

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Land North of A47 Normandy Way and West of A447 Ashby Road,
Hinckley

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West of A447 Ashby
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ARCHAEOLOGICAL DESK-BASED ASSESSMENT: LAND NORTH OF A47 NORMANDY WAY AND WEST OF A447 ASHBY ROAD, HINCKLEY

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EXECUTIVE SUMMARY

This Archaeological Desk-Based Assessment has been prepared by RPS for Richborough in support of a planning application for a proposed residential development on 16.89 of land north of A47 Normandy Way and west of A447 Ashby Road, Hinckley (centred at NGR SP 427 959).

This document 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 study concentrates on identifying any potential impact on designated archaeological assets, and the archaeological interest in the study site, and complies with the Chartered Institute for Archaeologists' 'Standard and Guidance for Historic Environment Desk-Based Assessment' (CIfA 2020) and Policies DM 11 and DM13 of the Site Allocations and Development Management Plan Policies DPD (adopted July 2016).

There are no designated archaeological assets located within the site. No designated archaeological assets located outside of the site are assessed to be sensitive to the proposed development. The impact upon built heritage is considered in a separate report (RPS 2024).

Though the Historic Environment Record does not record any non-designated heritage assets on site, the study site contains surviving earthworks of Medieval ridge and furrow and is located adjacent to Westfield Farm - both of which are assessed to be non-designated heritage assets. The surviving earthworks cover c.8ha of the site and are located in the fields to the west and south of Westfield Farm. These earthworks survive as an island within the site, where unusually selions stretching to in excess of 600m are visible in the LiDAR data and on GoogleEarth. The survival of these remains is likely to be associated with the pastoral regime adopted following the construction of Westfield Farm. The proposed Masterplan has been designed to retain a set of selions centrally within the site, reflecting Local Development Core Strategy Policy 8 for developments to embrace local distinctiveness. The geophysical survey undertaken in support of the current application identified a probable kiln and waste pit, to the north-west of Sunnyside Farm. These are likely to be associated with Post Medieval to Modern small-scale industrial or burning activity and, therefore, are of at most local importance. However, an earlier origin cannot be wholly discounted.

With the exception of the above, the site is assessed to have a negligible to low potential for significant, non-agricultural, remains of all periods. A number of hedgerows within the site are first recorded on the 1838 Barwell Tithe Map, and therefore, are 'important' under the Hedgerow Regulations 1997.

This assessment has not identified any archaeological remains that are a constraint to development. It is anticipated that the planning archaeologist will recommend a pre-determination requirement for detailed survey of the ridge and furrow (drone survey plus additional archival research), followed by trial trenching to confirm the veracity of the geophysical survey, and to inform the need for and the scope of, further works to be secured by condition.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This Archaeological Desk-Based Assessment has been prepared by RPS for Richborough in support of a planning application for a proposed residential development on land north of A47 Normandy Way and west of A447 Ashby Road, Hinckley (centred at NGR SP 427 959 – Figure 1).
- 1.2 The 16.89ha site (also referred to as the study site), is located to the west of the Hinckley and Bosworth Community Hospital and comprises six agricultural fields in use as pasture. The study site is bound to the west by a brook with agricultural fields beyond this, to the north by further agricultural fields, to the east by the Hinckley and Bosworth Community Hospital, residential properties which front Ashby Road (A447) and Sunnyside Farm and to the south by the A47 and a separate agricultural field.
- 1.3 This document 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 study concentrates on identifying any potential impact on designated archaeological assets, and the archaeological interest in the study site, and complies with the Chartered Institute for Archaeologists' 'Standard and Guidance for Historic Environment Desk-Based Assessment' (CIfA 2020) and Policies DM 11 and DM13 of the Site Allocations and Development Management Plan Policies DPD (adopted July 2016).
- 1.4 The current assessment comprises an examination of evidence in the Leicestershire and Rutland Historic Environment Record (HER). Information regarding Scheduled Monuments, Registered Battlefields and World Heritage Sites was obtained from the HER and Historic England's National Heritage List for England (NHLE). This assessment also incorporates the results of a geophysical survey of the study site undertaken in support of the current application (MOLA 2023) and charts historic land-use through a review of 18th – 21st century map resources. A site visit/walk-over survey and a visit to the Record Office for Leicestershire, Leicester & Rutland was carried out on 20th July 2023.
- 1.5 This study assesses the potential impact on the setting and significance of potentially affected archaeological heritage assets by the proposed development and provides an assessment of the archaeological potential of the site, and the significance of any archaeological heritage assets within and around the site. As a result, this study enables relevant parties to identify and assess the impact of the proposed development and identify any necessary mitigation measures.
- 1.6 Potential effects on designated and non-designated built heritage assets are considered in the separate Built Heritage Statement (RPS 2024).

2 PLANNING BACKGROUND AND 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 December 2023. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
(<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)
- 2.3 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

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 200 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 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.
- 2.7 Annex 2 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.
- 2.8 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.
- 2.9 *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.

- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 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.
- 2.12 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.
- 2.13 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

- 2.14 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)
- 2.15 The site does not fall under a made Neighbourhood Plan.
- 2.16 In line with relevant planning policy and guidance, this Archaeological Desk-Based Assessment seeks to clarify the site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.
- 2.17 Specific policy regarding heritage 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.

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.

3 GEOLOGY, SOILS AND TOPOGRAPHY

Geology and Soils

- 3.1 The British Geological Survey (BGS) 1:50,000 mapping records the solid geology of the site as mudstone of the Mercia Mudstone Group (<https://geologyviewer.bgs.ac.uk/> - accessed 26.02.24). These are overlain by five north-west/south-east bands of superficial deposits. From west to east these comprise clay, silt, sand and gravel alluvium bounding the brook, Bosworth Clay Member clay and silt, Wolston sand and gravel, Oadby Member diamicton and Dunsmore Gravel sand and gravel (ibid).
- 3.2 The Cranfield Soil and Agrifood Institute identifies the soils across the study site as slowly permeable, seasonally wet, slightly acidic but base-rich loamy and clayey soils (Soilscape 18; <http://www.landis.org.uk/soilscapes/> - accessed 26.02.24).

Topography

- 3.3 The study site is located on the northern edge of Hinckley, on a westward falling slope of a shallow valley, associated with a brook which follows the western boundary of the site. The site gradually falls from a high of c.124m Above Ordnance Datum (AOD) from the eastern boundary to a low of c.107m AOD at the brook.

4 SITE CONDITIONS, REVIEW OF LIDAR DATA AND RIDGE AND FURROW EARTHWORKS

- 4.1 The study site contains six agricultural fields in use as pasture (Plates 1 – 7; Figure 7).
- 4.2 Satellite imagery (Figure 4) and LiDAR data (Figure 5) shows prominent ridge and furrow earthworks within the field west of Westfield Farm and the central elongated field, with a small areas of earthworks at the southern end of the study site. These are not recorded by the HER.
- 4.3 The site visit confirmed earthworks of ridge and furrow (Plates 3 – 4; Figure 7) survive in the field west of Westfield Farm and in the central elongated field, but there was no clear at the southern end of the site (Plates 6; Figure 7). Access to the north-eastern end of the central elongated field was restricted by an electrified wire, and was overgrown limiting the visibility, but ridge and furrow earthworks are known to survive in this area in the LiDAR data.
- 4.4 The surviving ridge and furrow earthworks cover an c.8 ha area and comprise roughly 20 eroded selions (individual strips), which measure c.180m in length in the field west of Westfield Farm, and up to c.600m length, in the central elongated field. Each individual selion is separated by between c.6m - 9m. The 1838 tithe mapping (Figure 12) and LiDAR data (Figure 5) shows the ridge and furrow was truncated by the creation of south-east/north-west aligned field boundaries and the construction of Westfield Farm in the 19th century, and Sunnyside Farm in the 20th century.
- 4.5 The ridge and furrow earthworks are of a slight aratral curve (reverse 'S' shape curve), which along with the width of the selions, is indicative of Medieval ploughing (Gray 1959; Clark 1960; Hall 1982; Rackham 2000; Upex 2004).
- 4.6 The Medieval ridge and furrow earthworks were once part of a wider system of contemporary earthworks common across the East Midlands and ubiquitous locally. This is evident by ploughed out remains of ridge and furrow encountered in the fields west of the study site by geophysical survey (MOLA 2022; ELE11927) and evaluation trenching (Groundworks Archaeology 2022; ELE11990). It is likely the earthworks in the field west of Westfield Farm, are the easternmost extent of the ploughed out remains identified to the west of the site (Figure 6), which totals c.550m in identifiable length. It is probable that further ridge and furrow earthworks extended eastwards, but were removed by the construction of the farm, and ploughing in the field to the east of the farm (the tithe records this field as arable).
- 4.7 The preservation of the earthwork ridge and furrow is likely to have been a result in the change of land use of the fields because of the reorganisation and enclosure of the local landscape during the 19th century and the construction of the 19th century Westfield Farm - as evident by the schedule for the Barwell Tithe Map (Figure 12) detailing the plots containing the earthworks were either pasture or meadow in use.

