



Redrow Homes Ltd.

# Burbage Fields Farm, Leicestershire

Archaeological Desk-Based Assessment

P22-353

JULY 2024

**RSK**



## RSK GENERAL NOTES

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**Project No.:** P22-353

**Title:** Burbage Fields Farm, Leicestershire  
Archaeological Desk-Based Assessment

**Client:** Redrow Homes Ltd

**Date:** July 2024

**Office:** Manchester

**Status:** Ver 1.6

|               |                                                                                    |                           |                                                                                                             |
|---------------|------------------------------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------------------------------|
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| Signature     |  | Signature                 |                         |
| Date:         | 26 <sup>th</sup> January 2023                                                      | Date:                     | 26 <sup>th</sup> January 2023<br>Amended 6 <sup>th</sup><br>November 2023 and<br>18 <sup>th</sup> July 2024 |

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK Environment Ltd.

## NON-TECHNICAL SUMMARY

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*This report is an archaeological desk-based assessment (DBA) relating to a proposed development site located at Burbage Fields Farm, Leicestershire (NGR 444097, 291550), post code LE10 2HS. It has been prepared by Headland Archaeology, part of the RSK Group (RSK), on behalf of Redrow Homes Ltd as supporting information for a hybrid planning application for development at the site.*

*The assessment study area includes the site and a surrounding 500 m buffer, within which the archaeological and historical development of the site and surrounding area is discussed. In accordance with national and local planning policy and guidance, the possible impacts that the proposed development could have on known and potential below-ground archaeological remains within the site boundary, and the setting of heritage assets is considered.*

*There are no designated heritage assets within the site boundary. Burbage Conservation Area lies partly within the far northern limit of the study area, centred on the historic core of the settlement around Grove Road/Church Street.*

*There is one known non-designated heritage asset recorded within the site boundary by the Leicestershire HER: RSK 13 - Burbage Fields Farm, Bullfurlong Lane.*

*Forty-seven further non-designated heritage assets are recorded by Leicestershire HER within the study area.*

*The potential for hitherto unknown archaeological remains of uncertain significance to be preserved within the site is assessed as follows:*

- *Palaeolithic Period – Medium*
- *Mesolithic Period – Low*
- *Neolithic Period – Low*
- *Bronze Age Period – Low-Moderate*
- *Iron Age Period – Low-Moderate*
- *Romano-British Period – Low-Moderate*
- *Early Medieval Period – Low*
- *Medieval Period – Moderate*
- *Post-Medieval Period – Moderate*
- *Modern Period - Low*

*Field K was the subject of a geophysical survey and trial trenching investigation in 2021 which has confirmed that this part of the site is archaeologically sterile.*

*Fields A-J (excluding Burbage Fields Farm) were also the subject of a geophysical survey which identified anomalies of 'possible archaeological origin' in Fields D and J. However, the archaeological potential of the site as a whole was assessed as low, with no clear evidence of anomalies representing archaeology or probable archaeology. The strong correlation between the non-intrusive survey results in Field K and subsequent trial trenching provides increased confidence in the interpretation of the geophysical survey elsewhere within the site.*

*Direct impacts on archaeological remains have the potential to occur as a result of intrusive groundworks for the development. However, the sources consulted in the preparation of this assessment suggest that any potential impacts are more likely to be confined to the north and east*

*of the application site (Fields D and J), with little evidence to support significant archaeological impacts elsewhere within the site.*

*No further mitigation of the development impact is required in Field K.*

*The results of a programme of pre-determination trial trenching across the remainder of the site are forthcoming. Depending on the findings of the investigation it is possible that a staged programme of archaeological work will be required as mitigation of the development impact. Any such programme could be undertaken as a condition of consent for the scheme, and may comprise localised areas of watching brief and/or archaeological excavation.*

*With regard to the impact of demolition of the non-designated Burbage Fields Farm, the loss of these buildings could be readily mitigated through the implementation of a programme of historic building recording prior to construction.*

*No impacts on the setting or significance of heritage assets in the area surrounding the site have been identified.*

*Overall it is assessed that proposals to develop the site do not represent a conflict with legislation or national or local planning policies. The potential archaeological impacts are not considered sufficiently significant to represent a constraint to development of the site.*

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# 1 INTRODUCTION

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## Project Background

- 1.1 This report is an archaeological desk-based assessment (DBA) for a proposed development site located at Burbage Fields Farm, Leicestershire (NGR 444097, 291550), post code LE10 2HS (Figure 1). It has been prepared by Headland Archaeology, part of the RSK Group (RSK), on behalf of Redrow Homes Ltd as supporting information for a hybrid planning application for development at the site.
- 1.2 The 26.4 ha site is located between the M69 motorway to the south and the Village of Burbage to the north. Burbage is administered by Hinckley and Bosworth Borough Council.
- 1.3 The proposed development site currently comprises eleven plots/fields (labelled A – K for the purpose of this assessment) and includes an operating farm building (Burbage Fields Farm, Plot G) (Figure 2). To the north, connecting the site to Coventry Road, the site boundary includes a narrow corridor containing two extant modern houses and gardens.
- 1.4 This report describes and assesses the significance of known heritage assets and potential archaeological remains within the site, on which potential direct (physical) impacts could occur during groundworks for the proposed development.
- 1.5 The assessment is consistent with the requirements of national and local planning policies on the historic environment in the planning process. This report is an update of an earlier assessment prepared in 2019 and incorporates revised and updated baseline data, the results of a geophysical survey carried out in February 2021, and archaeological trial trenching carried out in Field K in October 2021 which was undertaken as part of a previous outline application for residential development.

## Project Aims

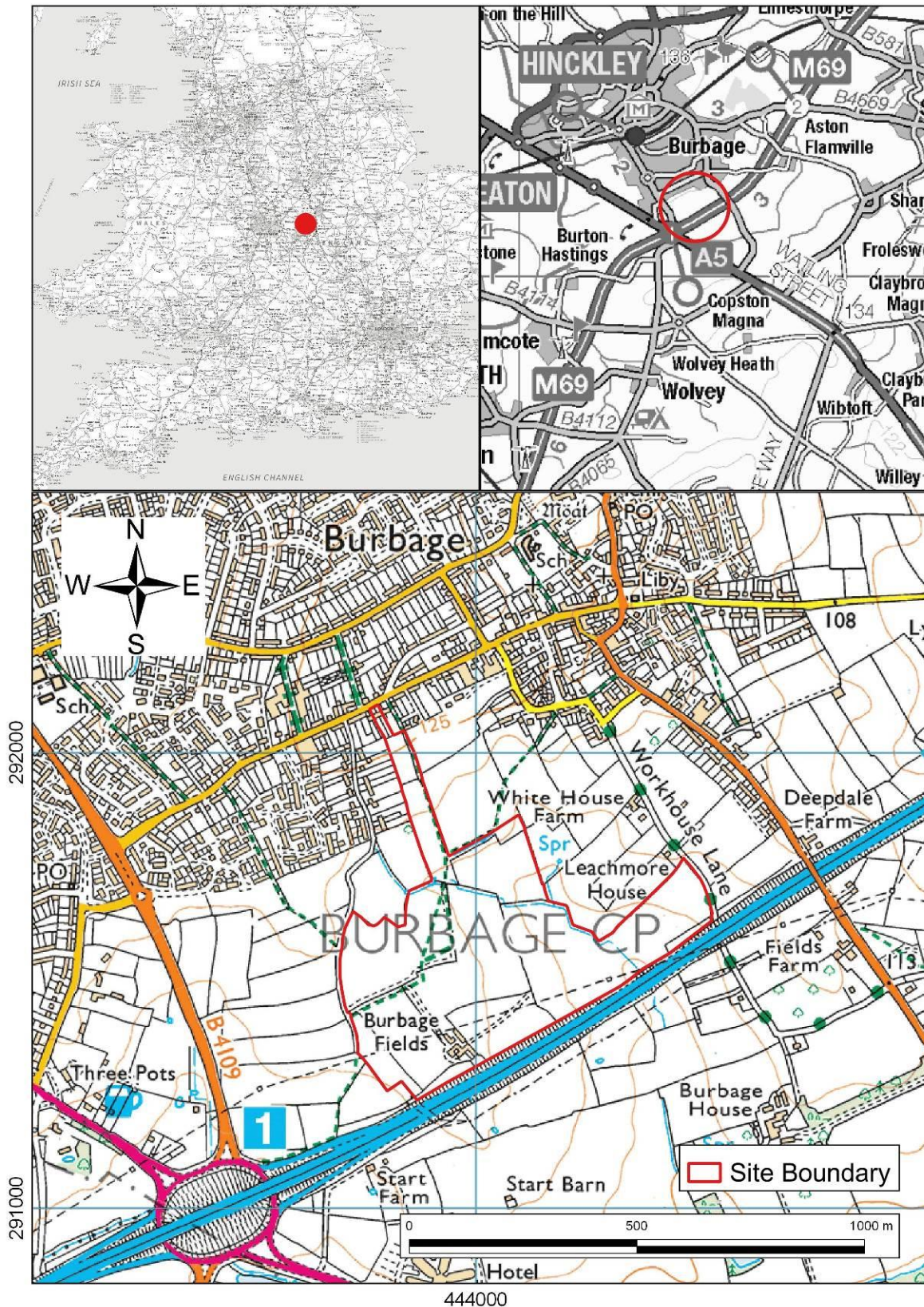
- 1.6 The ClfA's Standard and Guidance for Historic Environment Desk Based Assessment (2014, updated 2020) defines a desk-based assessment as '*...a programme of study of the historic environment within a specified area of site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.*'
- 1.7 The purpose is to gain an understanding of the historic environment resource in order to formulate an assessment of the potential for heritage assets to survive within the site, their significance, and strategies for further evaluation, mitigation or management as appropriate. The information presented in this report will allow a balanced understanding of the importance of known and potential heritage assets at the site, any impact to which can then be weighed against the impacts of proposed development.

1.8 The objectives of this DBA are:

- To establish the location, significance and extent of any known heritage assets at the site and immediate area;
- To determine the potential for, and survival of, previously unknown archaeological remains within the site boundary;
- To assess the potential for development constraints arising from consideration of the historic environment during the planning process, and
- To inform the development of any subsequent archaeological works in the event of the planning authority requiring surveys or mitigation works.

## **Professional Standards and Acknowledgements**

- 1.9 Headland Archaeology (UK) is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA), an audited status which confirms that all work is carried out in accordance with the highest standards of the profession.
- 1.10 Headland Archaeology (UK), as part of the RSK Group, is recognised by the Institute of Historic Building Conservation (IHBC) under their 'Historic Environment Service Provider Recognition' scheme. This quality assurance standard acknowledges that RSK works to the conservation standards of the IHBC, the UK's lead body for built and historic environment practitioners and specialists.
- 1.11 Headland Archaeology (UK) operates a quality management system to help ensure all projects are managed in a professional and transparent manner, which enables it to qualify for ISO 9001 (Quality Management), ISO 45001 (health and safety management) and ISO 14001 (environmental management).
- 1.12 The RSK staff involved in the preparation of this report were Owen Raybould/Laurence Hayes (data gathering, report text and updates), and Laurence Hayes (walkover survey).
- 1.13 LiDAR data is reproduced © Environment Agency copyright and/or database right 2024 All rights reserved.
- 1.14 Ordnance Survey data is produced under © Crown copyright and database rights Licence 100014807.



**Figure 1. Site Location**



**Figure 2. Field IDs**

## 2 SITE BACKGROUND

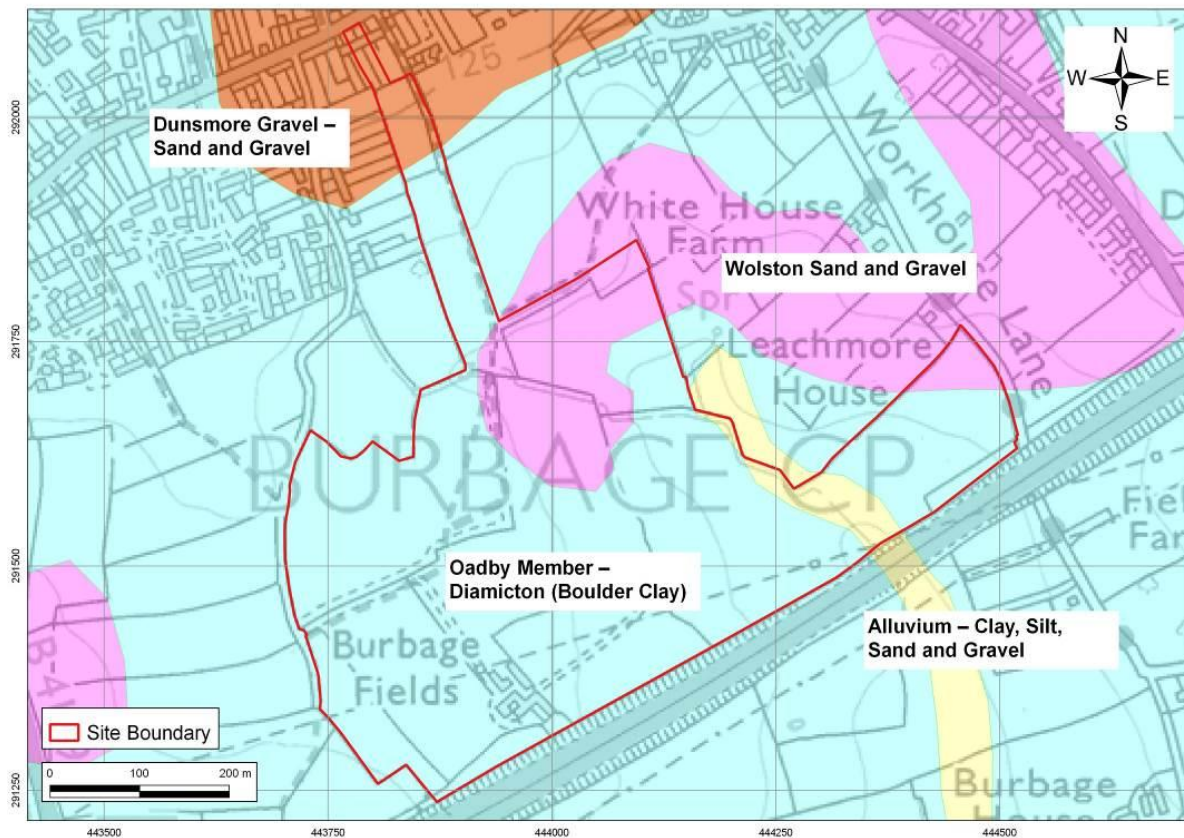
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### Site Location and Description

- 2.1 The proposed development site is located on land at Burbage Fields Farm, Leicestershire (centred on NGR 444097, 291550), post code LE10 2HS (Figure 1).
- 2.2 The site itself covers an area of 26.4 ha and is generally flat, sloping down slightly to the south and east. The north of the site (Field A) lies at 125m above Ordnance Datum (AOD), the southwest (Field F) lies at 115m AOD, and the east (Field K) lies at 111m AOD.
- 2.3 The site is bounded by the M69 motorway to the south, Bullfurlong Lane to the west, the village of Burbage / Coventry Road to the north, and further fields and Workhouse Lane to the east.
- 2.4 At a wider topographic scale the site is located mid-slope, overlooking Soar Brook which flows into 'The Lake' at Leicester Grange to the south. There are a number of drains that run along field boundaries within the site, draining the site from north to south of water emitted from a spring located just outside the site boundary to the northeast. There are also a number of public footpaths running through the site.
- 2.5 The underlying solid geology is Mercia Mudstone Group (mudstone). Superficial deposits recorded are primarily Oadby Member – Diamicton (Till), with Wolston Sand and Gravel in the northeast corner of the site, Dunsmore Gravel – Sand and Gravel to the north, and also Alluvium – Clay, Silt, Sand and Gravel following the line of the drain emitting from the spring in the eastern half of the site<sup>1</sup> (Figure 3).

