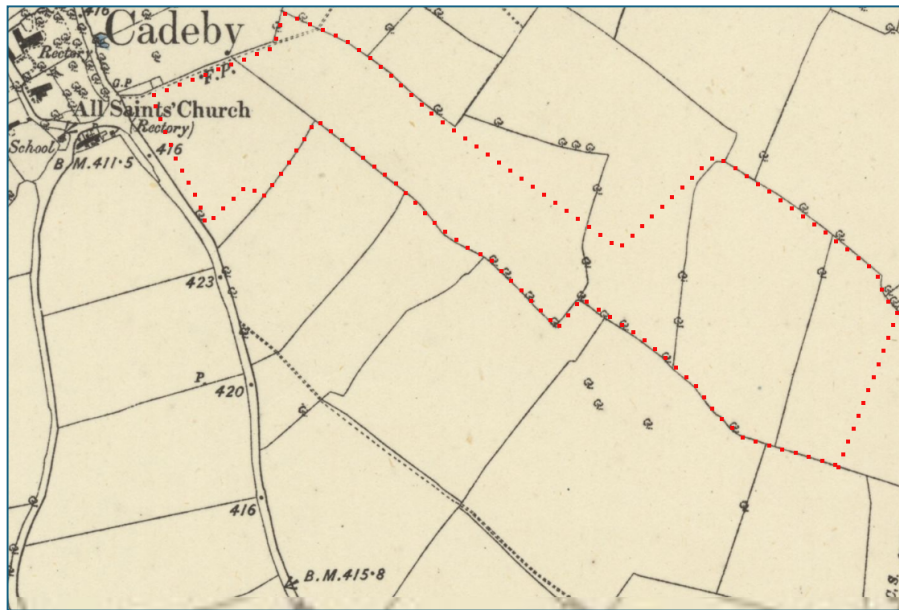
### 2.3.3 Cartography

The earliest map of detail is the Tithe Map of 1840, **Figure 10**. The accompanying apportionment shows that the land within the PDA, under the ownership of Sir Robert Horton and John Wilmot (Baronet) was a mixture of arable and pasture. Bull Parlours, pastureland, was owned by Sir Willoughby Wolston Dixie (Baronet). An extract is shown below.