5 GEOPHYSICAL SURVEY AND PREVIOUS ARCHAEOLOGICAL WORK

- 5.1 A geophysical survey of the study site was carried out in support of the current application (MOLA 2023 – Figure 8).
- 5.2 A linear anomaly (RPS1), potentially of an archaeological origin, was identified within the field south-west of Westfield Farm. The anomaly abuts a curving linear anomaly (RPS2) to its east, the latter of which, appears to cut the Medieval ridge and furrow earthworks (LiDAR data – Figure 5). The linear anomaly bounds an area of ferrous debris. Though the origin of RPS1 is uncertain, it is likely associated with RPS2 which post dates the ridge and furrow, indicating RPS1 more likely to be of a Post Medieval to Modern date and does not represent significant archaeological remains.
- 5.3 A pair of anomalies (RPS3) were identified to the north-west of Sunnyside Farm, which produced a strong magnetic response in the survey, albeit the easternmost anomaly was much weaker. These could represent a kiln and waste pit. Alternatively, the westernmost anomaly corresponds with a small area of disturbance shown on the 2006 satellite imagery (not reproduced), but this could just represent superficial disturbance. There is no evidence for Prehistoric to Roman remains within vicinity of the site, with the main focus of such activity, located at Wykin c.1.7km to the west or 900m to the north-east (see Chapter 6). Given the isolated location of the pits, and that they appear to respect a curving drainage ditch, the kiln and waste pit anomalies are more likely to represent Post Medieval to early Modern agricultural or small-scale industrial/waste burning activity.
- 5.4 Ferrous debris (RPS4) associated with the demolition of a 19th century field barn was encountered in the southern area of the site. The field barn is depicted within plot 626 on the 1838 Barwell Tithe Map (Figure 12).
- 5.5 Anomalies potentially representing pits (RPS5) were identified in the fields north-west of Westfield Farm. However, these could also be geological in origin. A linear anomaly was identified east of Westfield Farm (RPS6), which could represent a relict boundary ditch. A number of linear anomalies were also identified which could be of an archaeological origin, particularly a pair of linears located outside of the site boundary to the south-east of Sunnyside Farm, that could represent a trackway. However, given several of the linears appear to cut the ridge and furrow in the LiDAR data and align with known historic field boundaries, suggests these are likely unrecorded Post Medieval to Modern field boundaries.
- 5.6 A geophysical survey (MOLA 2022; ELE11927) and evaluation trenching (Groundworks Archaeology 2022; ELE11990) was carried out within the fields immediately west of the site, to the south of Middlefield Farm and north of Normandy Way. The trenching involved the excavation of 121 trenches each 30m x 2.4m across a 25.4 ha area. The evaluation trenches encountered archaeological features representing a post mill (MLE27223) c.400m to the west, dating to between AD 1200 – 1450 (Groundworks Archaeology 2022, 12). Scorched and fire-cracked millstone fragments recovered within the trench indicated the post mill burnt down in the 16th century (ibid., 13). Ploughed out remains of Medieval ridge and furrow were encountered across site. Undated features comprising a v-shaped gully and two pits were also exposed and recorded, roughly 1km west of the site. No significant archaeological features were identified within the vicinity of the current study site.
- 5.7 Further afield, an archaeological assessment (ELE5820), watching brief (ELE6274) and a strip, map and sample excavation (ELE11887), were carried out between approximately 150 – 480m to the east of the site. The watching brief proved negative whilst the strip, map and sample encountered remains of a potential Medieval enclosure (MLE27123).

6 ARCHAEOLOGICAL AND 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

- 6.1 This chapter reviews the available archaeological evidence for the site and the archaeological/historical background of the general area, and - in accordance with NPPF - considers the site's potential to contain other, as-yet undiscovered, archaeological assets.
- 6.2 What follows comprises a review of archaeological assets recorded on the Leicestershire and Rutland HER and Historic England's NHLE within a 1km radius of the study site, also referred to as the search area.
- 6.3 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. The locations of the HER records are shown on Figure 2 and recorded archaeological and heritage events are displayed on Figure 3. The review of archaeological assets is augmented by a historic map regression exercise charting the development of the study area from the 18th century until the present day (Figures 9 - 16).
- 6.4 Chapter 7 subsequently considers whether the proposed development will impact the theoretical archaeological potential identified below.

Designated Heritage Assets

- 6.5 There are no designated archaeological assets (Scheduled Monuments & Registered Battlefields) within the study site or the 1km search area. No designated archaeological assets are assessed as being sensitive to the proposed development.
- 6.6 Potential impacts on designated built heritage assets are considered in a separate accompanying report (RPS 2024).

Non-Designated Heritage Assets

- 6.7 There are no non designated heritage assets recorded on site by the HER.
- 6.8 The earthworks of ridge and furrow identified on site are assessed to be a non-designated heritage asset.
- 6.9 A potential kiln and waste pit of a Post Medieval to Modern date were identified on site by the geophysical survey.
- 6.10 The 19th century Westfield Farm, the earliest phase of which is located off site, abuts the site boundary. Westfield Farm is assessed to be a non-designated heritage asset in the accompanying Built Heritage Statement (RPS 2024). Potential impacts on non-designated built heritage assets are considered in the Built Heritage Statement (ibid.).

Prehistoric to Roman

- 6.11 There are no Prehistoric archaeological remains recorded within the search area on the HER.
- 6.12 Early Prehistoric activity is known within the vicinity of Wykin located on an area of high ground c.1.7km to the west of the site, which consists solely of unstratified finds, including multiple Mesolithic and Early Bronze Age flint tools and a tanged arrowhead (MLE2899; ELE905; ELE5836) and Late Neolithic/Early Bronze Age flints and pottery (MLE7056; MLE9622).
- 6.13 Though the higher ground at the eastern end of the study site and the brook which follows the western site boundary, could have provided a favourable area for exploitation of the local landscape by Early Prehistoric people, there is little evidence for such activity within vicinity of the site or the wider search area outside of Wykin. As such, the site's potential for Early Prehistoric activity is assessed to be low.
- 6.14 No Iron Age activity is known within the search area. However, similar to the above, Iron Age to Roman pottery (MLE22903) was recovered within the vicinity of Wykin. Roman find and features (MLE2822) including ditches, pits and postholes were encountered c.900m to the north, with some of the finds being of a high quality, suggesting a villa site could be located close to the features. A possible Roman field system (MLE20615) was encountered c.900m to the north-east.
- 6.15 None of the anomalies identified by the geophysical survey are likely to originate in the Iron Age to Roman period. Though a potential kiln and waste pit was encountered, these are more likely to be of a Post Medieval to early Modern date. The site's potential for Iron Age to Roman remains is low.

Anglo-Saxon/Early Medieval to Medieval

- 6.16 The Early Medieval origins of Hinckley are unclear but the place-name of Barwell, located c.1.3km to the north-east, could derive from the Old English words '*bār*', meaning a boar, and '*wella*' meaning a spring or stream (Survey of English Place-Names). The hamlet of Wykin to the west is recorded in the Danelaw Charters as *Wicha*, which is Old English meaning 'hamlet, a dairy farm' (MLE2875).
- 6.17 There is limited Anglo-Saxon archaeological evidence present within the HER, with the only entries of this date being a possible sword pommel (MLE24947 – no shapefile provided by HER) found somewhere to the north of the Community Hospital (centred at SP 43 96) and a potential Anglo-Saxon enclosure (MLE26653) recorded c.800m to the north.
- 6.18 The study site is located in between the settlements of Barwell and Wykin, and Anglo-Saxon activity recorded on the HER appears to be focused to the north of the study site. The site's potential for significant Early Medieval activity is negligible to low.

- 6.19 Hinckley, the historic core of which is located c.1.5km to the south of the site, is recorded in the 1086 Domesday Survey as *hinehelie* under the lordship of Earl Aubrey of Coucy and comprised 69 households, making it a substantially sized settlement for its time (Domesday Online). Barwell (MLE2821) is recorded in the Survey as *Barewelle* (ibid.).
- 6.20 It is evident from the earthworks of Medieval ridge and furrow on site that the entire site was ploughed during the Medieval period. Though theoretically if there is any evidence for Medieval settlement within the site, which is unlikely, it would probably be a precursor to Westfield Farm – no anomalies indicative of Medieval settlement were identified by the survey.
- 6.21 The site's potential for significant (i.e. non-agricultural) Medieval remains is negligible to low.

Post Medieval & Modern (including map regression exercise)

- 6.22 The 1785 Map of the County Five Miles round Hinckley (Figure 9) 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. Though 'Old Gallows' are noted within proximity of the site, these are depicted adjacent to Ashby Road (A447) and are likely to be located within the area of the residential properties that front the road.
- 6.23 The closest Post Medieval HER entry to the site comprises the route of the 18th century Turnpike Road (MLE20915) which follows the route of Ashby Road, and any associated roadway buildings, were likely located within the area of current housing.
- 6.24 The 1814 Ordnance Survey (OS) map (Figure 10) shows the site straddling five agricultural fields to the west of the A447. The subsequent 1835 OS (Figure 11) is the first map to show Westfield Farm, with an access track leading westward from the A447.
- 6.25 The 1838 Barwell Tithe Map (Figure 12) occupies, wholly or partially, 14 individual enclosures. The farm buildings of Westfield Farm are depicted in plot 623, and two small structures (likely field barns), are shown in plots 619 and 626. The details of the site's plots are provided below (The Genealogist).

Plot:	Name of Landowner/Tenant	Name and Description	State of Cultivation
618	Sarah Robinson	Far Close	Arable
619	Thomas Robinson	Barwell Field Close	Pasture
620	Sarah Robinson	Middle Close	Arable
621	Sarah Robinson	Barn Close	Pasture
622	Sarah Robinson	House Close	Arable
624	Sarah Robinson	Lower House Close	Pasture
625	Sarah Robinson	Meadow	Meadow
626	Samuel Bonner Esquire	Big Close	Pasture
627	Samuel Bonner Esquire	Bottom Barwell Field	Pasture
631	Samuel Bonner Esquire	Top Barwell Field	Pasture
632	Samuel Bonner Esquire	Spreading Tree Close	Arable
633	Samuel Bonner Esquire	Top Barwell Field	Arable
634	Samuel Bonner Esquire	Lumbering Meadow	Meadow
640	William Powers Esquire	Near Hinckley Close	Pasture

- 6.26 There is little change on site in the late 19th century (Figure 13), except for land reorganisation and field boundary changes.
- 6.27 By 1904 (Figure 14), the Sunnyside Isolation Hospital (MLE20659) was built to the north of the site.
- 6.28 Sunnyside Farm was established by the 1967 – 1968 map (Figure 15) and by 1999 (Figure 16), the farm buildings of Westfield Farm were modified and extended.
- 6.29 The site would have continued to have been agricultural land from the Medieval period and throughout the Post Medieval period. The geophysical survey has identified a probable kiln and waste pit north-west of Sunnyside Farm. These likely represent small-scale burning or industrial activity associated with at least Post Medieval farming. However, an earlier date cannot be wholly discounted. The site's potential for significant Post Medieval activity is high within vicinity of the kiln and waste pit and negligible elsewhere.
- 6.30 Historic mapping shows the site continued to be agricultural land during the Modern period. The site's potential for significant (i.e. non-agricultural) Modern activity is negligible.
- 6.31 Historic mapping and the site visit has confirmed that multiple extant hedgerows were first recorded on the 1838 tithe map (Figure 15). These hedgerows are considered to be 'important' under the criteria set out in the Hedgerow Regulations 1997.