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<sup>1</sup> <https://mapapps2.bgs.ac.uk/geoindex> viewed December 2022



**Figure 3. Superficial Geological Deposits**

## Site Visit

- 2.6 A site walkover was undertaken on 2<sup>nd</sup> October 2019 (Figures 4 - 14). See Table 1 for the results of the site visit, describing a summary of site characteristics, any visible archaeology, present land use, boundary formation, and evidence for previous land use.
- 2.7 At the time of the walkover the majority of the site groundcover was pasture. Evidence for removed field boundaries and former ponds was observed, as documented through the later historic period OS mapping sequence. Remaining field boundaries were mostly hedgerows.
- 2.8 The only heritage asset recorded by the Leicestershire HER within the site boundary is Burbage Fields Farm (RSK 13), comprising a farmhouse, yards, barns, silos and concrete areas of hardstanding. A number of the barns and outbuildings are older (brick built with pitched slate-tiled roofs, some replaced with corrugated sheet roofing) alongside modern steel-framed barns. The farmhouse is a multiphase structure, with ground floor and first floor extensions.
- 2.9 No features of archaeological interest were added to the gazetteer (Appendix 1) as a result of the survey. Notes were taken on the state of preservation of ridge and furrow earthworks resulting from historical ploughing, recorded within the site boundary as transcribed from historical aerial photos by RF Hartley (1980s), and since largely degraded or ploughed out as demonstrated through assessment of LiDAR data for this report. The earthworks were observed to be barely perceptible.
- 2.10 Anecdotally, through conversation with the landowner (third generation), he is not aware of any artefacts of archaeological interest having been ploughed out of the proposed development site.



**Figure 4. Field B, looking north towards extant modern housing (Field A)**



**Figure 5. Field C, view to south**



**Figure 6. Field D, view to southeast**



**Figure 7. Field E, view to east with former (in-filled) pond in foreground**



**Figure 8. Field F, view to west**



**Figure 9. Field G Burbage Fields Farm and outbuildings, view to southeast from Field F**



**Figure 10. Field G Burbage Fields Farm, modern barn and older brick sheds**



**Figure 11. Field H, view to southwest towards Burbage Fields Farm. Slight ridge and furrow is evident**



**Figure 12. Field I, view to south**



**Figure 13. Field J, view to southeast, towards adjacent M69 motorway**



**Figure 14. Field K, view to east**

**Table 1. Results of Walkover Survey – Site Description Fields A - K**

| Field | N boundary    | E boundary                            | S boundary                             | W boundary                             | Surface Condition | Known assets      | LiDAR | Events                | Visible features/notes                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------|---------------|---------------------------------------|----------------------------------------|----------------------------------------|-------------------|-------------------|-------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A     | House         | Concrete post and timber fence, hedge | Chicken wire and wrought iron gate     | Concrete post and timber fence, hedge  | Garden            | None              | None  | None                  | Currently garden of 65a Coventry Road, contains lawn, scattered trees, greenhouse, sheds                                                                                                                                                                                                                                                                                                                                                |
| B     | Garden hedges | Hedgerow with semi-mature trees       | Hedgerow with semi-mature trees        | Trees and hedges                       | Meadow            | Former allotments | None  | Geophys survey RSK 57 | Short grass, recently mown, compost heap in north central area, fruit trees in NW corner and storage containers, oil tank in hedgerow on western side. Slightly irregular surface but no obvious features. Heavily overgrown in SW corner. Concrete inspection cover towards s end of field, gated access in NE corner to track leading down eastern boundary of field with steel palisade fence on east side adjoining sports pitches. |
| C     | Hedge         | Steel mesh fencing                    | low hedges with scattered mature trees | low hedges with scattered mature trees | Pasture           | None              | None  | None                  | Short grass, slight slope downwards to south. Extant footpath from SW corner along E side of field                                                                                                                                                                                                                                                                                                                                      |

| Field | N boundary           | E boundary           | S boundary                        | W boundary                             | Surface Condition | Known assets | LiDAR                                                                                                                                                                               | Events | Visible features/notes                                                                 |
|-------|----------------------|----------------------|-----------------------------------|----------------------------------------|-------------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------------------------------------------------------------------------------------|
| D     | Hedge                | Hedge                | Hedgerow with semi-mature trees   | low hedges with scattered mature trees | Pasture           | None         | N-S Ridge and Furrow transcribed in eastern portion of field, former field boundary northeast corner, still visible on LIDAR with ditch boundary oriented NW-SE in centre of field. | None   | Tussocky grass, slightly more overgrown in south/centre. Visible surface variations.   |
| E     | Hedge                | Hedge                | Hedge                             | Hedge with scattered mature trees      | Pasture           | None         | E-W and N-S transcribed Ridge and Furrow, not obvious on LIDAR, depression at W end.                                                                                                | None   | Depression at west end of field is a shallow irregular area, marked as pond on OS map. |
| F     | Hedge, Post and Rail | Hedge, Post and Rail | Post and Rail fence, mature trees | Hedge, Post and Rail                   | Pasture           | None         | NE-SW transcribed Ridge and Furrow. Unclear on LIDAR, though former boundary is apparent.                                                                                           | None   | No visible features noted.                                                             |

| Field | N boundary                 | E boundary    | S boundary                                 | W boundary    | Surface Condition      | Known assets               | LiDAR                                                                                       | Events | Visible features/notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------|----------------------------|---------------|--------------------------------------------|---------------|------------------------|----------------------------|---------------------------------------------------------------------------------------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| G     | Post and wire              | Post and rail | Not seen                                   | Post and wire | Farmyard and buildings | RSK 13 Burbage Fields Farm | None                                                                                        | None   | Farmhouse, yards, barns, silos and concrete areas of hardstanding. Barns and outbuildings of some antiquity- brick built with pitched slate-tiled roofs, some corrugated sheet roofing. Also modern steel framed barns. Farmhouse is multiphase with ground floor and first floor extensions. Setting- motorway and road noise immediately to south, pylons and OHL oversail farm immediately to north. Enclosed farmyard surrounds house and barns to north, providing separation from fields surrounding. Views from yard across fields towards modern housing on outskirts of Burbage to the northeast. long range views to north/west not possible as land is flat and view is of hedges and trees. |
| H     | Post and wire fence, hedge | Fence, hedge  | Post and rail fence, trees overlooking M69 | Post and rail | Pasture                | None                       | E-W Ridge and Furrow transcribed, visible as sinuous earthworks on LiDAR, and two platforms | None   | Tussocky grass obscures any obvious sign of ridge and furrow. Telegraph poles and wire stays along northern boundary. SE corner- former gated enclosure with concrete posts and steel gates. Fencing now missing. Encloses a low platform c. 0.75m high with grass and self-seeded shrubs. Purpose unknown. Smaller dump of grassed-over material to east                                                                                                                                                                                                                                                                                                                                               |

| Field | N boundary                                  | E boundary                     | S boundary          | W boundary                     | Surface Condition | Known assets | LiDAR                                                                                                                                                                                  | Events                          | Visible features/notes                                                                                                                                                            |
|-------|---------------------------------------------|--------------------------------|---------------------|--------------------------------|-------------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| I     | Post and wire fence, hedge                  | Post and wire fence, hedge     | Hedge               | Hedge                          | Pasture           | None         | N-S and E-W zones of Ridge and Furrow transcribed. Very slight visibility in LiDAR, with the former boundary between the two zones more readily apparent as an E-W aligned depression. | None                            | Level grassed field. Ridge and furrow not apparent. Possible very slight headland visible at junctions between the N-S and E-W legs of the field, but not obvious.                |
| J     | Hedges, scattered mature trees              | Hedges, scattered mature trees | Post and rail fence | Hedges, scattered mature trees | Pasture           | None         | E-W Ridge and Furrow transcribed. Faint visibility on LiDAR.                                                                                                                           | None                            | No obvious features. Ridge and Furrow not visible. Slight E-W depression marks former field boundary.                                                                             |
| K     | Post and wire, overgrown hedgerow and trees | Hedge                          | Post and rail fence | Hedge and trees                | Pasture           | None         | NE-SW aligned Ridge and Furrow transcribed in eastern half of field, faintly visible on LiDAR. Platforms visible around entrance to field in NW corner (modern ground stabilisation).  | Trial trenching (Headland 2021) | Levelled piles of redeposited earth around entrance in NW corner of field. Any evidence for Ridge and Furrow virtually imperceptible. Shrub and telegraph pole in eastern corner. |

## 3 LEGISLATION, POLICY AND GUIDANCE

### Statutory Protection

- 3.1 The relevant heritage legislation in the context of the present site is described in the table below.

**Table 2. Historic Environment Statutory Legislation**

| Legislation                                                   | Key Issues                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ancient Monuments and Archaeological Areas Act (1979)         | It is a criminal offence to carry out any works on or near to a Scheduled Monument without Scheduled Monument Consent. Development must preserve in-situ protected archaeological remains and landscapes of acknowledged significance and protect their settings.                                                                                                                                    |
| Planning (Listed Buildings and Conservation Areas) Act (1990) | No works can be carried out in relation to a listed building without listed building consent. Designation of an area as a 'conservation area' introduces general controls over demolition and development within that area.                                                                                                                                                                          |
| Protection of Military Remains Act (1986)                     | An Act of Parliament in the United Kingdom which provides protection for the wreckage of military aircraft and designated military vessels                                                                                                                                                                                                                                                           |
| Treasure Act (1996)                                           | The 1996 Act defines 'Treasure' as any object that is at least 10% gold or silver, associated with coins or groups of coins which are over 300 years old, objects formerly classed as 'treasure trove' (i.e., deliberately deposited items with a high content of gold or silver) and any objects found in association with the above. Any find of 'Treasure' must be reported to the local Coroner. |
| Burial Act (1857)                                             | Under Section 25 of the 1857 Act, it is generally a criminal offence to remove human remains from any place of burial without an appropriate licence issued by the Ministry of Justice (MoJ), although recent legislative changes indicate that some cases are exempt from this requirement.                                                                                                         |

### National Planning Policy Framework

- 3.2 The National Planning Policy Framework (NPPF, 2023) confirms that the historic environment, including archaeological remains, constitutes a material consideration in planning decisions, requiring applicants to describe the significance of heritage assets potentially affected by the development, including any contribution made by their setting.

- 3.3 Heritage and conservation forms one of the core planning principles of NPPF:

**(195)** "[Planning should conserve heritage assets] in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for this and future generations."

3.4 This report contributes to meeting the following Policies on the historic environment contained in the document (paragraph numbers in bold text).

**(200)** *“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.”*

**(203)** *“In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness”.*

**(205)** *“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.”*

**(206)** *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

*(footnote 68) [Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.]*

**(208)** *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

**(209)** *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.*

*(211) 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.*

## **Local Planning Policy**

### **Hinckley and Bosworth Local Plan 2006 to 2026**

- 3.5 The Local Plan comprises four key development plan documents (DPDs), including the Site Allocations and Development Management Policies DPD adopted July 2016, containing the following policies relevant to this assessment:

#### *DM11 Protecting and Enhancing the Historic Environment*

*The Borough Council will protect, conserve and enhance the historic environment throughout the borough. This will be done through the careful management of development that might adversely impact both designated and non-designated heritage assets. All development proposals which have the potential to affect a heritage asset or its setting will be required to demonstrate: a) An understanding of the significance of the heritage asset and its setting; and b) The impact of the proposal on the significance of the asset and its setting, including measures to minimise or avoid these impacts; and c) How the benefits of the proposal will outweigh any harm caused; and d) Any impact on archaeology in line with Policy DM13.*

#### *DM12 Heritage Assets*

*All development proposals affecting heritage assets and their setting will be expected to secure their continued protection or enhancement, contribute to the distinctiveness of the areas in which they are located and contribute to the wider vibrancy of the borough. All development proposals affecting the significance of heritage assets and their setting will be assessed in accordance with Policy DM11: Protecting and Enhancing the Historic Environment and will require justification as set out in this policy. All development proposals will need to accord with Policy DM10: Development and Design.*

#### *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.*

- 3.6 Hinckley & Bosworth Borough Council is currently working on a new local plan which will set out land allocations and planning policies for the period 2020 to 2039. Consultations on the new local plan took place between 2016 and 2022, with the draft local plan consulted on between June and August 2021. The relevant draft policies applicable to this assessment are contained in Section 11 'Heritage and Conservation', policies HE01-HE03.<sup>2</sup>

## Strategic Growth Plan

- 3.7 The Strategic Growth Plan is a non-statutory plan, but it sets out a strategy for the period to 2050. The strategy will be delivered through Local Plans. A priority of the plan is:
- PROTECTING OUR ENVIRONMENTAL, HISTORIC AND OTHER ASSETS.

## Burbage Neighbourhood Plan 2015 – 2026

- 3.8 The right for communities to prepare Plans was established through the Localism Act 2011 and rules governing their preparation were published in 2012. A Plan, once given statutory force, becomes part of the Development Plan (DP) for the area.
- 3.9 The Burbage Neighbourhood Plan, produced by Burbage Neighbourhood Plan Group on behalf of Burbage Parish Council, was formally 'Made' in May 2021 and now forms part of the development plan for Hinckley & Bosworth. This includes one policy relevant to this report:

**POLICY 6: RIDGE AND FURROW FIELDS** *The sites shown as possessing ridge and furrow features on the Heritage Assets Maps (Figure 15, Page 49.) will be treated as non-designated heritage assets and the scale of any harm to their features, as a result of the development, will be balanced against the significance of these particular features.*

- 3.10 None of the fields within the current application site are included on Figure 15 of the neighbourhood plan.

## Guidance

- 3.11 This DBA has been prepared with reference to the ClfA's Standard and Guidance for Historic Environment Desk-Based Assessment (2014, revised 2017 and 2020<sup>3</sup>) and Code of Conduct (2014, revised 2019<sup>4</sup>), in addition to The Setting of Heritage Assets (Historic England's Historic Environment Good Practice Advice in Planning GPA3, 2017<sup>5</sup>).
- 3.12 Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England Advice Note 12, 2019<sup>6</sup>) contains guidance on the assessment of heritage significance through consideration of the component heritage values of an asset, and further guidance on the assessment of significance as part of the planning application

<sup>2</sup> [https://www.hinckley-bosworth.gov.uk/downloads/file/7356/draft\\_local\\_plan\\_2020\\_-\\_2039](https://www.hinckley-bosworth.gov.uk/downloads/file/7356/draft_local_plan_2020_-_2039)

<sup>3</sup> [https://www.archaeologists.net/sites/default/files/ClfAS%26GDBA\\_4.pdf](https://www.archaeologists.net/sites/default/files/ClfAS%26GDBA_4.pdf)

<sup>4</sup> [https://www.archaeologists.net/sites/default/files/Code%20of%20conduct%20revOct2019\\_0.pdf](https://www.archaeologists.net/sites/default/files/Code%20of%20conduct%20revOct2019_0.pdf)

<sup>5</sup> <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

<sup>6</sup> <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

process is contained in Managing Significance in Decision-Taking in the Historic Environment (Historic England's Historic Environment Good Practice Advice in Planning GPA2, 2015<sup>7</sup>).

- 3.13 This DBA has also been prepared with reference to IEMA, IHBC and ClfA's July 2021 publication Principles of Cultural Heritage Impact Assessment in the UK<sup>8</sup>. This document presents the principles of and suggests good practice for assessment of the impact of a development proposal on cultural heritage assets.