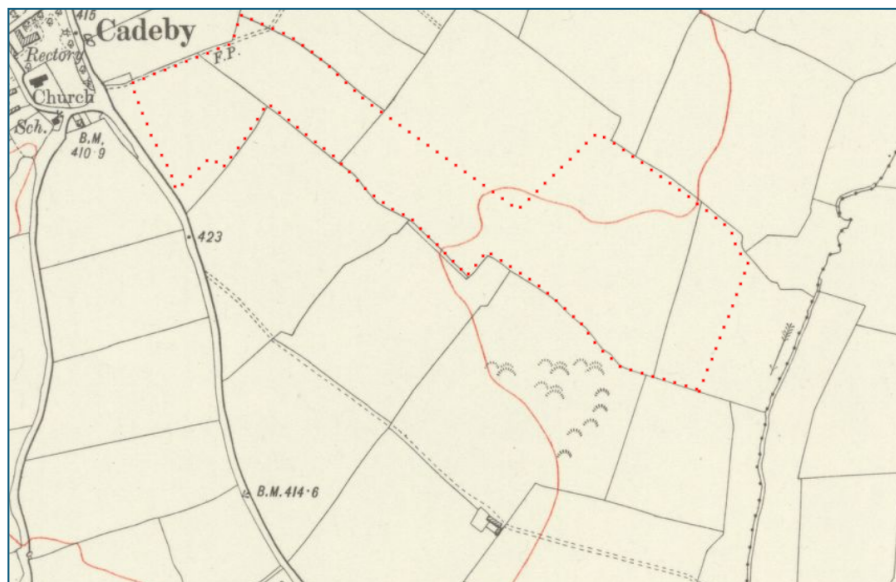


**Figure 10** Tithe Map of 1840 showing outline of PDA

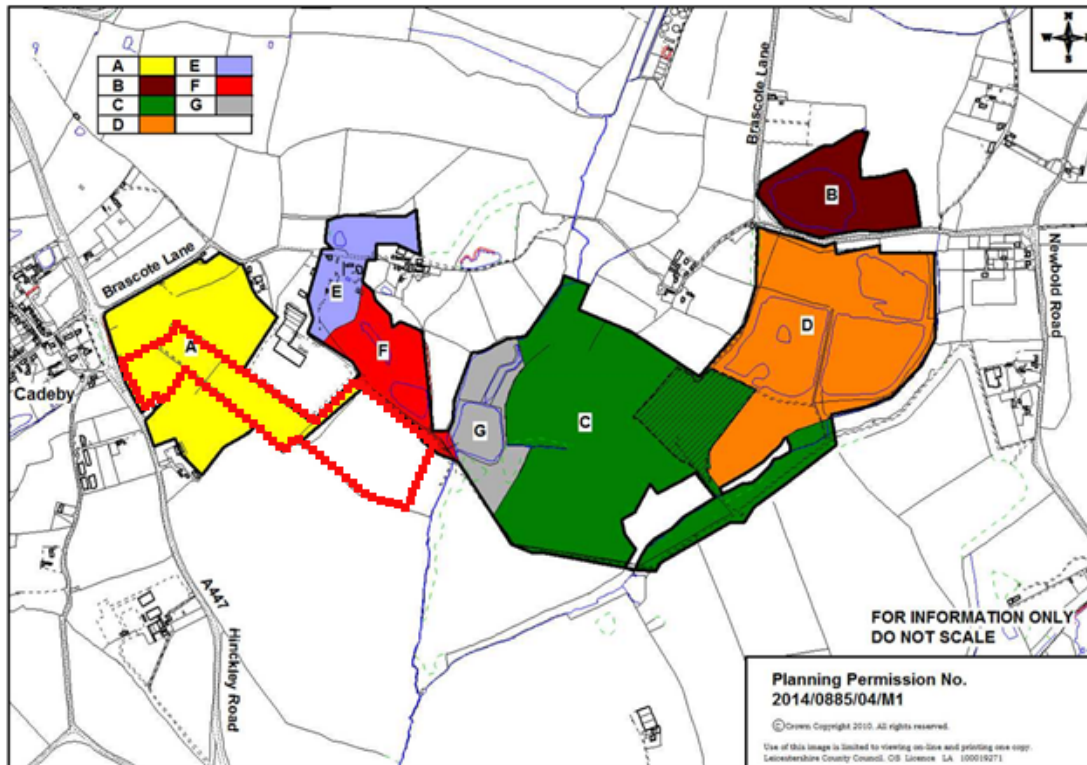
The Ordnance Survey shows how the PDA had not changed in the second half of the 19th century, **Figure 11**. Some reorganisation of the internal field layout had occurred in the following 50 years (**Figure 12**). There are no Ordnance Survey editions that show the extraction within the PDA. However, **Figure 13** shows the extent of the planning consent that was subject to restoration.



**Figure 11** Ordnance Survey, 6". Surveyed 1885.



**Figure 12** Ordnance Survey, 6". Edition of 1930.



**Figure 13** Extent of the planning consent, the area yellow containing the western fields of the PDA (outlined)

## 2.4 AERIAL PHOTOGRAPHY AND LIDAR

There are no specialist photographs held in the Historic England Archive or at the Cambridge University Library of Aerial Photography.

Google Earth shows the western two fields of the PDA before sand and gravel extraction, and after restoration which took place around 2010 and 2011, **Figures 14 and 15**. The ground was restored to a lower level, clearly seen on LiDAR, **Figure 16**.