Assessment of Significance (Non-Designated Assets)

- 6.32 The site walkover, LiDAR analysis and satellite imagery have identified earthworks of Medieval ridge and furrow survive on site, which are considered to be a non-designated heritage asset. The heritage significance of ridge and furrow, and other open field cultivation evidence, within the eastern Midlands has been assessed by David Hall on behalf of English Heritage (Hall, 2001). The objectives of the report were 'to select priority townships of nationally important examples suitable for preservation'. After a pilot survey based on Northamptonshire the methodology was extended in the report to the counties of Bedfordshire, Buckinghamshire, Cambridgeshire, Leicestershire, Lincolnshire, Oxfordshire, Rutland, and Warwickshire, although it covered some of the counties only partially. The current site was included within Hall's study area and is not identified as one of the 43 priority townships which represented the best survival, where preservation should be a priority.
- 6.33 The ridge and furrow earthworks within the site do suffer from some erosion but are relatively well preserved, noticeable and survive to a reasonable height. Their survival allows an appreciation of the overall organisation of the Medieval field system, particularly within the central elongated field, which contains the longest (c.600m) surviving earthworks of this type to the north of Hinckley. Though historically these types of earthworks would have dominated the local landscape, most have been flattened or ploughed out over time, with LiDAR data showing the nearest contemporary earthworks c.450m to the north-west and c.1km to the east.
- 6.34 The surviving earthworks on site have some visual appeal and have aesthetic value, contributing to the local historic landscape character, particularly those within the central, elongated field as these survive to an unusually long length. Though ridge and furrow earthworks contains within its own matrix little archaeological interest, they are considered to be of historic interest.
- 6.35 The earthworks have survived in-situ most likely a result of the change of land use of the fields, because of the construction of the 19th century Westfield Farm, and 19th century land reorganisation. The Medieval earthworks and 19th century farmstead illustrate a continuous agricultural landscape, as agricultural activity in the Post-Medieval and Modern periods, is considered to have been greatly influenced by the Medieval agricultural exploitation of the site.

- 6.36 Anomalies likely representing at least Post Medieval small-scale industrial activity or burning have been identified by the geophysical survey, to the north-west of Sunnyside Farm. Though of archaeological interest, these are considered to be only of local importance. However, if proven to be of an earlier date by further archaeological work, their significance could be enhanced.
- 6.37 This assessment has considered the potential for other as-yet to be discovered archaeological assets within the site, unrelated to the above. The site is assessed to have a negligible to low potential for significant, non-agricultural, remains of all periods.

7 THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Proposed Development

- 7.1 The proposed development comprises an outline planning application with all matters reserved except for access, for the erection of up to 415 dwellings, associated open space, drainage, landscaping and infrastructure.
- 7.2 A masterplan (dated January 2024 – Zebra Landscape Architects) has been provided by the client.
- 7.3 The proposed masterplan has been designed to retain a number of the ridge and furrow earthworks, incorporating them into the landscaped areas of the development. Ridge and furrow earthworks will form part of the landscaped area within the field to the south-west of Westfield Farm, and sections of the c.600m long earthworks which are an unusual survival, will be retained. This will ensure the ridge and furrow earthworks still contribute to the local historic landscape character, and reflects Local Development Core Strategy Policy 8, for developments to embrace local distinctiveness.

Review of Potential Development Impacts on Designated Assets

- 7.4 No designated archaeological asset is assessed to be sensitive to the proposed development.

Review of Potential Development Impacts on Non-Designated Assets

- 7.5 Though the proposed development will result in the loss of most of the surviving ridge and furrow earthworks on site, a number will be retained, which will preserve the form and length of the earthworks. This will mitigate the impact to their significance, ensuring the earthworks still retain their aesthetic value and illustrate the once Medieval landscape, and continue to contribute to the local historic landscape character. The incorporation of the best preserved and longest earthworks on site within the proposed landscaped areas, will allow their appreciation by the local community, and makes them publicly accessible.
- 7.6 To further mitigate the loss of the earthworks, they can be preserved by record by a thorough earthwork survey and through LiDAR data – the results of which will be available to the public and can contribute to relevant research agendas in the East Midlands Historic Environment Research Framework, such as '7.7.1: Can we shed further light upon the origins and development of the open-field system and its impact upon agricultural practices?'.
- 7.7 Given the construction techniques employed in modern development, it is unlikely that any potential archaeological remains present within the footprint of any future proposed development would survive the development process.

8 SUMMARY AND CONCLUSIONS

- 8.1 This Archaeological Desk-Based Assessment has been prepared by RPS for Richborough in support of a planning application for a proposed residential development on 16.89 of land north of A47 Normandy Way and west of A447 Ashby Road, Hinckley (centred at NGR SP 427 959).
- 8.2 There are no designated archaeological assets located within the site. No designated archaeological assets located outside of the site are assessed to be sensitive to the proposed development. The impact upon built heritage is considered in a separate report (RPS 2024).
- 8.3 Though the Historic Environment Record does not record any non-designated heritage assets on site, the study site contains surviving earthworks of Medieval ridge and furrow and is located adjacent to Westfield Farm - both of which are assessed to be non-designated heritage assets. The surviving earthworks cover c.8ha of the site and are located in the fields to the west and south of Westfield Farm. These earthworks survive as an island within the site, where unusually selions stretching to in excess of 600m are visible in the LiDAR data and on GoogleEarth. The survival of these remains is likely to be associated with the pastoral regime adopted following the construction of Westfield Farm. The proposed Masterplan has been designed to retain a set of selions centrally within the site, reflecting Local Development Core Strategy Policy 8 for developments to embrace local distinctiveness. The geophysical survey undertaken in support of the current application identified a probable kiln and waste pit, to the north-west of Sunnyside Farm. These are likely to be associated with Post Medieval to Modern small-scale industrial or burning activity and, therefore, are of at most local importance. However, an earlier origin cannot be wholly discounted.
- 8.4 With the exception of the above, the site is assessed to have a negligible to low potential for significant, non-agricultural, remains of all periods. A number of hedgerows within the site are first recorded on the 1838 Barwell Tithe Map, and therefore, are 'important' under the Hedgerow Regulations 1997.
- 8.5 This assessment has not identified any archaeological remains that are a constraint to development. It is anticipated that the planning archaeologist will recommend a pre-determination requirement for detailed survey of the ridge and furrow (drone survey plus additional archival research), followed by trial trenching to confirm the veracity of the geophysical survey, and to inform the need for and the scope of, further works to be secured by condition.

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Google Earth - <https://earth.google.com/web/>

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National Planning Policy Framework – <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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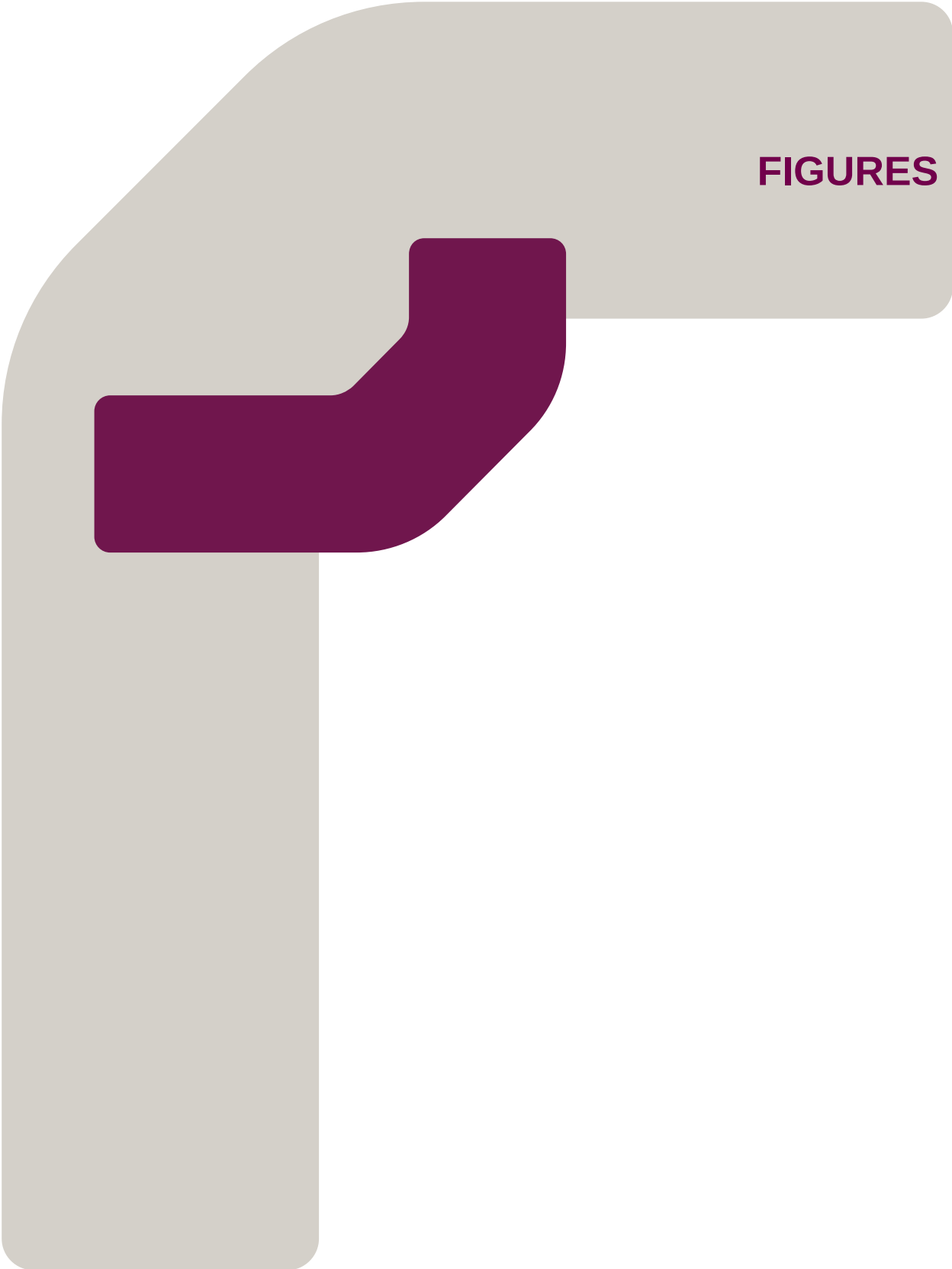
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Cartographic

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 Ordnance Survey 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