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<sup>7</sup> <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/>

<sup>8</sup> [https://www.archaeologists.net/sites/default/files/j30361\\_iema\\_principlesofchia\\_v8.pdf](https://www.archaeologists.net/sites/default/files/j30361_iema_principlesofchia_v8.pdf)

## 4 METHODOLOGY

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### Terminology – ‘Significance’ and ‘Importance’

- 4.1 Heritage assets are assessed in this report in terms of their significance and importance, following the requirement in NPPF paragraph 200 and HEAN12, and taking account of Historic England’s guidance in *Managing Significance in Decision-Taking in the Historic Environment* (GPA2<sup>9</sup>).
- 4.2 Impact assessment is concerned with effects on significance, the value or interest that applies to all heritage assets and relating to the ways in which the historic environment is valued both by specialists and the public.
- 4.3 The significance of a heritage asset will derive from factors including fabric, setting, rarity, completeness, historic and cultural associations, community, research and place-making potential. Significance is assessed in relation to the criteria in HEAN12<sup>10</sup> (i.e., in *archaeological*, *architectural*, *artistic*, or *historic* terms), which are intended primarily to inform decisions regarding heritage designations, but may also be applied more generally in identifying the ‘special characteristics’ of a heritage asset, which contribute to its significance and should be protected, conserved and enhanced according to the NPPF.
- 4.4 This use of the word ‘significance’, referring to the range of values or interest attached to an asset, should not be confused with the unrelated usage in EIA where the ‘significance of an effect’ reflects the weight that should be attached to it in a planning decision.
- 4.5 Relative importance of each identified heritage asset potentially affected by the proposed development has been determined to provide a framework for comparison between different heritage assets and to inform subsequent stages of archaeological assessment and the development of any appropriate mitigation which may be required (See Table 2 below).
- 4.6 For further terminology and definitions, see the Glossary at the end of the report.

### Study Area

- 4.7 Data on the historic environment, including Historic Environment Record (HER) data and Historic England designation data alongside information from the data sources described below, was collected for a 500 m study area buffered from the site boundary, within which the archaeological and historical development of the site and surrounding area has been considered.

### Data Sources

- 4.8 Sources consulted in the preparation of this assessment include:
  - The National Heritage List for England (NHLE);

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<sup>9</sup> <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/>

<sup>10</sup> <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

- The Leicestershire Historic Environment Record (HER) for details of known heritage assets and previous archaeological investigations; Details from the Portable Antiquities Scheme (PAS) register; Historic Landscape Characterisation (HLC) data; Mapped extents of known ridge and furrow earthworks transcribed from aerial photographs by RF Hartley (1980s); and Historical aerial photographs;
- LiDAR data, freely available from the Environment Agency;
- Historic Ordnance Survey mapping, and earlier plans;
- Geological mapping (British Geological Survey);
- A site walkover;
- Relevant published and unpublished archaeological articles and reports;
- A geophysical survey of the site (February 2021); and
- Trial Trenching of Field K (October 2021).

## **Gazetteer**

- 4.9 A gazetteer of all known heritage assets within the study area has been compiled, using information from the data sources listed above. The gazetteer is included as Appendix 1 and the location of each gazetteer site is presented in the archaeological constraints map (see Figure 15).
- 4.10 All heritage assets have been assigned a unique reference code prefixed 'RSK' for ease of reference in the report.

## **Historic Map Regression**

- 4.1 The historic OS mapping sequence corresponding with the site boundary was georeferenced and consulted to collect information on former land use and development throughout the later historic periods.
- 4.2 Parish tithe mapping and associated apportionment documents were consulted to identify any annotated structures and record any field name evidence indicative of archaeological potential.

## **LiDAR Data**

- 4.3 Light Detection and Ranging (LiDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated at spatial resolutions of between 25cm and 2 metres.
- 4.4 The Environment Agency data is provided as a composite dataset derived from a combination of the full dataset which has been merged and re-sampled to give the best possible coverage (i.e., the data is derived from multiple chronological periods). Data is available at 1m resolution for the study area.
- 4.5 A Digital Surface Model (DSM) has been used which was generated from the signal returned to the LiDAR (which includes heights of objects, such as vehicles, buildings and vegetation, as well as the terrain surface) and a Digital Terrain Model (DTM) produced by removing objects from the DSM.

## Site Visit

- 4.6 A site visit was undertaken on 2<sup>nd</sup> October 2019 during which site characteristics were inspected, including any visible archaeology and geographical/geological features which have had a bearing on previous land use, as well as that which may constrict subsequent archaeological evaluation was noted.
- 4.7 Records were made on extant archaeological features, such as earthworks or structural remains, any negative features, soil dis-colourations or cropmarks, present land use, current boundary formation, evidence for previous land use, local topography and aspect, exposed geology, soils, watercourses, exposure, health and safety considerations, surface finds, and any other relevant information.

## Importance

- 4.8 Relative importance of each identified asset potentially affected (i.e., within the site boundary) has been determined to provide a framework for comparison between different heritage assets and to inform subsequent stages of archaeological assessment and the development of any appropriate mitigation which may be required. The categories of importance do not reflect a definitive level of significance or value of a heritage asset, but a provisional one based on a range of factors including current legal status, rarity, completeness, historic and cultural associations, and community, research and place-making potential.

**Table 3. Scale of importance of each asset identified within site boundary**

| Importance | Definition                                                                                                                                                                                                                                                                                                                  |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Very High  | Assets and structures of acknowledged international significance. Examples include World Heritage Sites, and buildings of recognised international significance                                                                                                                                                             |
| High       | Assets and structures of acknowledged national significance. Examples include Scheduled Monuments, Listed Buildings at Grade I and II*, Registered Parks and Gardens at Grades I and II*, and Conservation Areas containing buildings of equivalent importance.                                                             |
| Medium     | Assets and structures of acknowledged regional significance. Examples include Listed Buildings and Registered Parks and Gardens of less than the highest significance (i.e., listed at Grade II), Conservation Areas containing buildings of equivalent importance, non-designated assets of regional value within the HER. |
| Low        | Assets and structures of acknowledged local significance. Examples include locally listed buildings, assets of local value registered in the HER.                                                                                                                                                                           |
| Negligible | Assets and structures known to be of negligible archaeological or historical significance.<br>Examples include remains previously subject to large-scale destruction, assets with very little or no surviving archaeological or historic interest, and assets that hold little intrinsic archaeological value.              |
| Unknown    | Assets and structures of uncertain character, extent and/or/date where the significance cannot be ascertained.                                                                                                                                                                                                              |

## **Limitations of the Assessment**

### **Data Sources**

- 4.9 Information held by the public data sources is considered to be reliable; however, the following general points are noted:
- HER records can be limited because opportunities for research, fieldwork and discovery depend on the incidence of commercial development and occasional research projects, rather than the result of a more structured research or data enhancement strategy. A lack of data within the HER records does not necessarily equal an absence of archaeological remains at a location.
  - The significance of sites can be difficult to identify from HER records, depending on the accuracy and reliability of the original source.
  - There can often be a lack of dating evidence for archaeological sites.

### **Site Visit**

- 4.10 Any archaeological site visit has inherent limitations, primarily because archaeological remains below ground level may have no surface indicators. At the time of the walkover the conditions were favourable, with short grass across the majority of the site excluding the Burbage Fields Farm complex.

## 5 HISTORIC ENVIRONMENT BASELINE

- 5.1 The full list of known heritage assets is presented in the gazetteer (Appendix 1), and the location of each asset is shown on Figure 15. The significance of these assets is discussed by period in the Archaeological and Historical Narrative Section below.

### Historic Landscape Character

- 5.2 Historic Landscape Characterisation (HLC) data records the site as primarily located within HLC UID: *HLE5012 'Fields and Enclosed Land'* HLC Type: *Piecemeal Enclosure*. Burbage Fields Farm is excluded from the category and classified as *HLE5014 Settlement / Farm Complex*.

### Designated Heritage Assets

- 5.3 There are no designated heritage assets within the site boundary. Burbage Conservation Area lies partly within the far northern limit of the study area, centred on the historic core of the settlement around Grove Road/Church Street.

### Non-Designated Heritage Assets

- 5.4 There is one non-designated heritage asset recorded within the site boundary by the Leicestershire HER: RSK 13 - Burbage Fields Farm, Bullfurlong Lane (Farmstead), comprising a farmhouse, yards, barns, silos and concrete areas of hardstanding. A number of barns and outbuildings date to the mid-late 19<sup>th</sup> century (brick built with pitched slate-tiled roofs, some replaced with corrugated sheet roofing) alongside modern steel-framed barns. The farmhouse is a multiphase structure, with ground floor and first floor extensions.
- 5.5 There are a further 47 non-designated heritage assets within the study area recorded by Leicestershire HER, comprising (in chronological order):
- **Prehistoric** – RSKs 7 & 18: Neolithic or Bronze Age flint artefacts; RSK 9: Bronze Age cremation cemetery; RSKs 8 & 10: Iron Age enclosure; RSK 11: Late Iron Age – Roman site; RSK 46: Early Neolithic to Late Roman possible woodworking site; RSK 47: possible Iron Age-Late Roman field system; and RSK 48: possible early Iron Age to Late Roman field system.
  - **Roman** – RSKs 4, 5 & 14: Possible field system; RSK 22 Watling Street Roman Road; RSK 27: Roman artefact
  - **Early Medieval** – RSKs 16 & 26: Anglo-Saxon artefacts; RSK 44: late-Saxon to Early Medieval structures
  - **Medieval** – RSK 15: Historic settlement core of Burbage; RSKs 17 & 25: Medieval artefacts
  - **Post-Medieval** - RSK 1: pit and a well; RSK 2: Methodist Chapel; RSK 3: Wesleyan Day School; RSKs 12 & 13: Farmsteads; RSK 19: Parish workhouse; RSK 20 Field drain; RSK 22: Cruck house; RSK 24: Turnpike road; RSK 28-43: post medieval to modern buildings identified as non-designated heritage assets in Burbage Neighbourhood Plan; and RSK 45: 17<sup>th</sup> century pit.
  - **Unknown** – RSK 6: Ring ditch; RSK 21: Undated ditches

- 5.6 Of these known heritage assets, the proximity and form of four assets suggest that associated archaeological remains may extend within the northern half of the site boundary: RSK ID 14 (Roman site west of White House Farm); RSK ID 21 (Undated ditches south of Bullfurlong Lane to the west of the site); RSK 47 (Possible Iron Age/Roman field boundary ditch south-west of White House Farm); and RSK 48 (Possible Iron Age/Roman field boundary ditch south-west of the pumping station).
- 5.7 In addition to the assets noted above, although not recorded on the Leicestershire HER, ridge and furrow earthworks have been transcribed from historic aerial photographs in the study area. Some of these areas of earthworks have since been ploughed out. Within the site boundary, areas of ridge and furrow have been recorded through LiDAR data and walkover survey to be extant but very poorly preserved (Figures 17, 18 & 21).

## **Previous Archaeological Events**

- 5.8 Thirty-seven archaeological events are recorded by the Leicestershire HER as having been previously carried out in the 500 m study area, as summarised in Appendix 1 and Figure 16. These previous works are considered in the assessment of archaeological potential of the proposed development site.
- 5.9 Of these events, one has been implemented within the current site boundary: ELE9920 (a geophysical survey of former allotment gardens, Stratascan, June 2016). The results of the geophysical survey are not recorded in the HER data.
- 5.10 ELE899 – a programme of fieldwalking carried out to the west of White House Farm by Hinckley Archaeological Society identified and defined a Roman site (RSK 14), as well as recording Anglo-Saxon (RSK 16) and Medieval (RSK 17) artefacts in the area. This site lies alongside the current site boundary.
- 5.11 Two further events have been undertaken within or in close proximity to the current site that are not yet recorded in the HER. A geophysical survey of the entire site was undertaken in February 2021 by Headland Archaeology on behalf of Redrow. Subsequent trial trenching was undertaken in October 2021 by Headland on land at the south-eastern extent of the site (the 'Phase 2' site). The results are discussed further below.

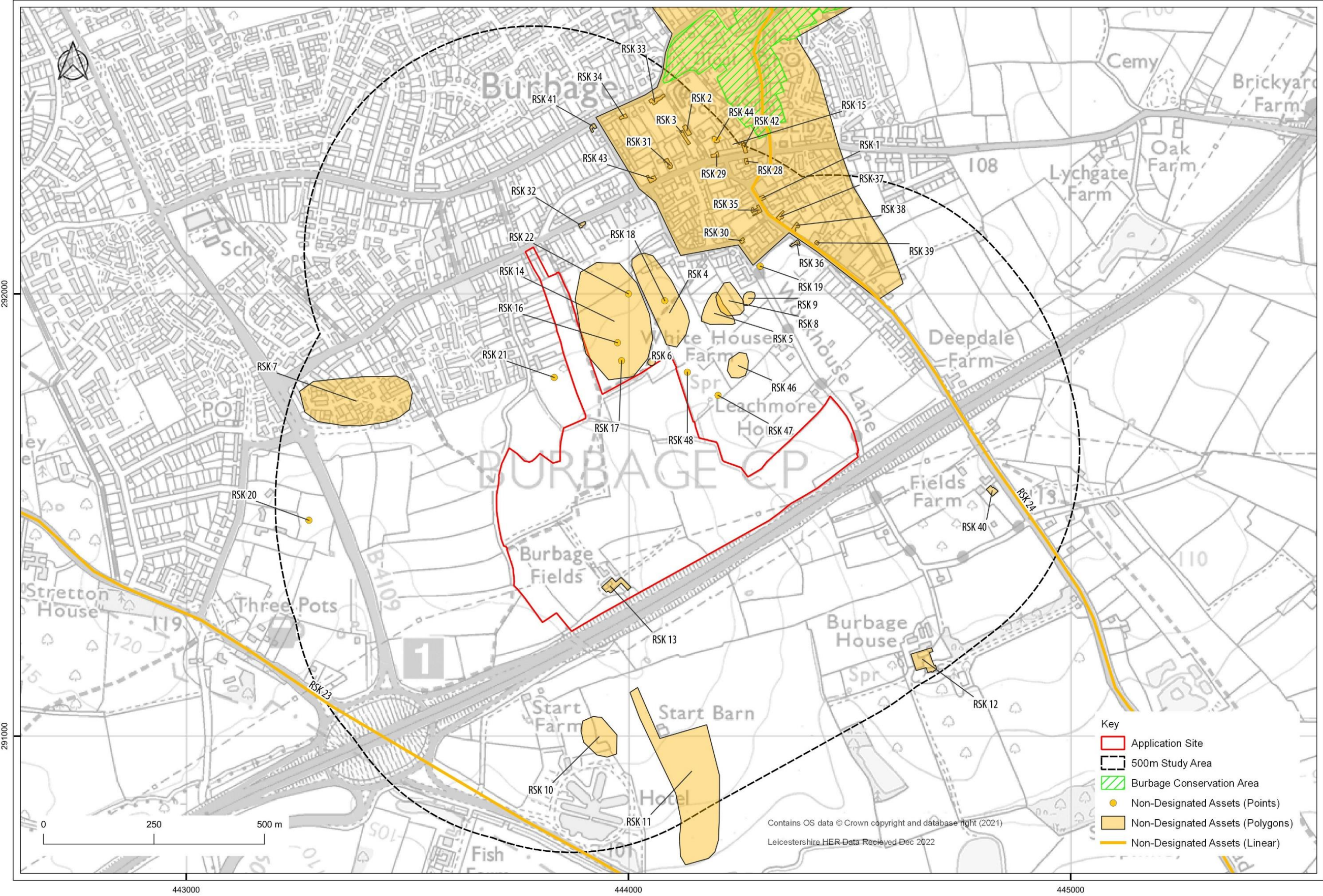


Figure 15. Historic Environment Constraints Recorded within the 500m study area





**Figure 17. Plan showing extent and orientation of historical arable agricultural earthworks ('ridge and furrow') as transcribed from historical aerial photographs by RF Hartley (1980s)**

## Archaeological and Historical Narrative

### Prehistoric Periods

#### *Palaeolithic period (800,000 BC to 10,000 BC)*

- 5.12     Leicestershire was covered by ice sheets until 130,000 BP.
- 5.13     At a regional scale, known archaeological finds of this period are mostly surface finds which are out of context and their distribution is biased towards areas where fieldwork has taken place. Flint finds are the most common, although this is also likely to be a result of a bias in the collection and identification methods. Quartzite finds represent the earliest known evidence of the Palaeolithic period in Leicestershire.
- 5.14     One of the most important Palaeolithic areas yet known, as well as Eastwell and Launde, is located at Hinckley, bordering Burbage to the immediate north (Knox, 2006). The Lower and Middle Palaeolithic artefacts known across the county are in the form of single finds and are predominantly handaxes, with the exception of Hinckley: of the 110 Lower and Middle Palaeolithic artefacts recovered from the county 32% were casual finds, 8% were found during systematic fieldwork and 60% were found by one man in a semi-systematic way in the Hinckley area.
- 5.15     The Hinckley material, found almost exclusively by Mr Ron Waite, comprises a mixture of flint, quartzite and some tuffs, which has been recovered from varying drift geologies. The largest group is from the Thrussington and Oadby Tills (laid down in the Anglian Glaciation). Other groups are from Wolston Lake clay and Wolston glacial sand and gravel. The scatter of material found by Mr Waite continues well into Warwickshire. There is a total of 29 verified implements including handaxes, scrapers (including transverse examples in Andesitic tuff) and choppers (only one other chopper is known from the rest of the county) and over 10 flakes (*Ibid.*).
- 5.16     There are no recorded Palaeolithic findspots or sites within the study area, however, as the proposed development site is located within an area containing both Oadby Member Till and Wolston Sand and Gravel, there is remains a potential for previously unknown Palaeolithic remains to be present within the proposed development site as unstratified finds.