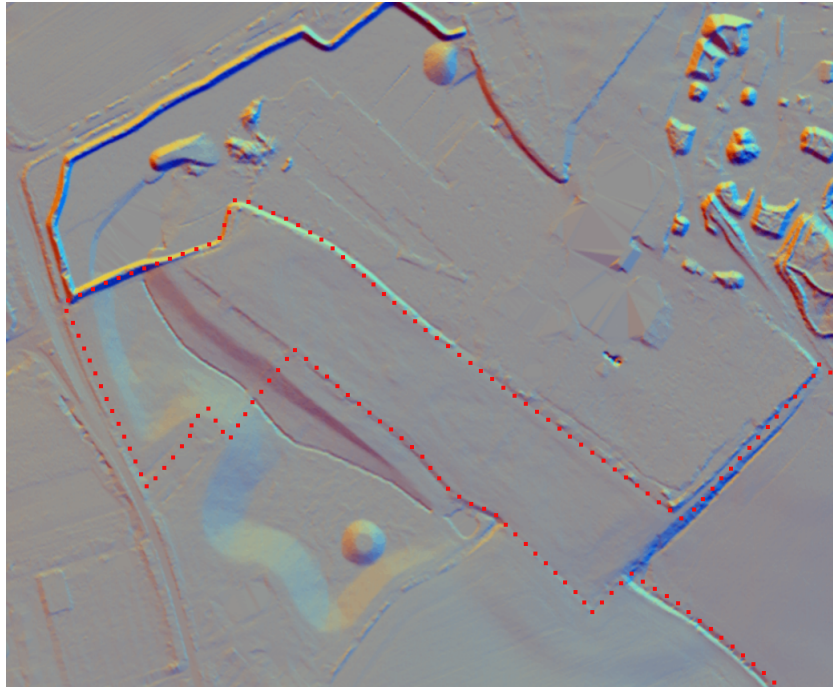
The eastern field, that has not been disturbed, shows no sign of earthworks (such as ridge and furrow), **Figure 17**



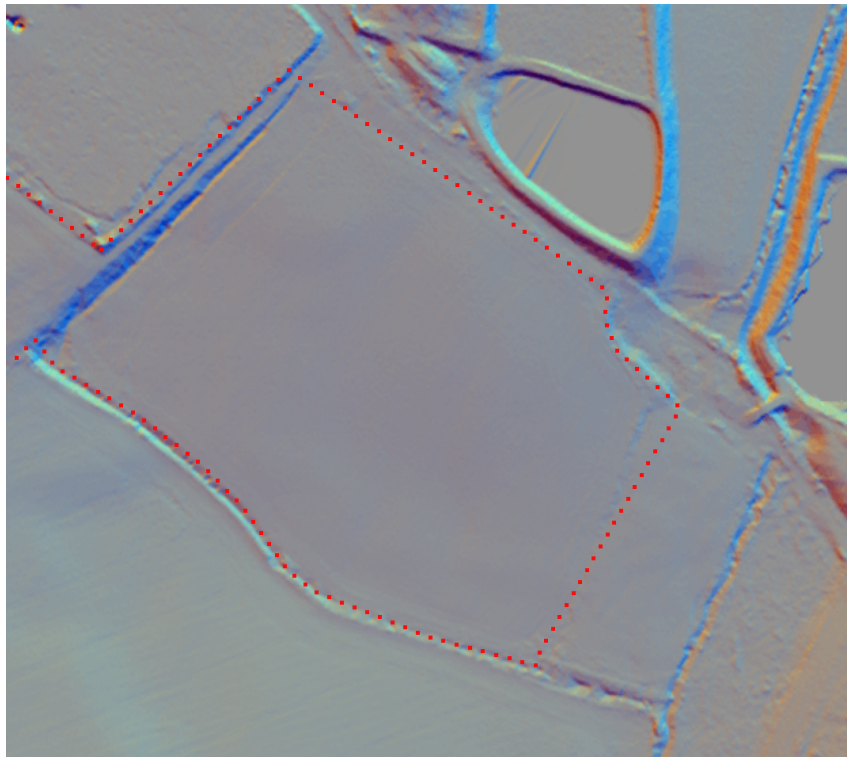
**Figure 14** Aerial view of western fields in 2019 before extraction © Google