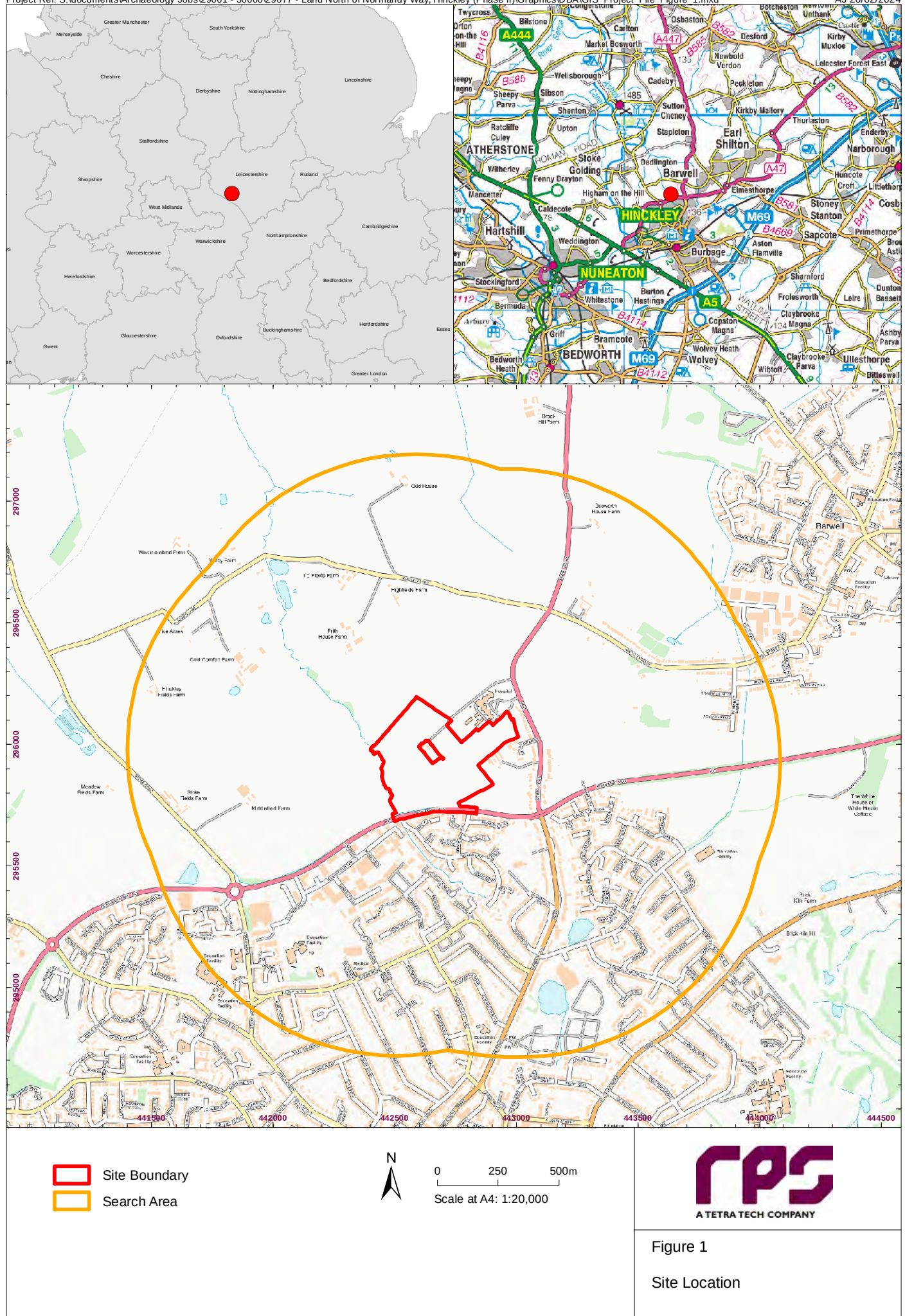
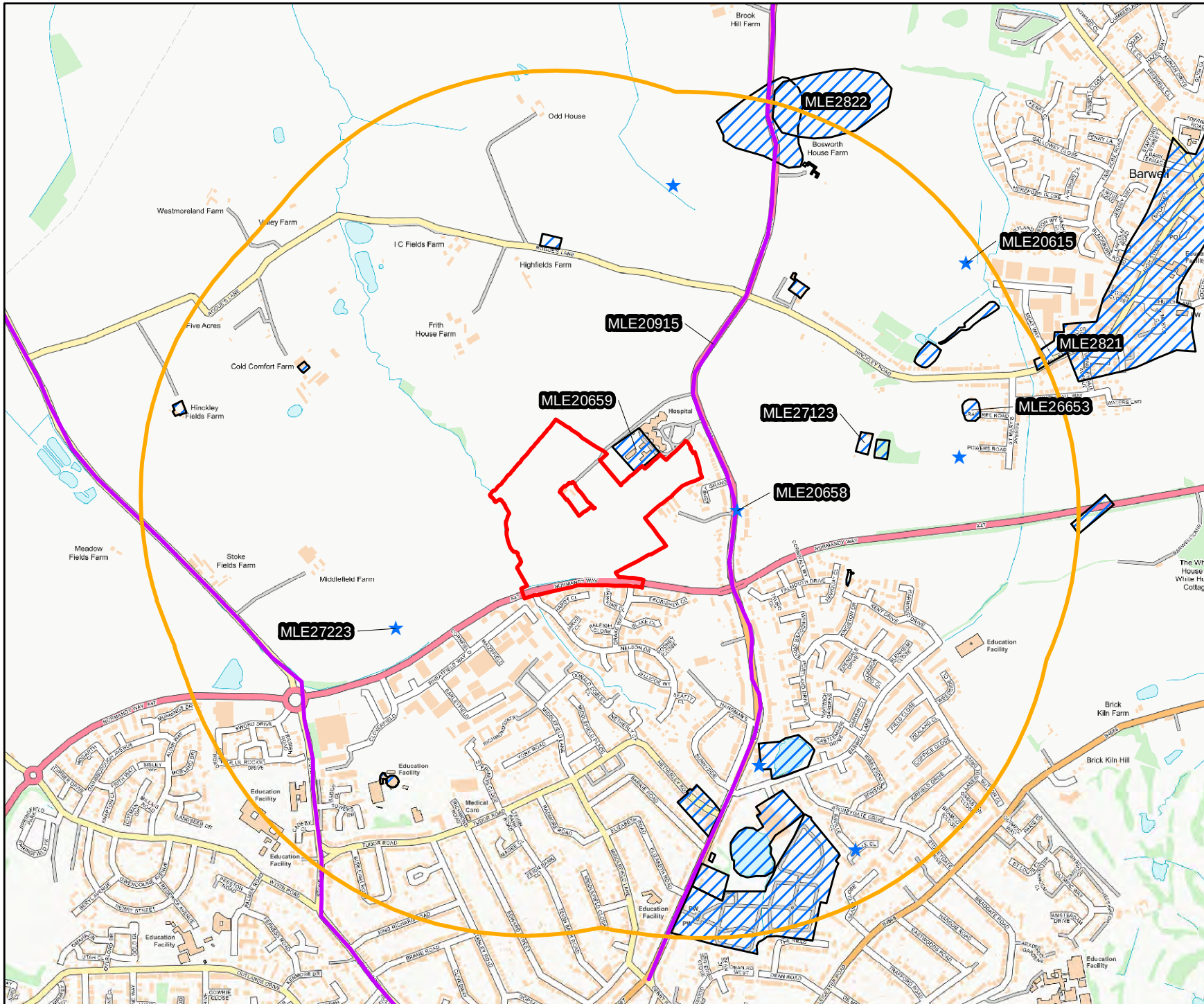


Figure 1

Site Location



- Site Boundary
- Search Area
- ★ Monuments (points)
- Monuments (lines)
- Monuments (polygons)

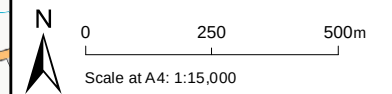
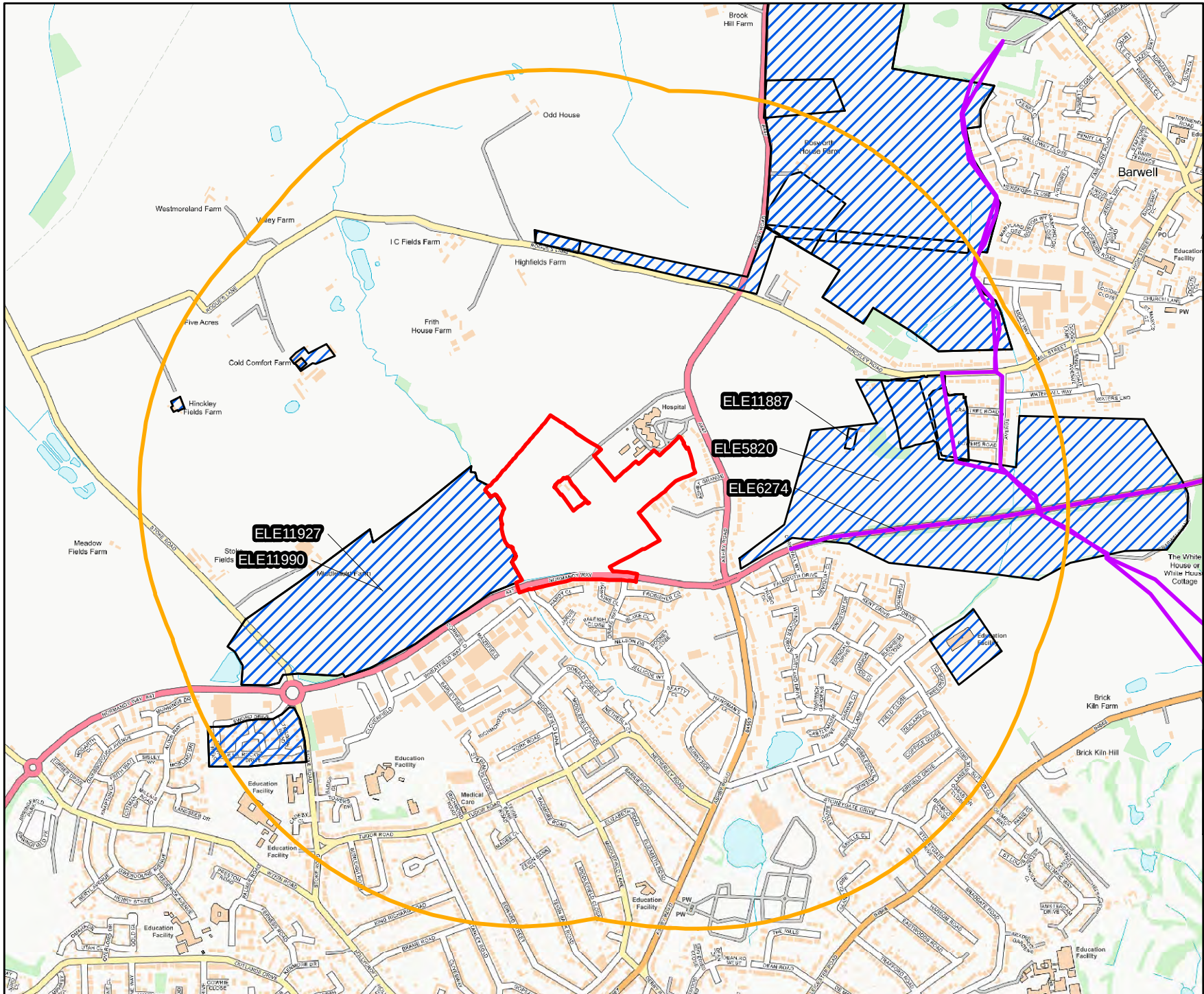


Figure 2
HER Monuments



- Site Boundary
- Search
- Events (lines)
- Events (polygons)