#### *Mesolithic period (10,000 BC to 4,000 BC)*

- 5.17     There are few Mesolithic sites recorded in Leicestershire, although the number is steadily increasing. Fieldwalking has revealed scatters of Mesolithic flint at several sites. The site of Grace Dieu revealed blades, microliths, blade cores and retouched blades, while Medbourne, Brooksby and Misterton have also provided evidence for Mesolithic activity. In central Leicestershire the waterlogged Croft Hill site revealed possible house ring ditches during excavation which are a rare indication of Mesolithic occupation. Flint scatters were associated with these features. An Excavation at Asfordsby near Melton Mowbray revealed over 1300 lithic artefacts.
- 5.18     Mesolithic activity does not appear to be restricted to any one area, covering different topographic regions and geologies (Knox, 2006). Nevertheless, there are no known Mesolithic findspots from within the study area and there is a generally low potential for previously unknown Mesolithic remains to be present within the proposed development site.

*Neolithic period (4,000 BC to 2,350 BC)*

- 5.19 During the Neolithic period there was a gradual shift in subsistence regimes from hunting and gathering to farming, resulting in a more sedentary pattern of settlement. Despite this there is still little regional evidence for permanent settlement in the shape of large buildings. The earliest known Neolithic site in Leicestershire is at Croft. The earliest ceramics in Leicestershire are from Oakham, Rutland, and a decorated bowl of Mildenhall style dating to the early Neolithic was found at Eye Kettleby.
- 5.20 Most other evidence for Neolithic activity is from flint scatters in Leicestershire rather than settlement evidence. Scatters of flint include tools such as blades, scrapers, knives, arrowheads, cores and flakes. Most Neolithic activity is situated near water, particularly the Rivers Soar and Wreake.
- 5.21 During this period major monuments were constructed in Britain and some of the population was buried within chambered tombs or earthen long barrows. There are possible ploughed out long barrows and enclosures from Misterton, Ketton and Harston. A causewayed enclosure is known at Husbands Bosworth (Clay 2006).
- 5.22 Compared to the early Neolithic there are more Middle and Later Neolithic sites, including Rothley Lodge, Temple Grange, Ashby Folville and Hallam Fields. Impressed Ware vessels were the main finds as well as sunken post hole structures at Temple Grange.
- 5.23 Overlooking the River Soar, there is evidence for Neolithic activity in the study area both to the east (RSK 18) and west (RSK 7) of the site in the form of flint finds. A possible woodworking site has also been recorded to the east of the site during an evaluation of land to the north of White House Farm (RSK 46), though the period attribution is broad, and the site may relate to activity in any period between the Neolithic and Late Roman period.
- 5.24 There is an untested potential within the site boundary for settlement with which these artefacts/activities might be associated, as well as a potential for further stray discarded artefacts within the site. There is a considered moderate potential for previously unknown Neolithic archaeological remains within the proposed development site.

*Bronze Age period (2,350 BC to 700 BC)*

- 5.25 Evidence for the Bronze Age is far greater than preceding periods in Leicestershire, although there is still an absence of some forms of evidence, notably standing stones which are common elsewhere in the country. There also continues to be a lack of settlement evidence, although Bronze Age people were clearly inhabiting and farming the land in which they also buried their dead. The Late Bronze Age sites of Glen Parva, Kirby Muxloe, Melton Mowbray, Eye Kettleby and Ridlington may provide evidence for settlement later in this period (Clay 2006).
- 5.26 There are 250 to 300 early Bronze Age barrows known in the county. Some of these barrows formed cemeteries in Leicestershire, notably Lockington and Cossington barrow cemeteries. There is also a mortuary enclosure and cremation cemetery at Eye Kettleby. Urns and beakers have been found on a series of other sites.
- 5.27 In 2015 an excavation recorded a Bronze Age cemetery (RSK 9) 200m from the application site, located between the site and Workhouse Lane. The cemetery consisted of 21 pits, 8 with urned cremations, 8 with cremated bone, and 5 with charred material. The urns were all severely truncated by ploughing but consisted of plain ellipsoid and

cylindrical forms in the mid-late Bronze Age Deverel-Rimbury tradition. Analysis of the cremated bone revealed it was all from recently deceased individuals.

- 5.28 The presence of a sizable cemetery dated to the Bronze Age suggests the presence of local population in the vicinity of the site in this period. There is therefore a moderate potential for previously unrecorded remains, including evidence of settlement, burial or subsistence within the proposed development site.

*Iron Age period (800 BC to AD 42)*

- 5.29 Major Iron Age settlements and farmsteads in the county are known at Beacon Hill, Burrough Hill, Breedon Hill and Buddon Wood. In the later Iron Age there are known to be larger settlements at Humberstone, Beaumont Leys and Lockington.
- 5.30 Archaeological finds from the Iron Age are rich, including finds and sites of national importance. The local tribal group were the *Corieltavi* who had their capital in Leicester. Their influence and power can be seen by the construction of the Iron Age hillfort at Burrough Hill. The remains of a 2<sup>nd</sup> or 3<sup>rd</sup> century BC chariot was recently excavated from the hillfort. The construction and position of the hillforts and settlements suggests there may have been an increased need for defence, perhaps due to greater pressure on resources and land. Another notable find in Leicestershire was the Hallaton Treasure hoard, consisting of Corieltavi coins, which was discovered in 2000. Other Iron Age hoards are known in the area (Williams and Hobbs 2003). The Corieltavi did not resist the Romans and there is little evidence for conflict following Roman occupation.
- 5.31 Iron Age activity has been identified within the study area (RSK 8, 10, 11, and possibly RSK 47 and 48).
- RSK 8, located 200m east of the site, comprises an Iron Age enclosure identified through open area excavation in 2015.
  - RSK 10 and 11, comprising a second enclosure and an inhumation respectively, are located to the south of the M69 motorway.
  - RSK 47 and 48 comprise possible Iron Age (or Roman) field boundary ditches, recorded 80m and 20m to the east of the eastern site boundary respectively.
- 5.32 The presence of surviving remains of enclosures, settlement and subsistence of a local population in this period suggests a moderate potential for previously unknown Iron Age archaeological remains to be present within the proposed development site.

## Historic Periods

*Roman period (AD 43 to AD 410)*

- 5.33 The arrival of the Romans in 43AD can be seen by their military occupation and increased urbanization, although agriculture was still of major importance, and the sites of villas and farmsteads are known in the region.
- 5.34 Industries in the local area included pottery/tile production and metal-working. Derbyshire Ware is the common pottery found in the area. Pottery production sites are known at Leicester Forest and the southern margin of Charnwood which was a focus of Roman activity, as well as the sites of Ravenstone, Market Overton, Great Casterton and Leicester (Potter et al 1842).
- 5.35 There is limited evidence for a Roman military campaign in Leicestershire, although there are important Roman roads in the area including the 'highways' of Watling Street (RSK

23, located 500 m to the west of the site), Fosse Way and Ermine Street. Leicester was at the hub of the road network, showing its status. These roads would have served a military purpose as well for trade and communication.

- 5.36 There are Romano-British field systems and agricultural remains recorded within the study area to the immediate east of the northern part of the proposed development site. A Roman site (RSK 14), bordering the site, was identified by a programme of fieldwalking carried out to the west of White House Farm by Hinckley Archaeological Society. An agricultural site (RSK 4) was identified in 2012 through. The areas contained L-shaped ditches that could be interpreted as the corners of enclosures and other ditches/gullies. Finds consisted of 33 sherds of Roman pottery, 1 piece of fired clay/daub and 27 pieces of animal bone. The features were interpreted as Roman agricultural ditches/field systems/animal enclosures rather than settlement. A possible field system (RSK 5) was identified through further excavations carried out in 2015 which recorded a series of linear features. Field boundary ditches recorded as RSK 47 and 48 to the east of the site may also date to this period.
- 5.37 Based on the evidence within the study area there is a moderate-high potential that the field system(s) represented by these features continue, and for Romano-British archaeological remains to be preserved within, the proposed development site.

#### *Early Medieval Period – AD 410 – AD 1066*

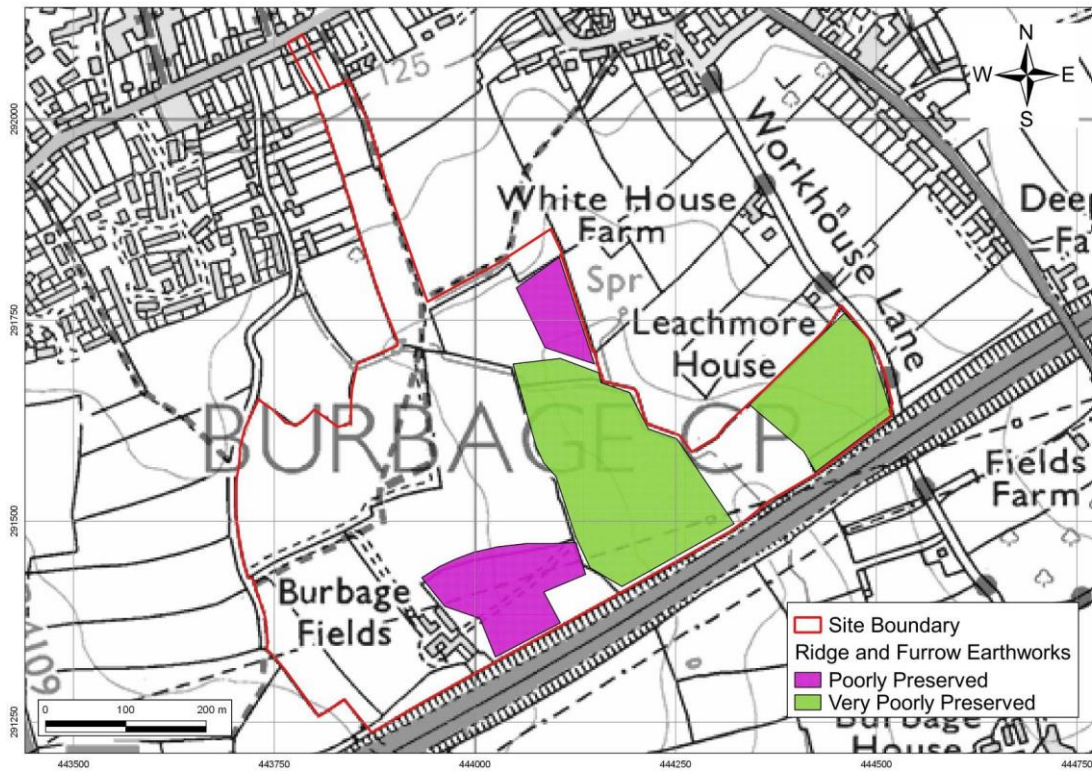
- 5.38 With the arrival of the Saxons the kingdom of Mercia was created in the Midlands. Many small towns continued to be occupied through the Roman period and into the Saxon period, and Saxon burials directly associated with Roman towns are recorded at Leicester, Medbourne, Great Casterton, Barrow/Quorn, Kirkby Bellars, Wymeswold/Willoughby and Mancetter. The place-name Hinckley is derived from the Old English personal name Hynca, and leah, an Old English word that meant *forest clearing* (Mills, 2003).
- 5.39 A single site is recorded within the study area attributed to this period (RSK 44). In 2022 trial trenching recorded the remains of two structures on land to the rear of 32 Windsor Street, c. 100m to the northeast of the application site. The evidence comprised the remnants of foundation trenches, with ceramic dating evidence suggesting dates in the range 10<sup>th</sup> – 12<sup>th</sup> century.
- 5.40 There are two instances of early Medieval artefact findspots within the study area, RSK 16 was identified in the immediate vicinity to the east of the site by a programme of fieldwalking by Hinckley Archaeological Society, and RSK 26 (a weight) is recorded by the PAS, though accurate location information is not given.
- 5.41 In light of the Old English origin of place names in the area, and the presence of Early Medieval remains, it is likely that the area was settled during this period, however the focus of settlement was likely to have been around the historic cores of Hinckley and Burbage, with the land within the site boundary potentially forming the agricultural hinterland of the settlement. There is a low potential for previously unknown Early Medieval archaeological remains to be preserved within the proposed development site.

#### *Medieval Period – AD 1066 – AD 1540*

- 5.42 The Domesday survey (1086) provides insights into the villages of Burbage and Hinckley (Hinchelie), each recorded in the hundred of Guthlaxton. Burbage had a recorded

population of 24 households in 1086, putting it in the largest 40% of settlements recorded in Domesday. They had 2 lord's plough teams and 8 men's plough teams, 1\*1 furlongs of meadow and 0.5 league of woodland. Hinckley had a recorded population of 69 households in 1086, putting it in the largest 20% of settlements recorded in Domesday. They had 4 lord's plough teams and 9.5 men's plough teams, 6\*3 furlongs of meadow and 1\*3 furlongs of woodland (<http://opendomesday.org/> accessed October 2019).

- 5.43 Historical aerial photos transcribed by the HER (see Figure 17) record extensive ridge and furrow agricultural earthworks (of likely Medieval or early post medieval date) within the study area, including the majority of the proposed development site (other than Fields A, B and C and the western half of Fields D and K).
- 5.44 Analysis of modern LiDAR imagery (see Figures 18 & 21) demonstrates that shallow ridge and furrow earthworks survive within the site boundary only in the northeast corner of the site (Field D) and the south-central area (Field H). It is less-well-preserved in the fields in the eastern half of the site (Fields J and K). However, none of these earthworks were visible to the naked eye during the site walkover survey; although not fully ploughed out, they are poorly preserved and have been degraded over time, no longer forming a recognisable component of the historic landscape. The elevation data recorded in LiDAR indicates that, where present, ridge and furrow earthworks within the site boundary are preserved to a maximum height of c. 100mm. The best-preserved ridge and furrow earthworks in the parish are located outside the site boundary where ridges survive to a height of up to 250mm alongside Workhouse Lane.
- 5.45 Given the establishment of Burbage during/preceding the Medieval period (RSK 15) and the presence of known ridge and furrow, it is likely that the site was agriculturally exploited throughout this period. There is a moderate potential for previously unknown Medieval archaeological remains to be preserved within the proposed development site, although these are likely to be of low (local, agricultural) archaeological significance. Accordingly, surviving evidence of Medieval settlement is unlikely; further there is a strong likelihood that deep ploughing within the site boundary in the medieval period has fragmented any evidence for earlier activity where furrows at the edge of strips extended below the level of the natural geology.