**Figure 15** The same view in September 2011. The ground has been lowered by extraction and restoration. The conveyor route can still be seen and an electricity or telephone pole has been left on a mound (arrowed) © Google



**Figure 16** The western fields showing lowered restoration. The mound is the site of the electricity or telephone pole that remained in situ. LiDAR DTM 0.50m resolution.



**Figure 17** The eastern field showing no evidence of earthworks  
LiDAR DTM 0.50m resolution.

## 2.5 SITE VISIT

The site was visited by Ian Meadows in May 2025.

The eastern field is unremarkable, improved pasture **Figure 18**. The lower-level restoration can be seen in the western fields, **Figure 19**.



**Figure 18** The eastern field



**Figure 19** The western field

### 3. Direct Impacts and Mitigation

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#### 3.1 DIRECT IMPACTS

Development can result in the loss of the archaeological resource wherever ground disturbance for construction takes place, and the potential loss or damage in other areas associated with infrastructure, services and landscaping. As can be seen from mapping and aerial photography, the western fields have been subject to mineral extraction and restoration in the first decade of the 21<sup>st</sup> century. There is no archaeological potential here.

The eastern field has not been disturbed, other than by ploughing. The ploughing has removed any earthworks that may have existed, such as ridge and furrow.

The PDA sits in a landscape of mixed potential. Based upon the results of evaluations and excavations in the local area, in particular in advance of quarrying, there is potential for later prehistoric, Iron Age and Roman archaeology, but this is balanced by investigations where very little or nothing was found. This includes trenching in the field to the west where no archaeology was found.

#### 3.2 MITIGATION OF DIRECT IMPACTS

The eastern field, measuring 5ha, retains archaeological potential, albeit truncated by ploughing.

Mitigation could take two forms: trial-trenching in advance of development followed, if necessary, by further mitigation, or a Strip Map and Sample project during soil stripping. Geophysical survey has not proved reliable in the local area.

The required scheme would be secured by a planning condition and formalised within a Written Scheme of Investigation submitted to Hinckley & Bosworth Borough Council for approval before development commenced. Work would be carried out by a competent contractor adhering to CIfA Codes of Conduct.

## 4. Conclusion

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### 4.1 ARCHAEOLOGY

Archaeological investigations in the local area, in particular in advance of quarrying, indicates that there is potential for later prehistoric, Iron Age and Roman archaeology, but this is balanced by investigations where very little or nothing was found.

Only the eastern field, comprising 5ha of improved grassland, has archaeological potential, the western fields have been subject to mineral extraction and restoration in the first decade of the 21<sup>st</sup> century.

Mitigation could take two forms: trial-trenching in advance of development followed if necessary by further mitigation, or a Strip Map and Sample project during soil stripping. The required scheme would be secured by a planning condition and formalised within a Written Scheme of Investigation submitted to Hinckley & Bosworth Borough Council for approval before development commenced.

### 4.2 THE SETTING OF DESIGNATED ARCHAEOLOGICAL ASSETS

The nearest scheduled monument is a moated site at Newbold Verdon, approximately 1.9km north-east of the PDA. The north-eastern boundary of the Registered Battlefield of Bosworth Field is approximately 2km south west of the PDA.

There is no intervisibility with the PDA from any designated archaeological assets. At 2km distance there is no effect upon our appreciation of their significance.

### 4.3 CONCLUSION

Paragraph 207 of NPPF 2024 *‘requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.... and where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment.’*

This desk-based assessment has concluded that there is some potential for archaeology within the PDA based upon investigations in the local landscape, and that this can be further investigated in advance of development, as required under paragraph 218 of NPPF:

*218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*



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