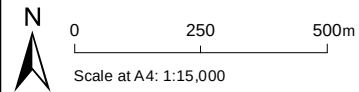


Figure 3
HER Events

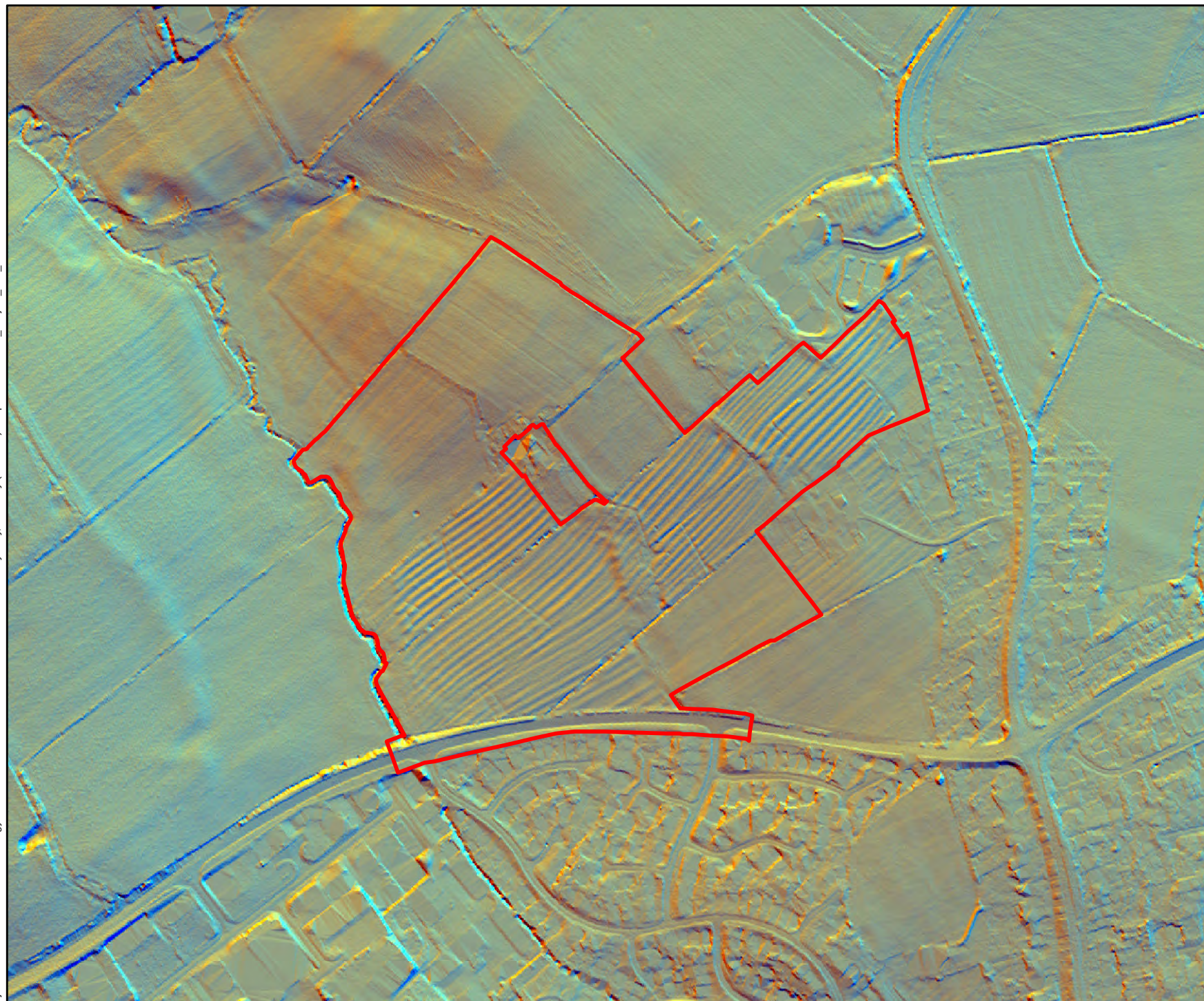


 Site Boundary


0 50 100m
Scale at A4: 1:5,000



Figure 4
2022 Satellite Image



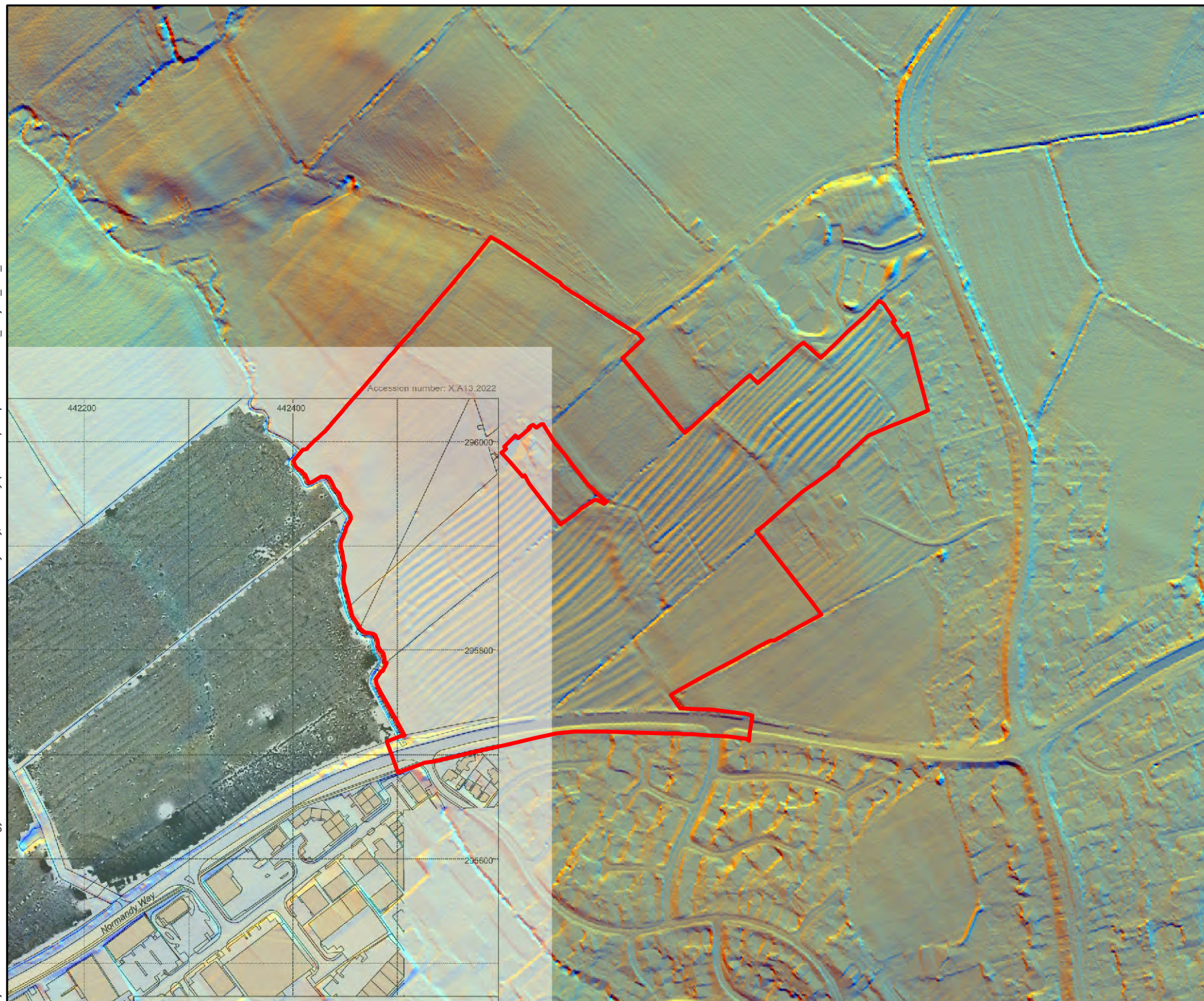
 Site Boundary

Digital Terrain Model
Multi-hillshade Processing
@1m Resolution
Data Capture: 12 / 2020


0 50 100m
Scale at A4: 1:5,000



Figure 5
LiDAR Data



 Site Boundary

Digital Terrain Model
Multi-hillshade Processing
@1m Resolution
Data Capture: 12 / 2020

 0 50 100m
Scale at A4: 1:5,000

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Figure 6

LiDAR Data and Geophysical
Survey Greyscale Data
(Western Fields)



- Site Boundary
- Surviving Earthworks

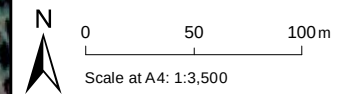
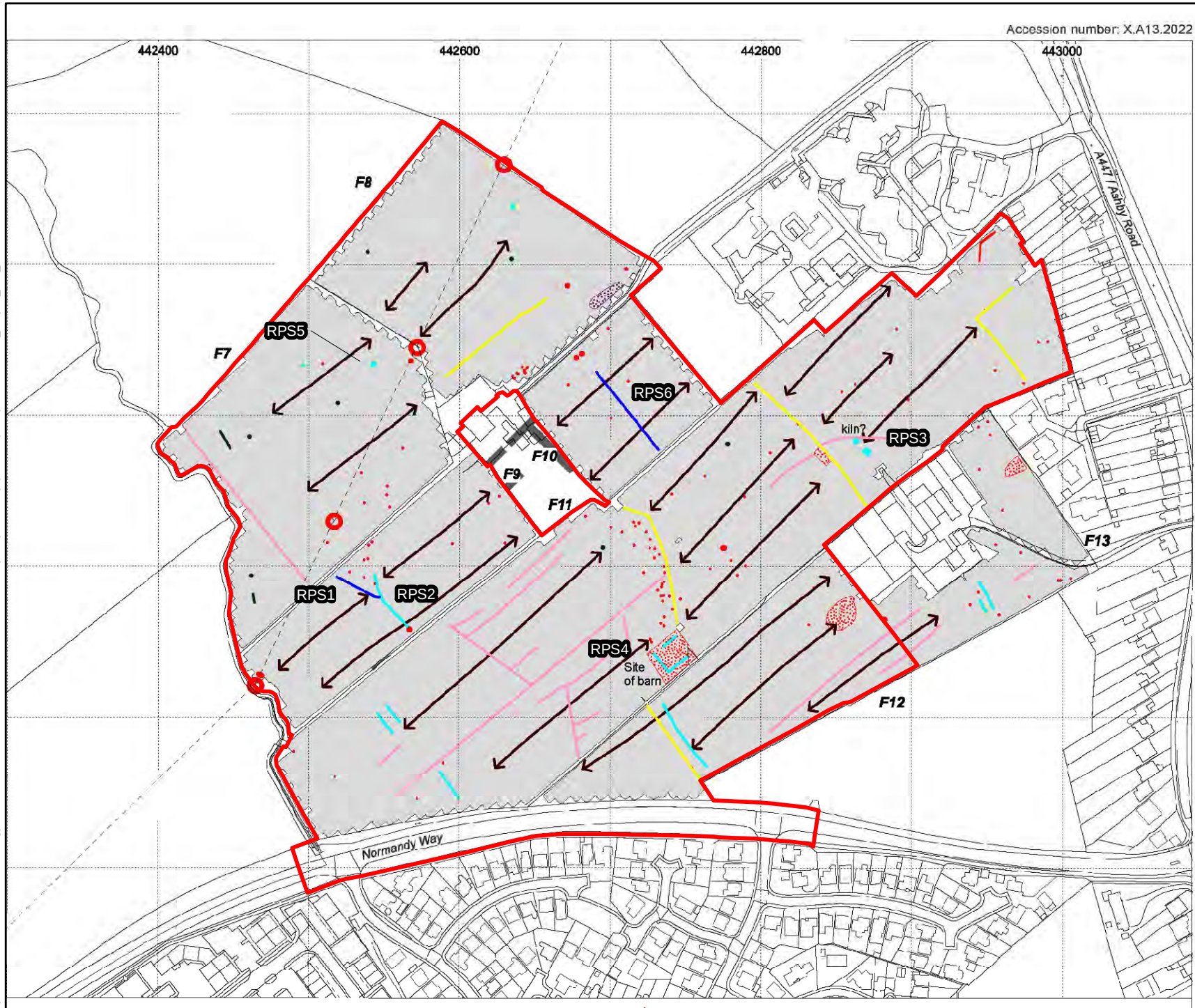