**Figure 18. Extent of Ridge and Furrow earthworks mapped from LiDAR data within the site boundary and inspected during site visit**

#### *Post-Medieval Period – AD 1540 – AD 1750*

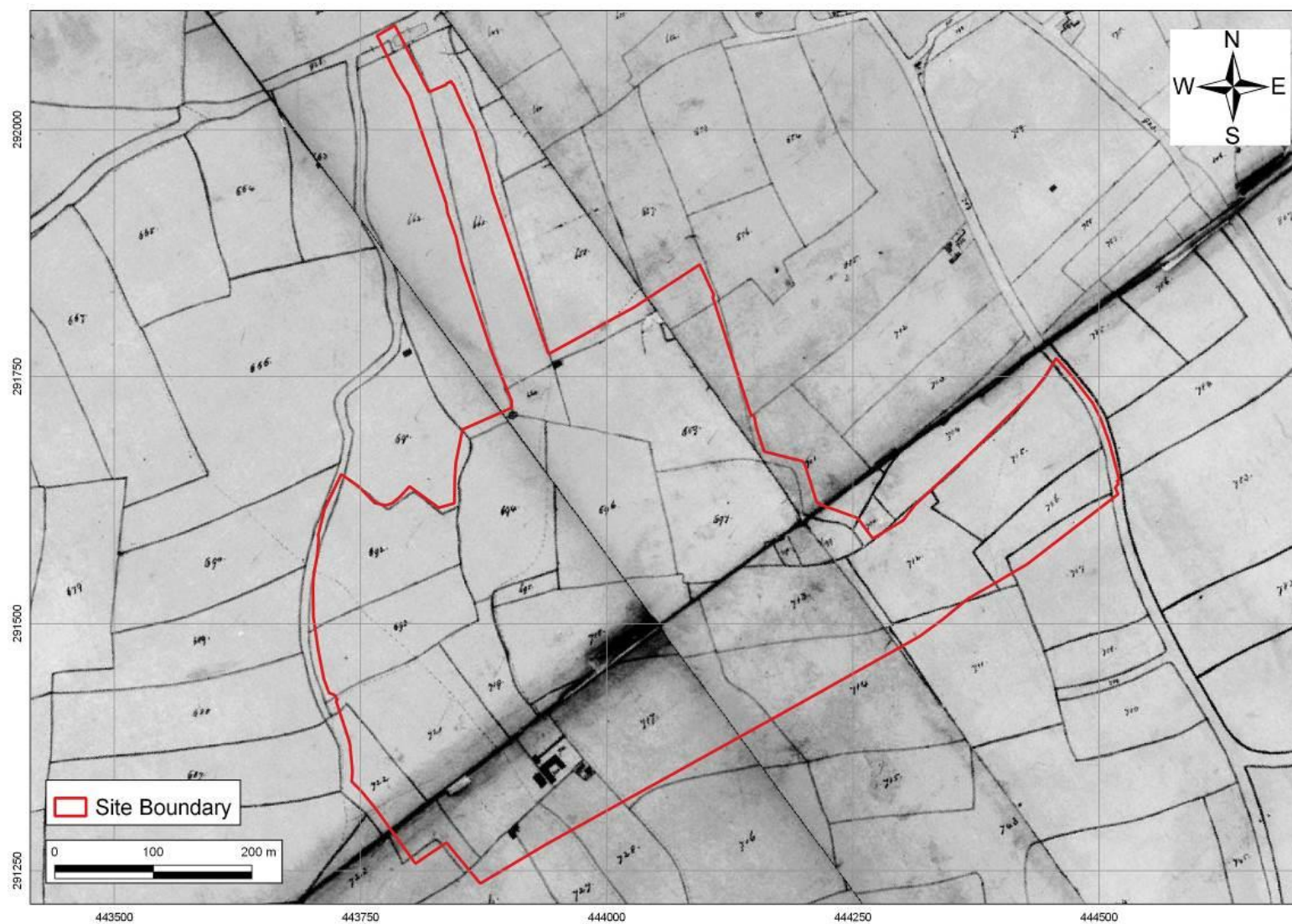
- 5.46 At a national scale major changes took place throughout the post-medieval era in industry, economy and land use. The majority of known heritage assets within the study area are dated to the post medieval period, though many fall within the later post medieval period and comprise records of structures or standing buildings within Burbage itself.
- 5.47 Changes to the landscape occurred through the process of inclosure, resulting in the changing or fossilisation of field boundaries, and the de-population of the countryside as people became landless. Historic Landscape Characterisation study for the region records that the landscape surrounding Burbage was enclosed in a piecemeal fashion, probably from the 17<sup>th</sup> century onwards. Comparison of the modern field boundaries to the orientation of transcribed ridge and furrow earthworks (Figure 17) indicates that many of the extant boundaries within the site boundary are the product of enclosing the limits of the town fields.
- 5.48 It is very likely that the entirety of the land within the site boundary continued to be farmed throughout this period, with no settlement activity and gradual enclosure, and there is a moderate potential for previously unknown post-medieval archaeological remains to be preserved at the proposed development site, although these are likely to be of low (local, agricultural) archaeological significance.

#### *Industrial and Modern Period – AD 1750 onwards*

- 5.49 Known built heritage assets within the site boundary include Burbage Fields Farm (RSK 13), of 18<sup>th</sup> century/early 19<sup>th</sup> century date.
- 5.50 Tithe mapping of the site in 1838 (Figure 19) shows that it lay within an area comprising all, or part of, 26 fields. Apportionment information for each field is presented in Table 4.

**Table 4. Tithe Apportionment Field Names / Land Use**

|                                   |                                           |
|-----------------------------------|-------------------------------------------|
| 657 – Gilberts Close (Pasture)    | 706 – Priest Meadow (Meadow)              |
| 659 – Ash Furlong Meadow (Meadow) | 711 – Parsons Piece (Pasture)             |
| 660 – Single (Pasture)            | 712 – Lichmore Meadow (Meadow)            |
| 661 – Long Close (Pasture)        | 713 – Little Cammas (Arable)              |
| 692 – Bull Furlong (Pasture)      | 714 – Cammas (Arable)                     |
| 693 – Goddard Close (Arable)      | 717 – Cammas Close (Arable or Pasture)    |
| 694 – Spinney Close (Arable)      | 718 – Free Cammas (Arable)                |
| 695 – Spinney                     | 719 – Croft (Pasture)                     |
| 696 – Cammas Close (Arable)       | <b>720 – House, Outbuildings and Yard</b> |
| 697 – Black Hook Meadow (Meadow)  | <b>721 – Waggon Hovel Close (Pasture)</b> |
| 698 – N/A (part of 699?)          | 722 – Bull Furlong (Pasture)              |
| <b>699 – Bog (Pasture)</b>        | 727 – Burn Meadow (Pasture)               |
| 705 – Priest Close (Meadow)       | <b>728 – House Close (Pasture)</b>        |

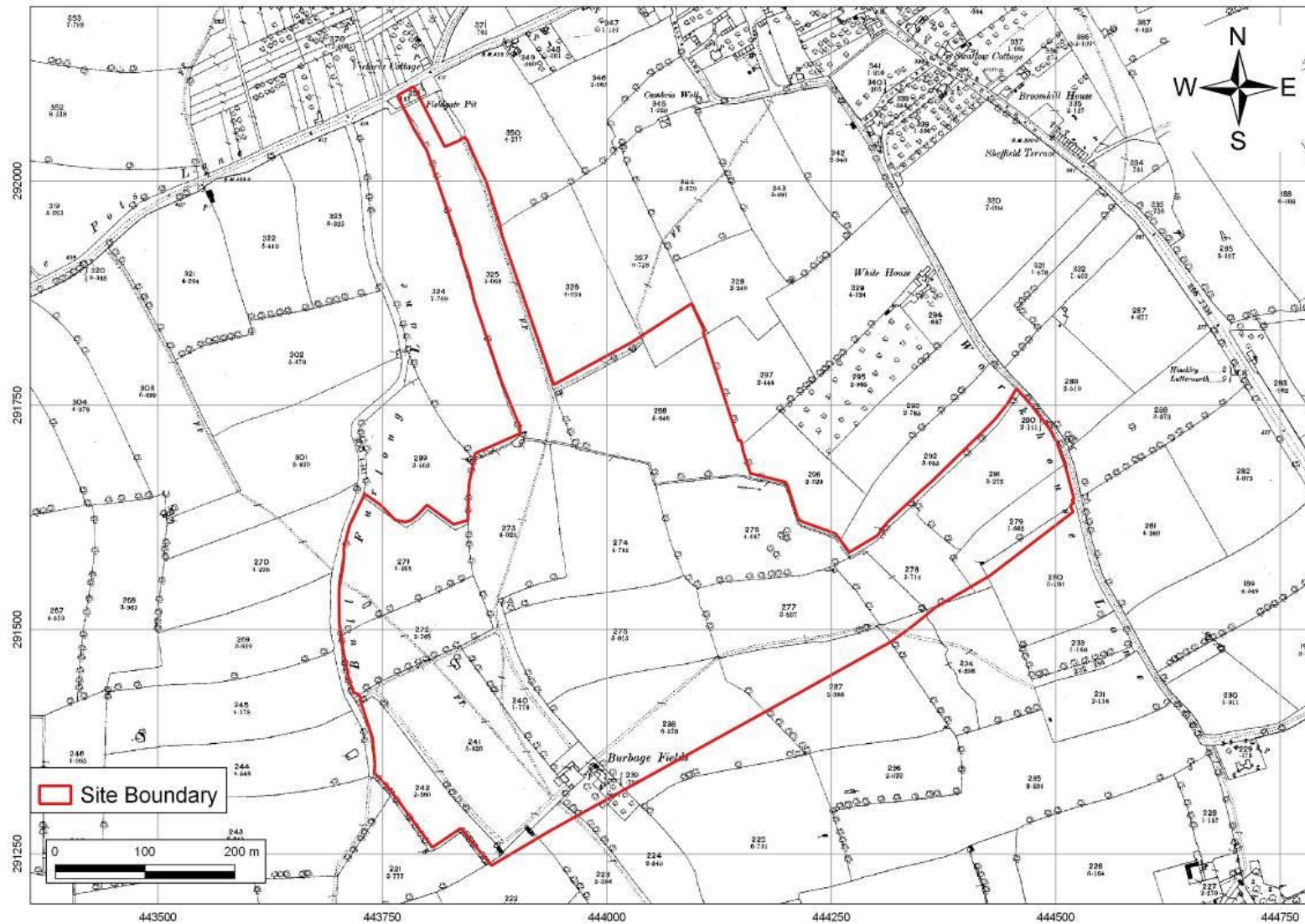


**Figure 19. 1838 Parish of Burbage, Leicestershire tithe map extract**

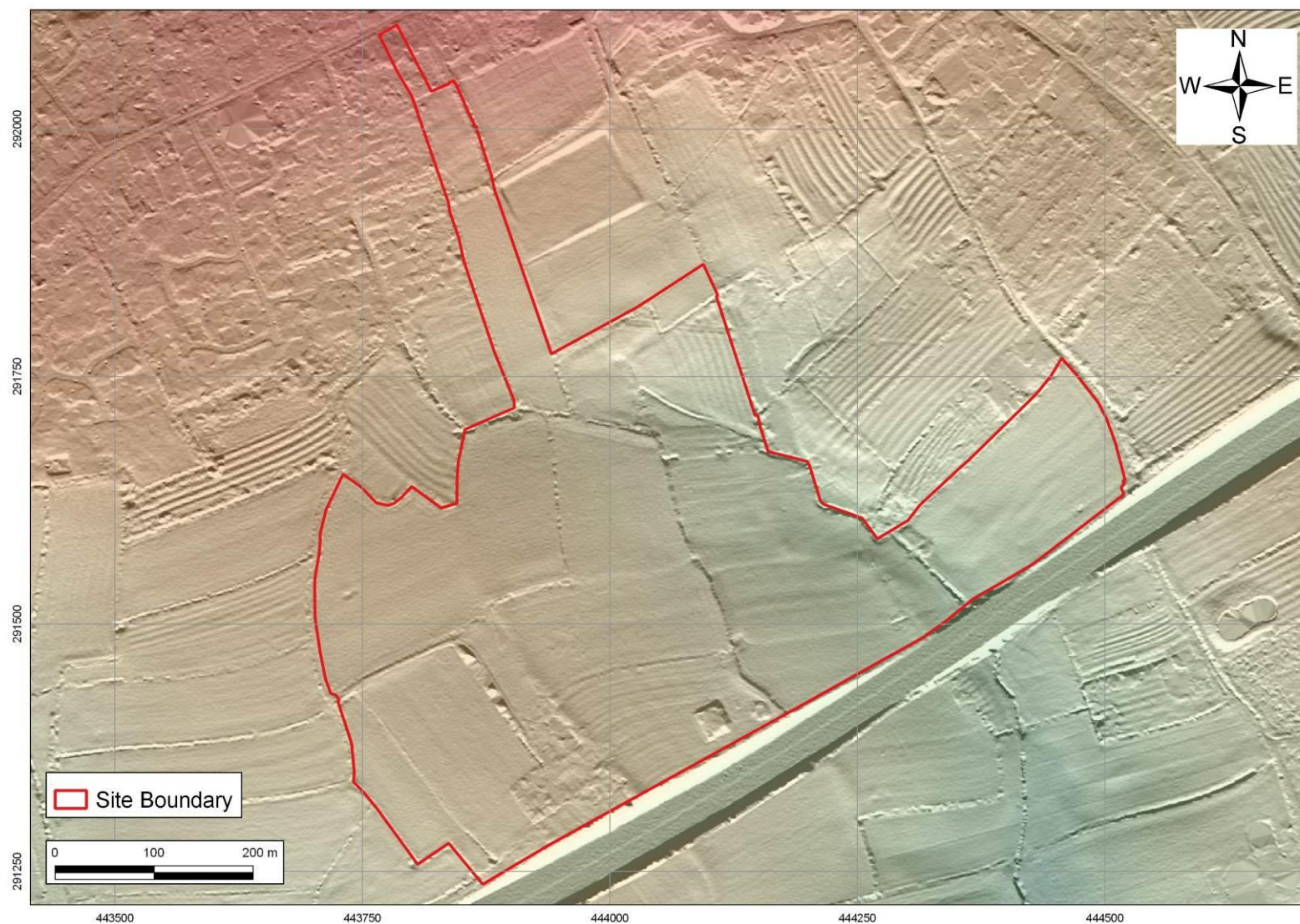
- 5.51 The reference to structures (houses and wagon hovel) in Fields 720, 721, and 728 are all related to the built complex at Burbage Fields Farm. Within the site boundary there were 11 pasture fields, seven arable fields and five meadow fields. The apportionment field name of 'bog' (Field 699) which is located alongside the watercourse on the site's eastern boundary implies that the springs depicted on modern mapping are of some antiquity and resulted in poor land for use or cultivation.
- 5.52 The layout of the fields shown on the early detailed mapping reflects fossilisation of the earlier town fields which had been established in the medieval or early post medieval period. There is very little evident change to the historic landscape within the site between the medieval, post-medieval and industrial/modern periods.
- 5.53 The later history of the site can be traced through historic Ordnance Survey (OS) mapping. Historical aerial photographs provided by the Leicestershire HER have also been reviewed, however they do not cover the current site boundary.
- 5.54 The 1888 County Series 1<sup>st</sup> Edition map (Figure 20), shows only very minimal changes within the site boundary as compared with the 1838 tithe mapping: two field boundaries were removed within Fields C and I. At the northern site boundary with Coventry Road a landscape feature labelled/named 'Fieldgate Pit' was depicted. (The function of a 'fieldgate pit' is uncertain, but the area has since been built over with modern housing and as such any physical remains are unlikely to survive).
- 5.55 Between 1925 and 1947, the OS map sequence shows that an overhead electricity line was installed running roughly east – west across the southern half of the site.
- 5.56 The 1964 1:2500 OS map shows that Allotment Gardens were established in Field B.
- 5.57 Between 1964 and the 1979 1:10,000 OS the M69 motorway was constructed (opened in 1977), defining the proposed development site's southern boundary.
- 5.58 The 1984 1:10,000 OS map shows that a field boundary was removed in Field E.
- 5.59 The 1988 1:2500 OS map shows that field boundaries were removed to define the modern extents of Fields J and K.
- 5.60 The most recent OS mapping (Figure 15) demonstrates that the remainder of the field boundaries were removed in Fields E, F and I since 1988, and it is likely that the expansion of these fields to allow access to larger farm machinery is the reason for the loss of historical ridge and furrow earthworks.