Figure 7
Site Visit Photographs and
Surviving Earthworks



Accession number: X.A13.2022

 Site Boundary

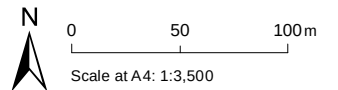


Figure 8
Geophysical Interpretation
Plot



Approximate Site Boundary

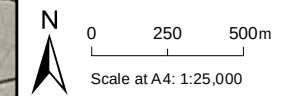
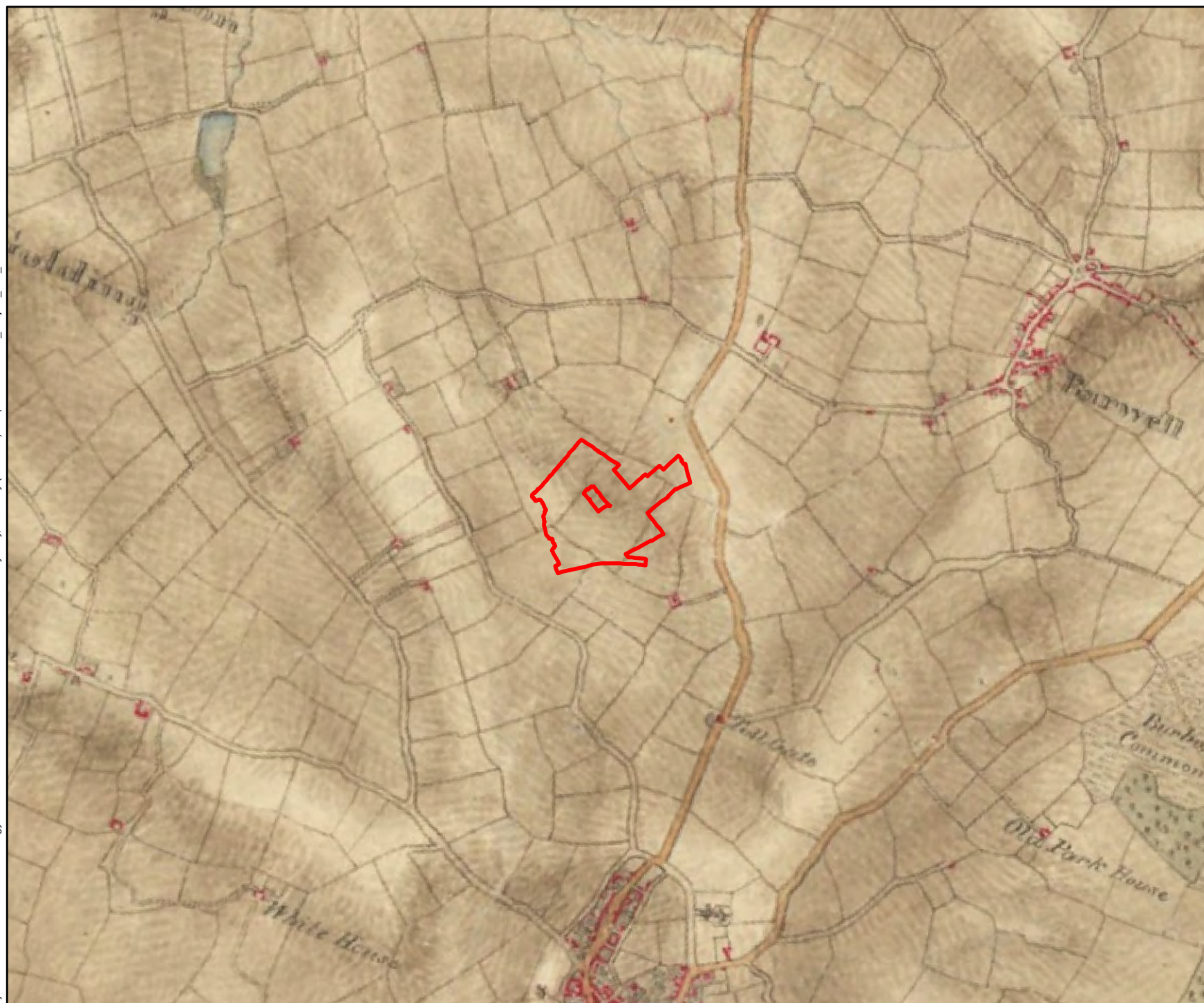


Figure 9
1785 Map of the County Five Miles round Hinckley



 Site Boundary

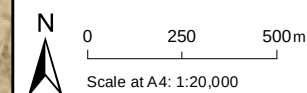
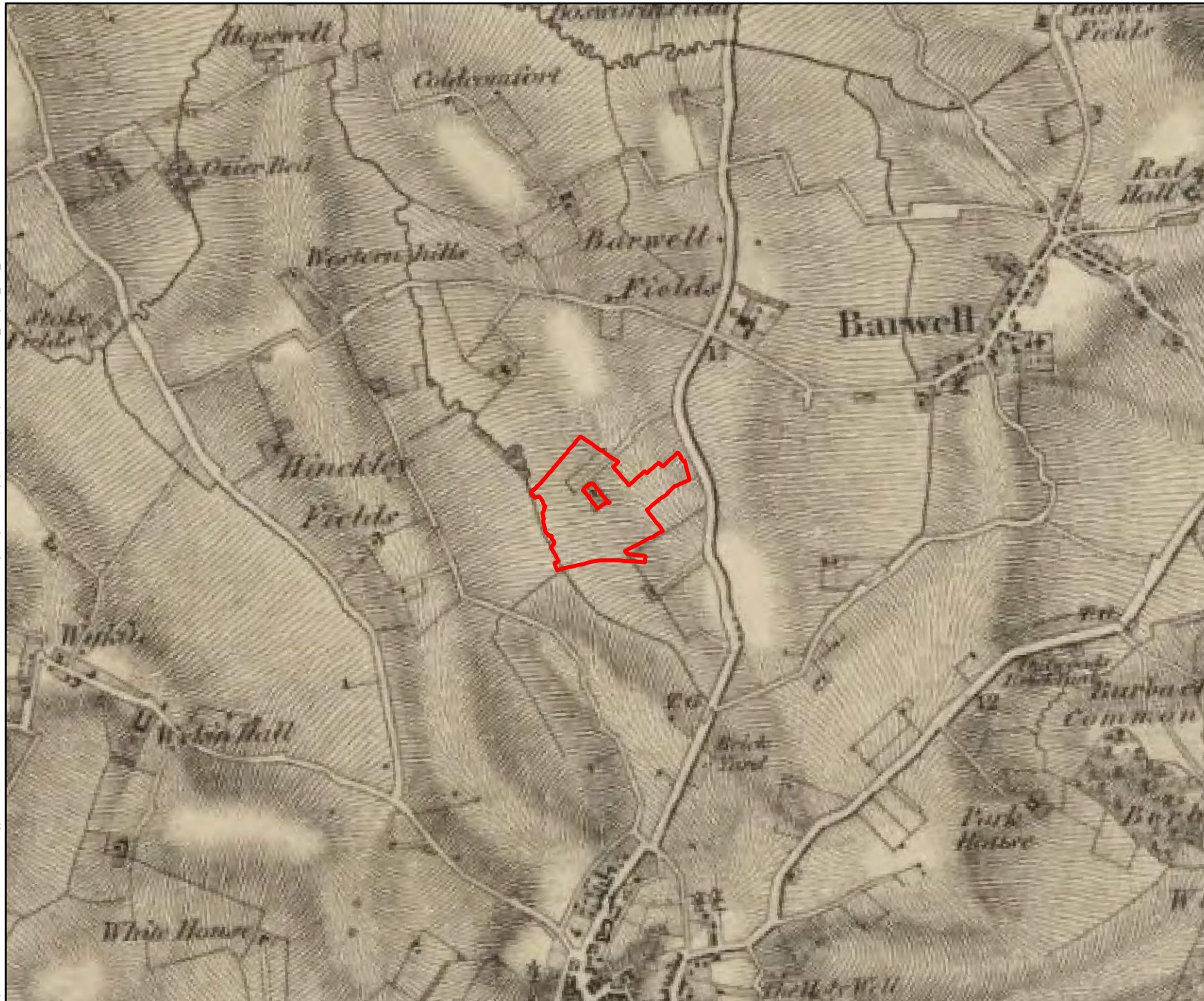


Figure 10

1814 Ordnance Survey
Drawing (Hinckley Sheet)



 Site Boundary

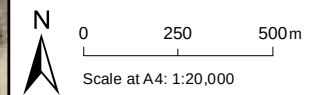


Figure 11
1835 Ordnance Survey

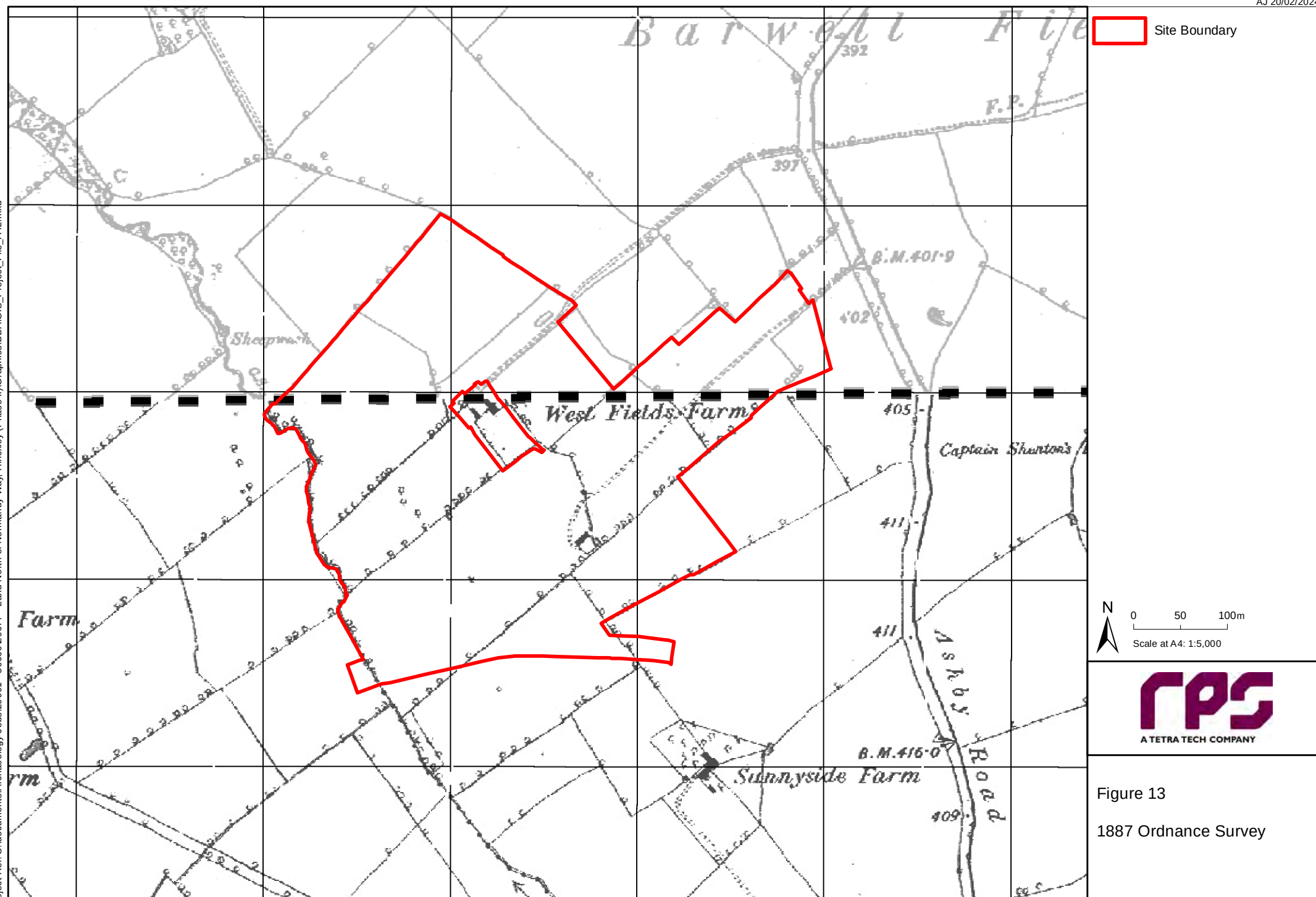


 Site Boundary

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Scale at A4: 1:5,000

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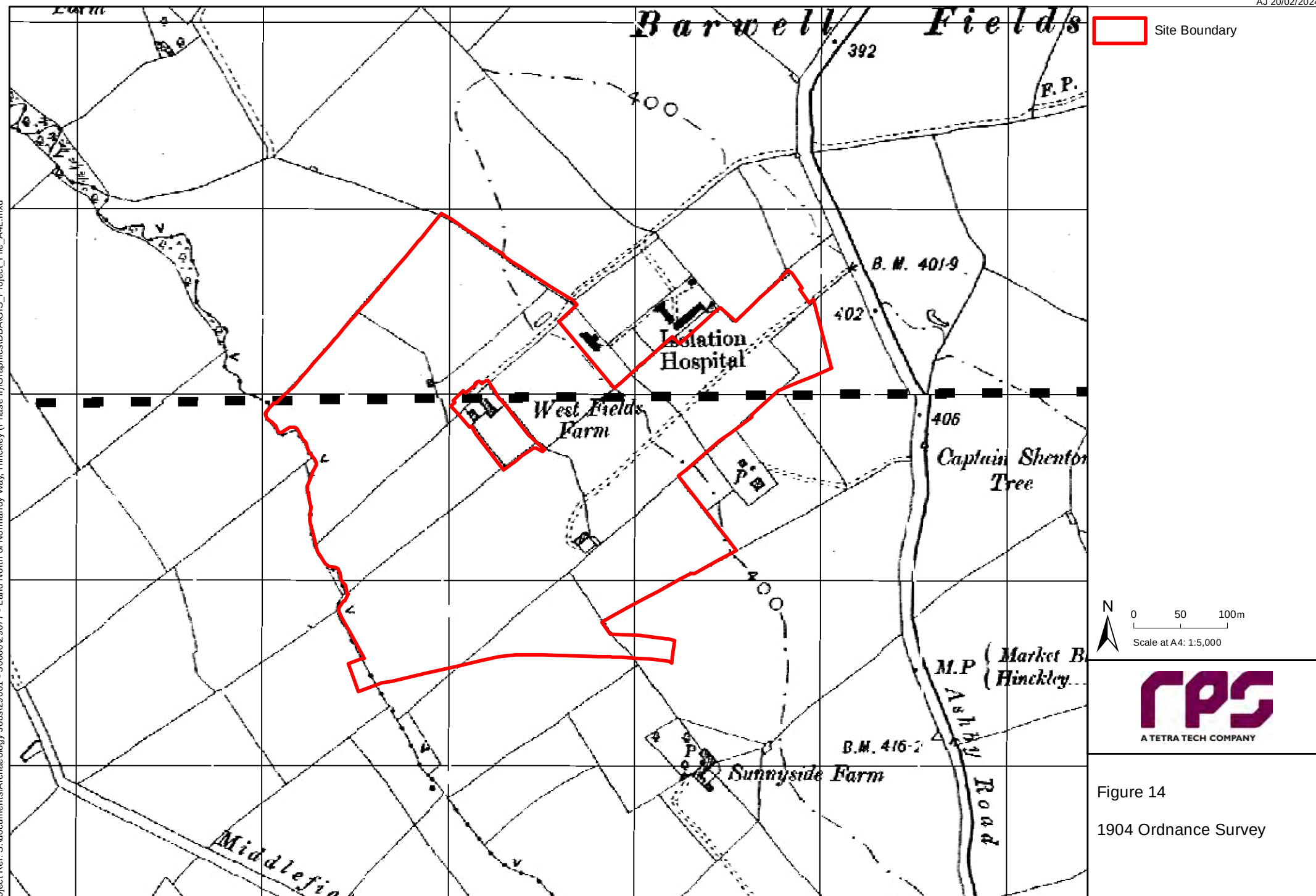
Figure 12
1838 Barwell Tithe Map