#### *'Unknown' Periods*

- 5.61 There are two heritage assets within the study area which are of unknown date.
- 5.62 RSK 6 comprises a possible ring ditch, located immediately outside the site's north-eastern boundary within Britannia Recreation Ground. The feature is visible in aerial photography dated 2006 and measures approximately 13m in diameter.
- 5.63 RSK 21 comprises an undated ditch and gully recorded to the south of Bullfurlong Lane during an archaeological evaluation in 2014.



**Figure 20. 1888 1:2500 County Series 1<sup>st</sup> Edition**



**Figure 21. LiDAR results derived from 1m resolution Digital Terrain Model (DTM) data**

## 6 GEOPHYSICAL SURVEY AND TRIAL TRENCHING

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### *Geophysical Survey*

- 6.1 A geophysical (magnetometry) survey of the land within the application site was undertaken in February 2021. Reported ground conditions at the time of survey were good, leading to a high standard of data acquisition requiring minimal processing. The survey did not identify any anomalies of definite or probable archaeological origin.
- 6.2 Three separate clusters of discrete high magnitude anomalies in Fields D and J were interpreted as 'possible archaeological' in origin, based on their grouping and magnitude of response, although geological or modern causes are considered equally plausible. The interpretive plot of geophysical anomalies is included in Appendix 2.
- 6.3 Anomalies indicative of agricultural activity, including ridge and furrow cultivation (which is ubiquitous across most of the site), land drainage and boundary removal were identified. Other anomalies were due to modern activity, such as the infilling of ponds or tipping and dumping, or caused by the sub-surface remains of former electricity pylons.
- 6.4 Based on these results the site was assessed as having a low archaeological potential.

### *Trial Trenching*

- 6.5 In October 2021 a programme trial trenching was carried out within Field K to provide supporting information for consideration of an outline planning application for residential development of the site (planning application reference 21/00502/OUT). Fifteen trenches were excavated between 25th and 29th October 2021 representing a 3% sample by area of the total development site.
- 6.6 The weather conditions during the investigation were good, ensuring good visibility of the ground conditions, deposits and features within each trench and giving a high degree of confidence in the identification of the geological substrate, features and overlying subsoils and topsoil.
- 6.7 The trenching corroborated the results of the geophysical survey. No features of archaeological interest were encountered. Trace evidence for late medieval or early post medieval ridge and furrow was encountered within the north-eastern half of the field, reflecting the transcribed pattern of ridge and furrow in this location, though the earthworks are not now prominent as surface features.
- 6.8 Former/removed field boundaries recorded through historic mapping and detected as anomalies during the geophysical survey were targeted by the trenching and were identified in their expected position, confirming their presence and depth. The majority of the boundaries had remained open and in use into the 20th century. One boundary in Trench 2 did not correspond with a known boundary, suggesting this was likely to have been infilled prior to the tithe survey of the Parish of Burbage in 1838, however as with the remaining boundaries, artefacts from the fills of the ditch confirmed a late post medieval date.
- 6.9 The results of the investigation indicated that Field K was of low archaeological potential, and no further archaeological mitigation was recommended in this location.

## 7 ARCHAEOLOGICAL POTENTIAL

- 7.1 Based on pre-existing sources of archaeological information, the summaries in Table 5 describe the general archaeological potential of the application site.
- 7.2 Field K has been the subject of both geophysical survey and trial trenching, which has confirmed that this part of the site is archaeologically sterile.
- 7.3 Fields A-J (excluding Burbage Fields Farm) have also been the subject of a geophysical survey which identified anomalies of 'possible archaeological origin' in Fields D and J. However, the archaeological potential of the site as a whole was assessed as low, with no clear evidence of anomalies representing archaeology or probable archaeology. The strong correlation between the non-intrusive survey results in Field K and subsequent trial trenching provides increased confidence in the interpretation of the geophysical survey elsewhere within the site.

**Table 5. Summary of Archaeological Potential**

| Period       | Potential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Palaeolithic | The application site is located within an area of drift geologies which have locally been proven to be a source of one of the most significant Lower and Middle Palaeolithic artefact sites in Leicestershire. There is thus a medium potential for previously unknown Palaeolithic remains to be present within the proposed development site. The artefacts are likely to comprise a mixture of flint, quartzite and some tuffs, however if present these may be confined to redeposited/unstratified finds the presence of which is difficult to predict through investigation. Any such remains would likely be of Low to Medium importance.                                                                                                                                                              |
| Mesolithic   | There are no known Mesolithic findspots from within the study area, and there is assessed to be a low potential for previously unknown Mesolithic remains within the application site. Where present, any such remains would likely be of Low to Medium importance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Neolithic    | The presence of a spring in the vicinity of the site and the presence of free-draining drift geology in some areas may have made the site attractive to settlement historically, and the soils are suitable for farming. Overlooking the River Soar, there is evidence for Neolithic activity in the study area in the form of worked flint artefacts and a possible woodworking site. There is therefore a potential for settlement with which these artefacts might be associated, as well as a potential for further stray discarded artefacts, to be present within the site. However, the results of geophysical survey suggest this potential is low and may be more likely confined to the northeast portion of the site. Where present, any such remains would likely be of Low to Medium importance. |

| Period                     | Potential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bronze Age/<br>Iron Age    | Previous archaeological excavation to the east of the proposed development site and in a similar topographical landscape position recorded a Bronze Age cemetery as well as an Iron Age enclosure and possible Iron Age field boundaries. An undated ring ditch noted in Britannia Recreation Ground close to the site boundary may also date to this period. There is therefore a potential for previously unknown Bronze Age and/or Iron Age archaeological remains, including evidence of settlement, burial or subsistence, to extend within the proposed development site. The results of geophysical survey suggest this potential is low-moderate and may be more likely confined to the northeast portion of the site. Where present, any such remains would likely be of Low importance.                                                                                                                                                                                                                                                                              |
| Romano-British             | There are Romano-British field systems and agricultural remains recorded within the study area through fieldwalking and previous archaeological excavation to the immediate east of the northern part of the proposed development site. There is a low-moderate potential that the field system(s) represented by these features continue and for Romano-British archaeological remains to be preserved within the proposed development site. The results of geophysical survey suggest this may be more likely confined to the northeast portion of the site. Where present, any such remains would likely be of Low importance.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Early Medieval             | Place name evidence and stray artefact discoveries in the vicinity indicate that it is likely the area was settled during the Early Medieval period, however the focus of settlement was to the north, around the historic cores of Hinckley and Burbage, with the land within the site boundary located beyond this settlement core. There is a low potential for previously unknown Early Medieval archaeological remains to be preserved within the proposed development site. Where present, any such remains would likely be of Low importance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Medieval/<br>Post-Medieval | <p>Burbage was an established settlement by the mid-11<sup>th</sup> century (RSK 15). The presence of evidence for extensive ploughing across the whole the site suggests that it is likely the site was (or increasingly became) agriculturally exploited throughout this period, with no settlement activity and gradual enclosure. There is a moderate potential for previously unknown Medieval and/or Post-Medieval archaeological remains to be preserved reflecting previous agricultural activity. Any such remains would be of Low (local, agricultural) archaeological importance.</p> <p>Comparison of historic aerial photos, LiDAR data and the results of the site walkover record that the majority of former ridge and furrow within the site boundary has been ploughed out. The most significant and best-preserved areas of ridge and furrow in the local area fall outside the site boundary. Ridge and furrow may seal earlier underlying archaeological remains, but also partially truncate any earlier deposits where these may have been present.</p> |

| Period | Potential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Modern | <p>The layout of the fields within the site boundary shown on the 19<sup>th</sup> century mapping reflects the amalgamation of the earlier town fields established in the medieval or early post medieval period. There is very little evident change to the historic landscape within the site between the medieval, post-medieval and industrial/modern periods.</p> <p>Known built heritage assets within the site boundary include Burbage Fields Farm, of 18<sup>th</sup> century/early 19<sup>th</sup> century date, which is a non-designated asset of Low importance.</p> <p>There is a low potential for hitherto unknown Modern period remains to be present within the site boundary, and any such remains are likely to be of negligible archaeological importance.</p> |

## 8 IMPACT ASSESSMENT

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### Development Description

- 8.1 The hybrid application comprises a) a full planning application for 422 dwellings, public open space and associated infrastructure and (b) an outline planning application for a residential care home and up to 11no. self-build plots.
- 8.2 The residential dwellings would be 1-2 storeys and range from 1-5 beds, with a primary access onto Coventry Road in the north and all associated roads, utilities and hard and soft landscaping. A secondary restricted access would be provided to the east on to Flanders Close for properties in the south-eastern portion of the site (Field K). A proportion of the site would be laid out as public open space, including a Local Equipped Area of Play (LEAP). Indicative self build plots are located in the north east of the site (Field D) and centre of the site (Field I). The proposed care home area is adjacent to the north west site boundary (Field E).
- 8.3 The proposed development layout is given in Appendix 3, illustrating the distribution of development components within the site.
- 8.4 In general the majority of the site would fall within the footprint of construction activities for the scheme. The proposals would entail the demolition of existing buildings at Burbage Fields Farm.
- 8.5 Areas of lower density or no development include:
- The existing overhead high voltage cables which span the southern portion of the site (Fields F, H and J), including a 21m easement to each side of the OHL, and zone to the south of the easement adjacent to the M69 motorway (Fields H and J).
  - No buildings are proposed within a flood zone which follows the boundary between Field D to the north and the northern portions of Fields E, I and J to the south.
  - No buildings are proposed above an existing high pressure sewer pipe in the northern corner of Field D.
  - An area of open central space, including the LEAP, is proposed towards the southeast corner of Field E.
  - Standoffs from the western site boundary in Field F.

### Direct Impacts

- 8.6 Direct impacts upon buried archaeological remains have the potential to occur as a result of intrusive groundworks which truncate or remove entirely any deposits within the topsoil, subsoil and interface with the underlying geology. Sources of direct impacts associated with the current proposals are likely to comprise areas of bulk excavation (e.g., cut and fill, spoil management), topsoil stripping, compound establishment, the excavation of house footings, utilities and roads, and excavations for attenuation ponds. Any such impacts would be permanent and irreversible.

- 8.7 Field K, comprising the south-eastern portion of the proposed development, has previously been investigated through geophysical survey and trial trenching, and has been confirmed as archaeologically sterile. No impacts are predicted here.
- 8.8 Within the remainder of the site there are no known archaeological remains pre-dating the medieval/ early post medieval period. The potential for hitherto unknown archaeological remains to be preserved within the site is assessed generally as low, with a slightly enhanced potential for activity relating to Palaeolithic, Bronze Age, Iron Age, and Romano-British activity towards the north-eastern area of the site in Fields D and J. Comparison with the plot of identified geophysical anomalies ('possible archaeology') in Fields D and J indicate that these would fall within the footprint of housing plots in Field D and an attenuation pond close to the site boundary in Field J, and may therefore be directly impacted upon.
- 8.9 Whilst there is historical evidence of ridge and furrow ploughing in the medieval and later periods extensive across the local landscape, including within the proposed development site boundary, the current condition of earthworks within the site is very poor, or more extensively imperceptible. As such this evidence for former land management does not form an appreciable component of the historic landscape, and there would be no significant impact arising from development within the site.
- 8.10 The proposed development would entail the demolition of buildings at Burbage Fields Farm (RSK 13) resulting in a permanent and irreversible impact.

## **Indirect Impacts**

- 8.11 Indirect impacts have the potential to occur as a result of visual or other sensory changes taking place within the setting of heritage assets such that their significance (or the perception of their significance) is reduced.
- 8.12 The Burbage Conservation Area is located to the north of and partly intersects the northern limit of the study area. Within this area are a number of buildings identified as locally important (RSK 28-43). Due to the presence of intervening buildings and vegetation along Coventry Road and Britannia Road, the application site does not form part of the character or appearance of the conservation area, or the setting of the identified locally important buildings. No impact is therefore predicted.
- 8.13 There are no listed buildings, scheduled monuments or registered parks and gardens located within the study area, and none are identified in the wider landscape that have potential intervisibility with the site. As such it is assessed that visual or other sensory changes associated with the proposed development would not result in adverse impacts on the setting or heritage significance of any assets.

## 9 CONCLUSIONS AND RECOMMENDATIONS

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### Conclusions

- 9.1 This desk-based assessment has considered the likely impact that the proposed residential development would have on known and potential archaeological remains within the site boundary and the setting of heritage assets within the study area, in accordance with current planning policy and guidance.
- 9.2 A medium potential has been assessed for the presence of unstratified Palaeolithic archaeological material where geological conditions favour this (i.e., areas of Wolston Sand and Gravel). A low-moderate potential is assessed for remains of Bronze Age, Iron Age and Romano-British date associated with field systems, settlement or burial practices, and a medium potential for medieval/post medieval remains associated with agricultural activity. The importance of any such remains is uncertain, however based on the character of recorded assets in the surrounding study area may be of low (local) to medium (regional) importance.
- 9.3 Field K has been the subject of both geophysical survey and trial trenching in 2021, which confirmed that this part of the site is archaeologically sterile. No impacts are therefore anticipated in this location.
- 9.4 Fields A-J (excluding Burbage Fields Farm) have also been the subject of a geophysical survey which identified anomalies of 'possible archaeological origin' in Fields D and J. However, the archaeological potential of the site as a whole was considered to be low, with no clear evidence of anomalies representing archaeology or probable archaeology. The strong correlation between the non-intrusive survey results in Field K and subsequent trial trenching provides increased confidence in the interpretation of the geophysical survey results elsewhere within the site.
- 9.5 It remains the case that direct impacts on archaeological remains have the potential to occur as a result of intrusive groundworks for the development where these are proposed. The sources consulted in the preparation of this assessment suggest that any potential impacts are more likely to be confined to the north and east of the application site (Fields D and J), with little evidence to support significant archaeological impacts elsewhere within the site.

### Recommendations

- 9.6 Based on the negative results of the geophysical survey and trial trenching in Field K, no further mitigation of the development impact would be required in this location. This approach was confirmed in consultation with the Team Manager (Heritage) for Leicestershire County Council in relation to the previous outline application in 2021.
- 9.7 There is considered to be limited archaeological potential across the remainder of the site on the basis of the geophysical survey evidence. Anomalies have been identified as 'possible archaeology' towards the north-eastern limit of the site. Consultation undertaken with Leicestershire County Council's Senior Planning Archaeologist has confirmed that pre-determination site investigation (trial trenching) is required to corroborate this, and at

the time of writing the results of the investigation are forthcoming. Overall however it is considered likely that should archaeological remains be identified within the site, a suitable programme of archaeological mitigation could be adopted as a condition of consent for the scheme.

- 9.8 With regard to the impact of demolition of the non-designated Burbage Fields Farm, the loss of these buildings could be readily mitigated through the implementation of a programme of historic building recording. Given the low importance of the buildings, a record to Level 2 in accordance with Historic England's guidance document *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016) would be appropriate.
- 9.9 Any required archaeological works should be carried out by a competent archaeological organisation in accordance with a written scheme of investigation (WSI) submitted by the applicant for approval by the LPA in advance of any groundworks on the site.

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<http://opendomesday.org/>

## APPENDIX 1 – GAZETTEER

### Gazetteer of Heritage Assets within 500m Study Area

| RSK ID | HER ID    | DESCRIPTION                                                                                                   | E      | N      | PERIOD                                 | Type                                                | Geometry |
|--------|-----------|---------------------------------------------------------------------------------------------------------------|--------|--------|----------------------------------------|-----------------------------------------------------|----------|
| 1      | MLE10461  | Post-medieval remains at 23, Lutterworth Road - pit and well                                                  | 444302 | 292216 | Early Post-medieval to Modern          | PIT; WELL                                           | Polygon  |
| 2      | MLE18023  | Methodist Church, Windsor Street                                                                              | 444132 | 292369 | Late Post-medieval to Modern           | WESLEYAN METHODIST CHAPEL                           | Polygon  |
| 3      | MLE18024  | Wesleyan Day School, Windsor Street                                                                           | 444128 | 292353 | Late Post-medieval to Modern           | SCHOOL                                              | Polygon  |
| 4      | MLE18736  | Roman agricultural site, Britannia Road, Burbage                                                              | 444072 | 291985 | Roman                                  | FIELD SYSTEM?; ENCLOSURE; DITCH                     | Polygon  |
| 5      | MLE20670  | Possible Roman field system north-west of White House Farm                                                    | 444203 | 291967 | Roman                                  | DITCH                                               | Polygon  |
| 6      | MLE20838  | Ring ditch, Britannia Recreation Ground                                                                       | 444052 | 291845 | Unknown                                | RING DITCH                                          | Polygon  |
| 7      | MLE21173  | Neolithic/Bronze Age flint from area round Canberra Way                                                       | 443383 | 291757 | Late Neolithic to Late Bronze Age      | FLINT SCATTER                                       | Polygon  |
| 8      | MLE21696  | Iron Age enclosure west of Workhouse Lane                                                                     | 444229 | 291988 | Middle Iron Age to Late Roman          | ENCLOSURE; DITCH; POST HOLE                         | Polygon  |
| 9      | MLE23172  | Bronze Age cremation cemetery, west of Workhouse Lane                                                         | 444272 | 291989 | Middle Bronze Age                      | CREMATION CEMETERY                                  | Polygon  |
| 10     | MLE23421  | Iron Age enclosure north of Hinckley Island Hotel                                                             | 443933 | 290998 | Middle Iron Age to Early Roman         | ENCLOSURE                                           | Polygon  |
| 11     | MLE23422  | Late Iron Age/Roman site, east of Hinckley Island Hotel (ENCLOSURE; INHUMATION; DITCH; PIT; CREMATION BURIAL) | 444104 | 290909 | Late Iron Age to Late Roman            | ENCLOSURE; INHUMATION; DITCH; PIT; CREMATION BURIAL | Polygon  |
| 12     | MLE23424  | Burbage House, Lutterworth Road (Farmstead)                                                                   | 444668 | 291171 | Late Post-medieval to Modern           | FARMSTEAD                                           | Polygon  |
| 13     | MLE24420  | Burbage Fields Farm, Bullfurlong Lane (Farmstead)                                                             | 443972 | 291341 | Late Post-medieval to Modern           | FARMSTEAD                                           | Polygon  |
| 14     | MLE2846   | Roman site west of White House Farm                                                                           | 443967 | 291938 | Roman                                  | SITE                                                | Polygon  |
| 15     | MLE2848   | Historic settlement core of Burbage                                                                           | 444273 | 292691 | Late Anglo Saxon to Late Post-medieval | VILLAGE; WINDMILL?                                  | Polygon  |
| 16     | MLE6181   | Anglo-Saxon finds from west of White House Farm                                                               | 443975 | 291889 | Early Anglo Saxon                      | FIND SPOT                                           | Point    |
| 17     | MLE6788   | Medieval cauldron foot from west of White House Farm                                                          | 443984 | 291848 | Medieval                               | FIND SPOT                                           | Point    |
| 18     | MLE18737  | Prehistoric flint, Britannia Road                                                                             | 444082 | 291984 | Early Neolithic to Late Bronze Age     | FIND SPOT                                           | Point    |
| 19     | MLE21323  | Parish workhouse, Workhouse Lane                                                                              | 444297 | 292062 | Late Post-medieval                     | WORKHOUSE                                           | Point    |
| 20     | MLE21464  | Field drain in field east of Stretton Pines                                                                   | 443277 | 291488 | Late Post-medieval                     | FIELD DRAIN                                         | Point    |
| 21     | MLE22160  | Undated ditches south of Bullfurlong Lane                                                                     | 443832 | 291810 | Unknown                                | DITCH; GULLY                                        | Point    |
| 22     | MLE23880  | Site of cruck house, Burbage                                                                                  | 444000 | 292000 | Post-medieval                          | CRUCK HOUSE                                         | Point    |
| 23     | MLE1388   | Walling Street Roman Road                                                                                     | 443460 | 287342 | Roman                                  | ROMAN ROAD                                          | Line     |
| 24     | MLE20924  | Turnpike Road, Hinckley to Lutterworth to Welford Field                                                       | 452143 | 287532 | Late Post-medieval                     | TURNPIKE ROAD                                       | Line     |
| 25     | PAS798877 | CON                                                                                                           | 443500 | 291500 | MEDIEVAL                               | FIND SPOT                                           | Point    |
| 26     | PAS286586 | WEIGHT                                                                                                        | 444500 | 291500 | EARLY MEDIEVAL                         | FIND SPOT                                           | Point    |
| 27     | PAS286577 | BROOCH                                                                                                        | 444500 | 291500 | ROMAN                                  | FIND SPOT                                           | Point    |
| 28     | MLE25562  | Primitive Methodist Chapel, Chapel Yard, Burbage                                                              | 444266 | 292299 | Late Post-medieval to Modern           | PRIMITIVE METHODIST CHAPEL                          | Polygon  |
| 29     | MLE25729  | Bull's Head, 34, Windsor Street, Burbage                                                                      | 444195 | 292314 | Early Post-medieval to Modern          | TIMBER FRAMED BUILDING; PUBLIC HOUSE                | Polygon  |

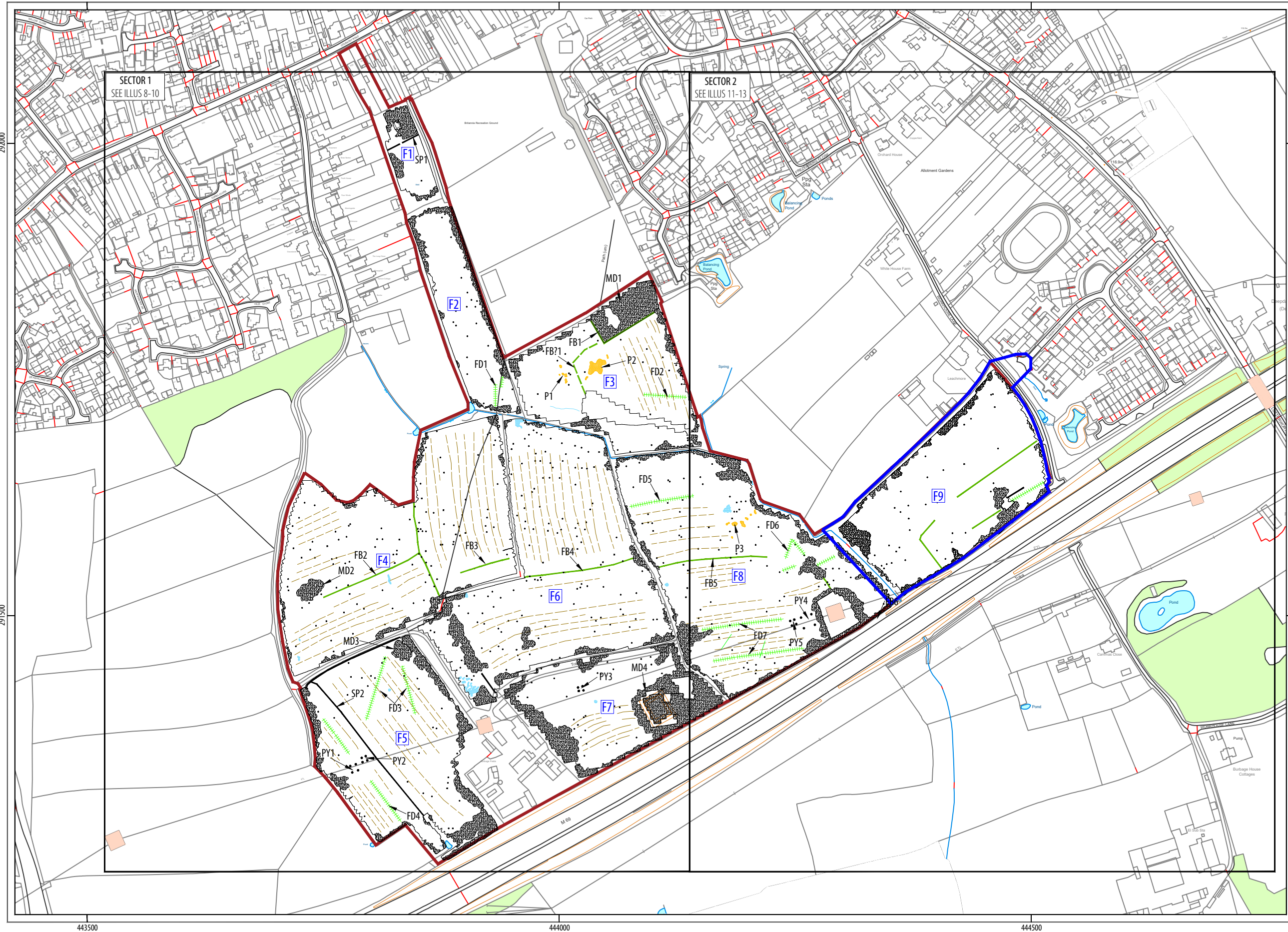
| RSK ID | HER ID   | DESCRIPTION                                                                             | E      | N      | PERIOD                                    | Type                 | Geometry |
|--------|----------|-----------------------------------------------------------------------------------------|--------|--------|-------------------------------------------|----------------------|----------|
| 30     | MLE26379 | Cheadle House, 49, Britannia Road, Burbage                                              | 444256 | 292120 | Late Post-medieval to Modern              | HOUSE                | Polygon  |
| 31     | MLE26380 | Intramark Building, 56, Windsor Street, Burbage                                         | 444089 | 292294 | Modern                                    | SCHOOL               | Polygon  |
| 32     | MLE26381 | Framework Knitter Cottages, 25 & 27, Coventry Road, Burbage                             | 443895 | 292156 | Late Post-medieval to Modern              | HOUSE                | Polygon  |
| 33     | MLE26382 | Grove House, Grove Road, Burbage                                                        | 444064 | 292439 | Modern                                    | HOUSE                | Polygon  |
| 34     | MLE26384 | Middle Orchard, Grove Road, Burbage                                                     | 443988 | 292400 | Modern                                    | HOUSE                | Polygon  |
| 35     | MLE26386 | The Chequers Inn, 30, Lutterworth Road, Burbage                                         | 444289 | 292188 | Late Post-medieval to Modern              | PUBLIC HOUSE         | Polygon  |
| 36     | MLE26387 | The Lodge, 46, Lutterworth Road, Burbage                                                | 444376 | 292114 | Late Post-medieval to Modern              | PUBLIC HOUSE         | Polygon  |
| 37     | MLE26388 | Bay Tree Cottage, 47, Lutterworth Road, Burbage                                         | 444343 | 292176 | Late Post-medieval to Modern              | HOUSE                | Polygon  |
| 38     | MLE26389 | Swallow Cottage, 53, Lutterworth Road, Burbage                                          | 444377 | 292150 | Late Post-medieval to Modern              | HOUSE                | Polygon  |
| 39     | MLE26390 | Austrey House, 65, Lutterworth Road, Burbage                                            | 444426 | 292115 | Modern                                    | HOUSE                | Polygon  |
| 40     | MLE26391 | The Hollies, Lutterworth Road, Burbage                                                  | 444822 | 291554 | Late Post-medieval to Modern              | HOUSE                | Polygon  |
| 41     | MLE26394 | Paddock View and Sketchley Hall Cottages, 3 & 4, Sketchley Old Village, Burbage         | 443920 | 292374 | Late Post-medieval to Modern              | HOUSE                | Polygon  |
| 42     | MLE26407 | The Red Lion (Public House), Windsor Street, Burbage                                    | 444261 | 292331 | Late Post-medieval to Modern              | PUBLIC HOUSE         | Polygon  |
| 43     | MLE26409 | The Sycamores (Public House), Windsor Street, Burbage                                   | 444052 | 292259 | Late Post-medieval to Modern              | PUBLIC HOUSE         | Polygon  |
| 44     | MLE27153 | Medieval structures to the rear of 32, Windsor Street, Burbage                          | 444197 | 292348 | Late Anglo Saxon to Early Medieval        | STRUCTURE, STRUCTURE | Polygon  |
| 45     | MLE27154 | C17th pit to the rear of 32, Windsor Street, Burbage                                    | 444199 | 292351 | Early Post-medieval to Late Post-medieval | PIT                  | Polygon  |
| 46     | MLE27155 | Possible prehistoric/Roman wood working site south-east of Jubilee Square, Burbage      | 444247 | 291838 | Early Neolithic to Late Roman             | PIT; DITCH           | Polygon  |
| 47     | MLE27156 | Possible Iron Age/Roman field boundary ditch south-west of White House Farm, Burbage    | 444202 | 291770 | Early Iron Age to Late Roman              | FIELD SYSTEM?        | Point    |
| 48     | MLE27157 | Possible Iron Age/Roman field boundary ditch south-west of the pumping station, Burbage | 444133 | 291822 | Early Iron Age to Late Roman              | FIELD SYSTEM?        | Point    |