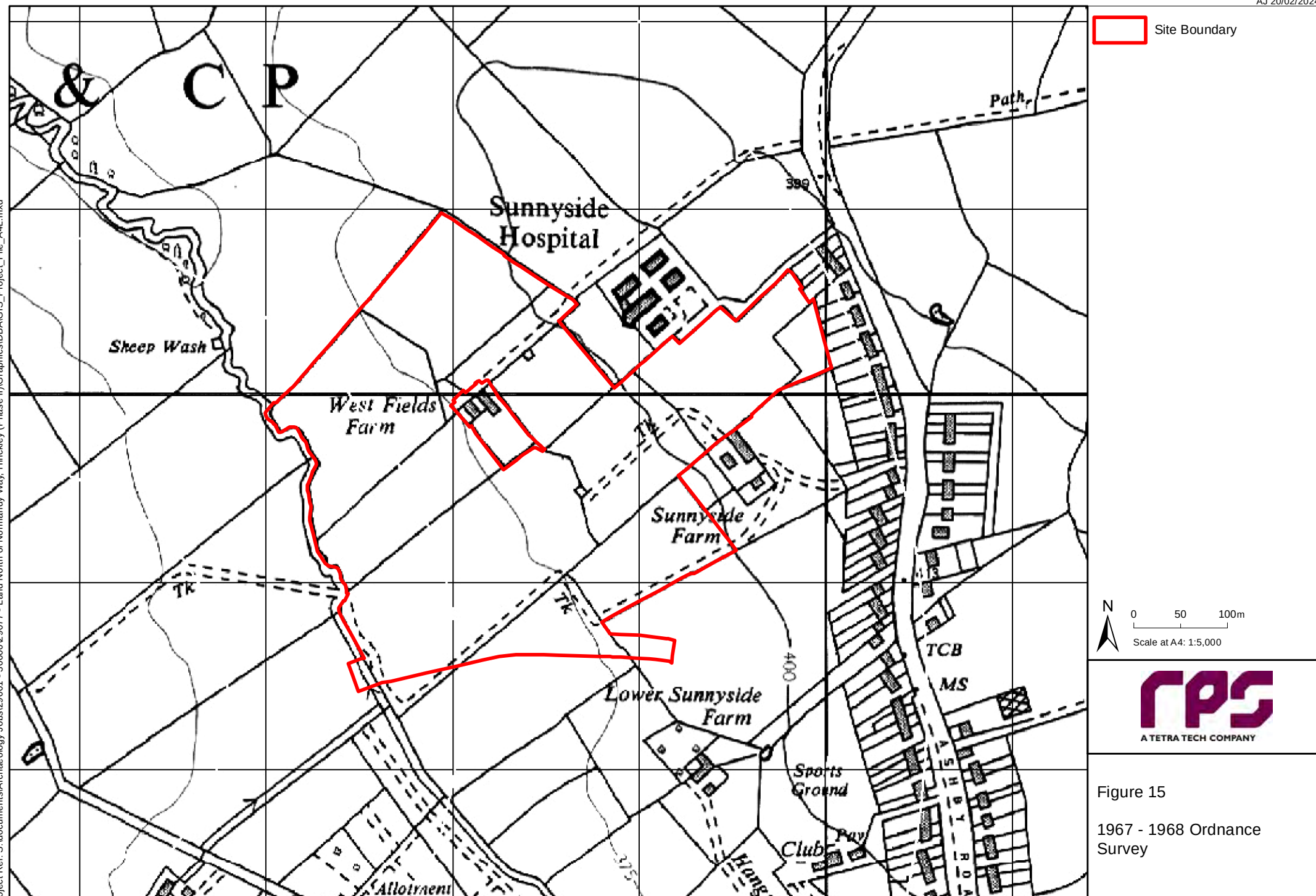


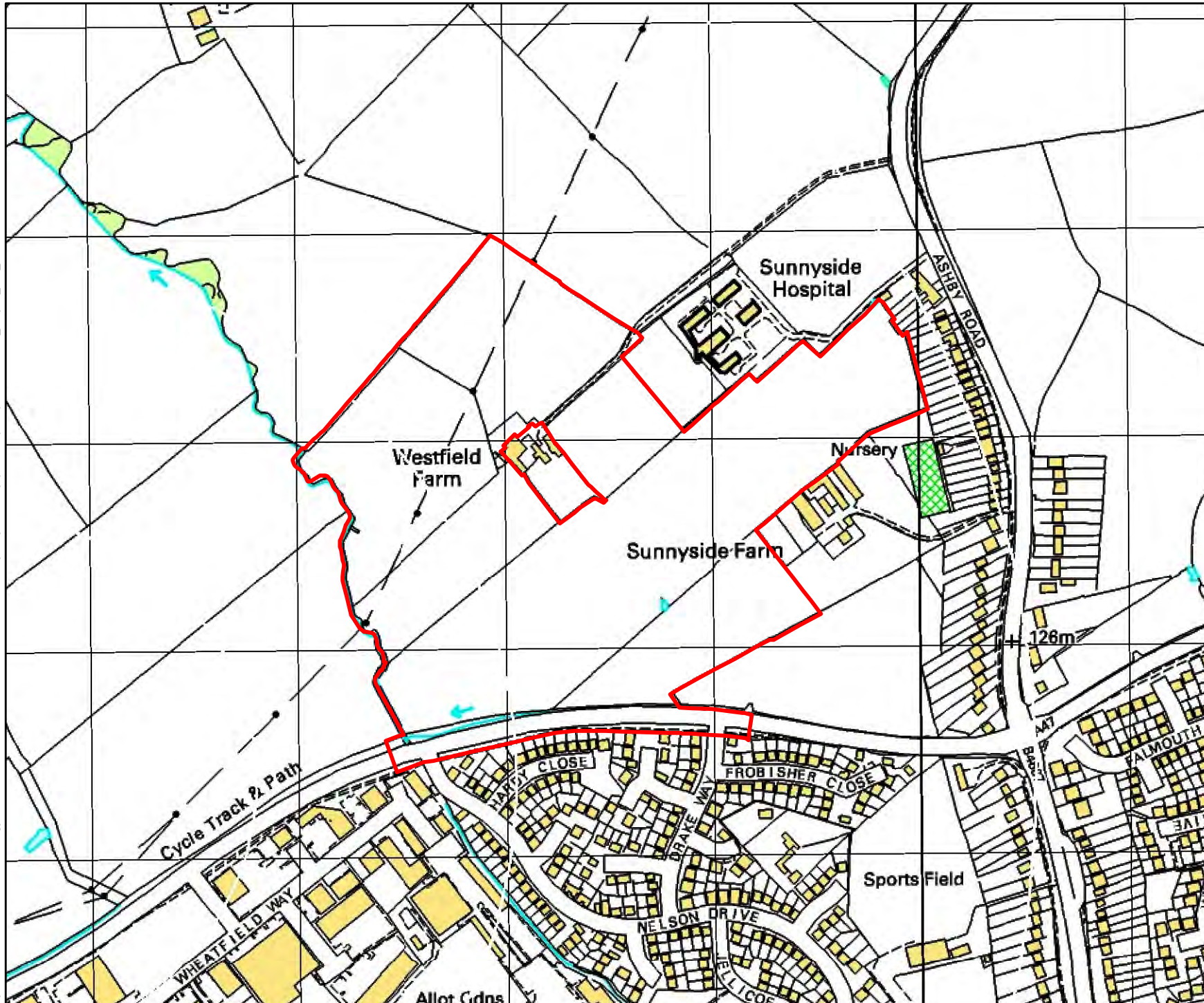
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0 50 100m
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Figure 13
1887 Ordnance Survey







 Site Boundary

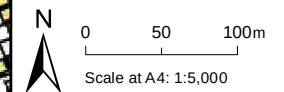


Figure 16
1999 Ordnance Survey



 Site Boundary
 Important Hedgerow

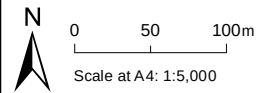
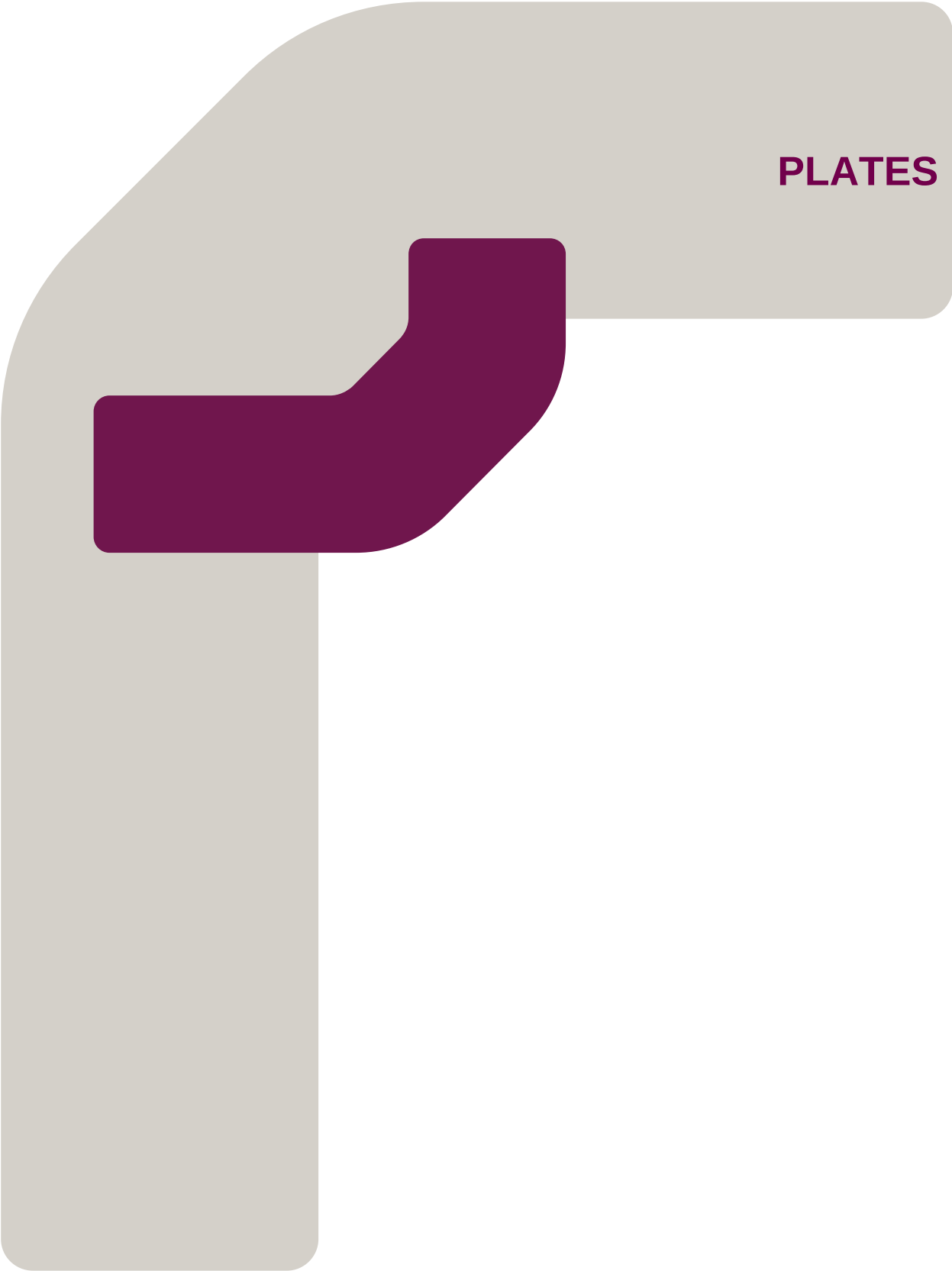


Figure 17
Important Hedgerows



5



Plate 1: View north-east across field to the north-east of Westfield Farm.



Plate 2: View south-west across the field west of Westfield Farm.



Plate 3: View west across western field showing ridge and furrow earthworks.



Plate 4: View south-west across elongated central field showing ridge and furrow earthworks.



Plate 5: Northern end of the elongated central field – view north-east.



Plate 6: View north-east of the southern end of the field to the west of Sunnyside Farm.



Plate 7: View east across the field east of Westfield Farm.

APPENDICES

Appendix 1

Historic Environment Data Gazetteer

HER No.	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
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	Medieval to Modern
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
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
MLE17946	Possible ring ditch cropmarks, Hinckley Northern Perimeter Road, Barwell	SP 441 959	Unknown
MLE17969	Richmond Middlefield County Primary School, Stoke Road, Hinckley	SP 421 951	Modern
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	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	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	Modern
MLE21432	Brickworks, Ashby Road, Hinckley	SP 4302 9487	Modern
MLE21433	Barwell Lane brickworks, Hinckley	SP 4319 9500	Modern
MLE21434	Hinckley Mineral Baths, Ashby Road, Hinckley	SP 4303 9494	Modern
MLE21435	Ashby Road brickworks, Hinckley	SP 4324 9522	Modern
MLE21436	c.19 th cemetery, Ashby Road, Hinckley	SP 4315 9486	Modern
MLE24947	Possible Anglo-Saxon sword pommel cap from north of Community Hospital, Hinckley	SP 43 96	Anglo-Saxon

ARCHAEOLOGICAL DESK-BASED ASSESSMENT: LAND NORTH OF A47 NORMANDY WAY AND WEST OF A447 ASHBY ROAD, HINCKLEY

MLE26653	Possible Anglo-Saxon/medieval enclosure, 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
	Events		
ELE894	1995 fieldwalking, Green Lane Field	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	SP 4378 9600	
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	Archaeological watching brief on land adjacent to Hinckley Road, Barwell	SP 43605 96697	
ELE6786	Earthwork survey on land adjacent to Hinckley Road, Barwell	SP 43327 96780	
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	An archaeological desk-based assessment for Cold Comfort Farm, Rogues Lane, Barwell	SP 419 963	
ELE8446	2011 trial trenching, Barwell West	SP 439 973	
ELE8673	2011 desk-based assessment, Earl Shilton to Hinckley Pipeline	SP 4433 9572	
ELE8728	2013 building survey at Cold Comfort Farm, Rogues Lane, Barwell	SP 4186 9634	
ELE8716	2013 desk-based assessment: sewerage pipeline from Barwell Pumping Station to Hinckley Waste Water Treatment Works	SP 4560 9508	
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	



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