# Archaeological Events Within 500m Study Area

| Event ID | Name                                                                                                                | E      | N      | Date                     | Type   | Organisation                                                  |                                                 |
|----------|---------------------------------------------------------------------------------------------------------------------|--------|--------|--------------------------|--------|---------------------------------------------------------------|-------------------------------------------------|
| ELE10266 | 2015 strip, map and sample, Workhouse Lane, Burbage, Leicestershire                                                 | 444252 | 291972 | April-June 2014          | EVT    | Trent & Peak Archaeology                                      |                                                 |
| ELE10484 | 2017 geophysical survey, land east of Junction 1, M69, Leicestershire                                               | 444316 | 290765 | August 2017              | EVS    | Headland Archaeology Ltd                                      |                                                 |
| ELE10684 | 2017 trial trenching, land adjacent to Junction 1, M69                                                              | 444316 | 290765 | Nov/Dec 2017             | EVT    | Cotswold Archaeology                                          |                                                 |
| ELE4068  | Archaeological observations at 23, Lutterworth Road, Burbage, Leicestershire                                        | 444311 | 292228 | September 2004           | EVT    | Warwickshire Museum Field Services                            |                                                 |
| ELE4518  | 2005-6 watching brief at 45, Lutterworth Road, Burbage                                                              | 444400 | 292204 | February 2006            | EVT    | Warwickshire Museum Field Services                            |                                                 |
| ELE4976  | 2000 desk-based assessment for land off Lychgate Close, Burbage, Leicestershire                                     | 444495 | 292201 | February 2000            | EVP    | University of Leicester Archaeological Services               |                                                 |
| ELE5500  | An archaeological evaluation of land off Lychgate Close, Burbage, Leicestershire.                                   | 444499 | 292227 | 28/02/2000               | EVT    | University of Leicester Archaeological Services               |                                                 |
| ELE5530  | An archaeological desk-based assessment on land off Coventry Road, Burbage, Leicestershire                          | 443309 | 291767 | 2000                     | EVP    | Birmingham University Field Archaeology Unit                  |                                                 |
| ELE5616  | An archaeological watching brief during groundworks at 65, Lutterworth Road, Burbage                                | 444449 | 292134 | August 2008              | EVT    | University of Leicester Archaeological Services               |                                                 |
| ELE6110  | Land off Coventry Road, Burbage, Leicestershire. An archaeological watching brief                                   | 443309 | 291768 | July 2000/November 2000  | EVT    | Birmingham University Field Archaeology Unit                  |                                                 |
| ELE6111  | Land off Coventry Road, Burbage, Leicestershire, Phase 2: An archaeological desk-based assessment                   | 443469 | 291749 | July 2001                | EVP    | Birmingham University Field Archaeology Unit                  |                                                 |
| ELE6112  | Land off Coventry Road, Burbage, Leicestershire. Residential Development, Phase 2: An archaeological watching brief | 443452 | 291781 | November 2001/April 2002 | EVT    | Birmingham University Field Archaeology Unit                  |                                                 |
| ELE7196  | 2010 geophysical survey on land to the south of Britannia Road, Burbage                                             | 444102 | 291966 | March 2010               | EVS    | Northamptonshire Archaeology                                  |                                                 |
| ELE7362  | A historic building assessment of a school building and Burbage Methodist Church, Windsor Street, Burbage           | 444127 | 292360 | January 2011             | EVS    | TR Projects                                                   |                                                 |
| ELE7379  | 2010 evaluation on land off Britannia Road, Burbage, Leicestershire                                                 | 444102 | 291966 | May 2010                 | EVT    | University of Leicester Archaeological Services               |                                                 |
| ELE7761  | 2009 desk-based assessment of land adjacent to Britannia Road, Burbage, Leicestershire                              | 444102 | 291966 | November 2009            | EVP    | University of Leicester Archaeological Services               |                                                 |
| ELE8513  | 2013 trial trenching on land west of Britannia Road, Burbage                                                        | 444194 | 291941 | January 2013             | EVT    | University of Leicester Archaeological Services               |                                                 |
| ELE8564  | Heritage Assessment, Land at Three Pots, Burbage                                                                    | 443272 | 291538 | December 2012            | EVP    | CgVs Consulting (East Mids)                                   |                                                 |
| ELE8573  | 2012 desk-based assessment of land adjacent to Workhouse Lane, Burbage                                              | 444239 | 291987 | February 2012            | EVP    | University of Leicester Archaeological Services               |                                                 |
| ELE8645  | 2012 excavation on land west of Britannia Road, Burbage                                                             | 444096 | 291953 | August 2012              | EVT    | University of Leicester Archaeological Services               |                                                 |
| ELE8764  | 2013 additional trench, land west of Britannia Road, Burbage                                                        | 444129 | 291925 | April 2013               | EVT    | University of Leicester Archaeological Services               |                                                 |
| ELE8900  | 2013 geophysical survey, land off Bullfurlong Lane, Hinckley                                                        | 443842 | 291773 | December 2013            | EVS    | Pre-Construct Archaeology Ltd                                 |                                                 |
| ELE9097  | 2014 geophysical survey, land off Lutterworth Road, Burbage                                                         | 444547 | 291807 | August 2014              | EVS    | Archaeological Services WYAS                                  |                                                 |
| ELE9112  | 2014 trial trenching on land south of Three Pots Road, Burbage                                                      | 443272 | 291538 | June 2014                | EVT    | Museum of London Archaeology (Northampton)                    |                                                 |
| ELE9133  | 2014 Heritage Statement for land off Lutterworth Road, Burbage                                                      | 444547 | 291807 | November 2014            | EVP    | CgVs Consulting (East Mids)                                   |                                                 |
| ELE9134  | 2014 trial trenching, land at Lutterworth Road, Burbage                                                             | 444547 | 291807 | Oct/Nov 2014             | EVT    | Trent & Peak Archaeology                                      |                                                 |
| ELE9220  | 2014 trial trenching on land west of Workhouse Lane, Burbage                                                        | 444239 | 291987 | March 2014               | EVT    | University of Leicester Archaeological Services               |                                                 |
| ELE9486  | 2014 trial trenching, Bullfurlong Lane, Burbage                                                                     | 443842 | 291773 | July 2014                | EVT    | Archaeology Warwickshire                                      |                                                 |
| ELE9599  | 2015 strip, plan and sample excavation and watching brief at 24A, Britannia Road, Burbage                           | 444028 | 292070 | October 2015             | EVT    | University of Leicester Archaeological Services               |                                                 |
| ELE9920  | 2016 geophysical survey, Coventry Road, Burbage, Leicestershire                                                     | 443839 | 291985 | June 2016                | EVS    | Stratascan                                                    |                                                 |
| ELE899   | 1994 fieldwalking west of White House Farm                                                                          | 443970 | 291925 | 1994                     | EVS    | Hinckley Archaeological Society (formerly Fieldwalking Group) |                                                 |
| ELE8042  | 1972-5 fieldwalking in preparation of a possible motorway route between the Coventry and Leicester areas (M69)      | 448316 | 296461 | 1972-5                   | EVS    |                                                               |                                                 |
| ELE11914 | 2022 trial trenching, land north of White House Farm, Burbage, Leicestershire                                       | 444233 | 291846 |                          | Jun-22 | EVT                                                           | Eous Limited                                    |
| ELE11913 | 2022 strip, map and sample excavation, 34, Windsor Street, Burbage, Hinckley, Leicestershire                        | 444191 | 292343 | 2021-22                  |        | EVT                                                           | One Ten Archaeology                             |
| ELE11358 | 2019 trial trenching, land east of Lutterworth Road, Burbage, Leicestershire                                        | 444752 | 292054 |                          | Nov-19 | EVT                                                           | University of Leicester Archaeological Services |
| ELE10954 | 2019 geophysical survey report, Lutterworth Road, Burbage, Leicestershire                                           | 444766 | 292054 |                          | May-19 | EVS                                                           | Sumo Services Ltd                               |
| ELE11412 | 2020 historic building survey, 34, Windsor Street, Burbage, Leicestershire                                          | 444195 | 292313 |                          | Dec-20 | EVS                                                           | Archaeological Building Recording Services      |

## **APPENDIX 2 – GEOPHYSICAL SURVEY INTERPRETIVE PLAN**

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geophysical survey area

phase 2 survey area

TYPE OF ANOMALY

dipolar isolated

magnetic disturbance

dipolar linear

linear trend

linear trend

linear trend

linear

linear trend

magnetic enhancement

magnetic enhancement

INTERPRETATION

ferrous material

ferrous material

service pipe

ridge and furrow

agricultural

field drain

former field boundary

geological variation

geology

archaeology?

ABBREVIATIONS

FB

field drain

MD

magnetic disturbance

P

pit

PY

pylon base

SP

service pipe

0

100m

1:4,000 @ A3

PROJECT

BURB21

Burbage Fields Farm

Burbage

Leicestershire

CLIENT

Redrow Homes Ltd

HEADLAND

ARCHAEOLOGY

Headland Archaeology Yorkshire & North

Units 23-25 | Acorn Business Centre | Balme Road

Cleckheaton | BD19 4EZ

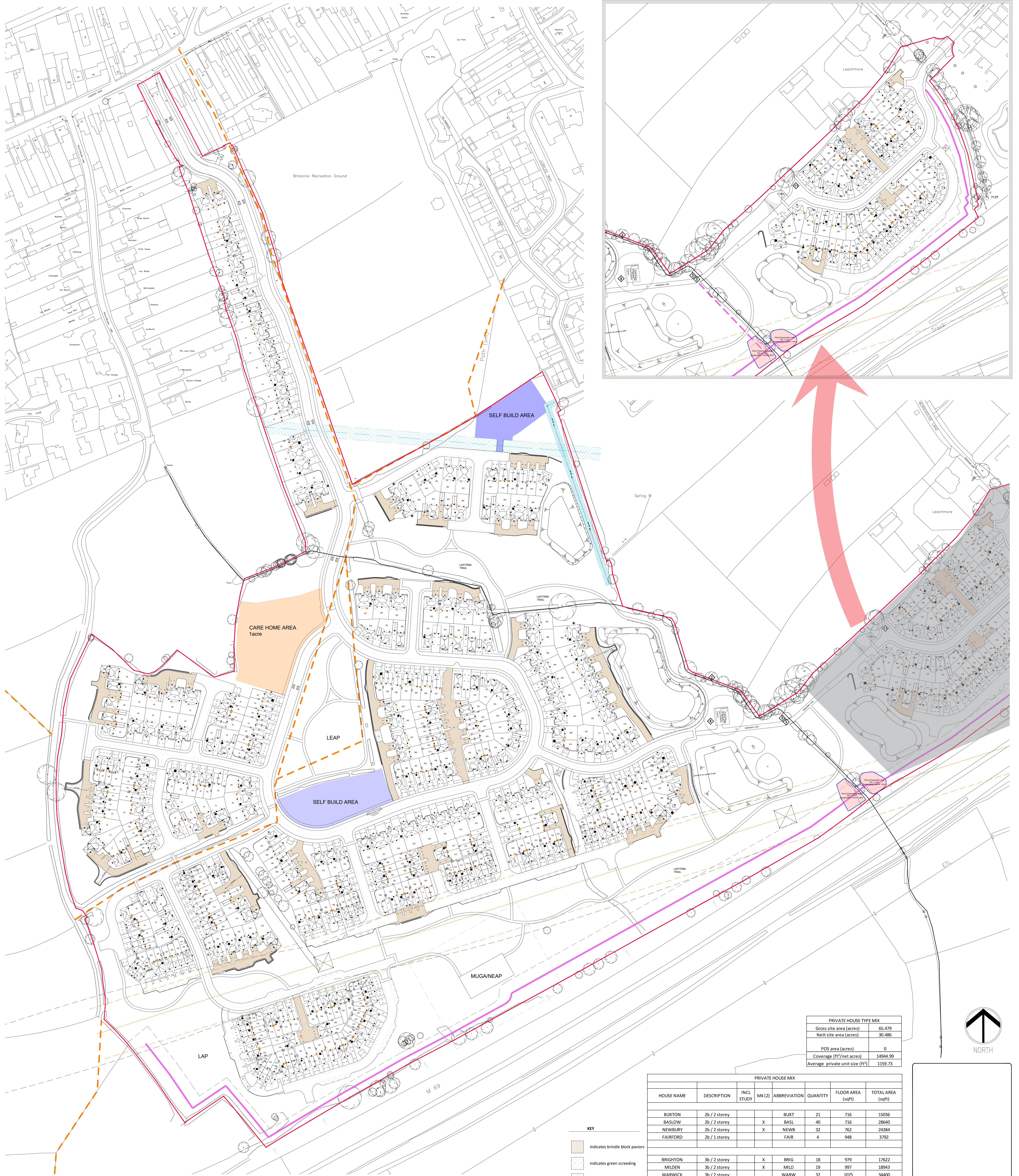
t0127 493 8019

w www.headlandarchaeology.com

ILLUS 7 Overall interpretation of magnetometer data

## **APPENDIX 3 – PROPOSED DEVELOPMENT LAYOUT**

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- KEY**
- Indicates brindle block paviers
  - Indicates green screeding
  - Indicates sewer pipe easement
  - Application boundary
  - Public Right of Way
  - Indicates Affordable Rented housing
  - Indicates Shared Ownership housing
  - Indicates First Homes
  - Additional window
  - Plot handing
  - Removable ballard
  - Indicates location of bike store
  - Indicates location of bins
  - Indicative location of Air Source Heat Pump
  - Road central line
  - Service margine
  - Tree line verge
  - 5m acoustic barrier
  - Wall and Fence
  - Closed Board Fence
  - Metal Estate Railings
  - Timber Knee Rail
  - Post and Rail
  - Indicates swales

| PRIVATE HOUSE TYPE MIX                       |          |
|----------------------------------------------|----------|
| Gross site area (acres)                      | 65.479   |
| Nett site area (acres)                       | 30.486   |
| POS area (acres)                             | 0        |
| Coverage (ft <sup>2</sup> /net acres)        | 14944.99 |
| Average private unit size (ft <sup>2</sup> ) | 1159.73  |

| PRIVATE HOUSE MIX          |               |            |        |              |          |                   |
|----------------------------|---------------|------------|--------|--------------|----------|-------------------|
| HOUSE NAME                 | DESCRIPTION   | INCL STUDY | M4 (2) | ABBREVIATION | QUANTITY | TOTAL AREA (sqft) |
| BUXTON                     | 2b / 2 storey |            |        | BUXT         | 21       | 716               |
| BASLOW                     | 2b / 2 storey |            | X      | BASL         | 40       | 716               |
| NEWBURY                    | 2b / 2 storey |            | X      | NEWB         | 32       | 762               |
| FAIRFORD                   | 2b / 2 storey |            |        | FAIR         | 4        | 948               |
| BRIGHTON                   | 3b / 2 storey |            | X      | BRIG         | 18       | 979               |
| MILDEN                     | 3b / 2 storey |            | X      | MILD         | 19       | 997               |
| WARWICK                    | 3b / 2 storey |            | X      | WARW         | 32       | 1075              |
| PEMBROKE                   | 3b / 2 storey |            | X      | PEMB         | 24       | 962               |
| PRESTON                    | 3b / 2 storey |            | X      | PRES         | 5        | 977               |
| SHERBORNE                  | 3b / 2 storey | X          |        | STRQ         | 19       | 1211              |
| OXHILL                     | 3b / 2 storey | X          | X      | OXFQ         | 25       | 1316              |
| BEMBRIDGE                  | 3b / 2 storey | X          | X      | BEMB         | 21       | 1389              |
| CANTERBURY                 | 3b / 2 storey | X          | X      | CANT         | 9        | 1482              |
| OVERTON                    | 4b / 2 storey |            | X      | OVER         | 7        | 1392              |
| LANCASTER                  | 4b / 2 storey |            |        | LANC         | 8        | 1412              |
| HENLEY                     | 4b / 2 storey |            | X      | HENL         | 13       | 1768              |
| RICHMOND                   | 4b / 2 storey |            | X      | RICH         | 20       | 2030              |
| HAMPSTEAD                  | 5b / 2 storey |            | X      | HAMP         | 20       | 1850              |
| TOTAL                      |               |            |        |              | 337      | 390830            |
| AFFORDABLE HOUSE MIX (20%) |               |            |        |              |          |                   |
| SPEY                       | 1b / 2 storey |            |        | GF           | 15       | 546               |
|                            | 1b / 2 storey |            |        | FF           | 15       | 592               |
| BUNGALOW                   | 2b / 1 storey |            |        | BUNG1        | 3        | 665               |
| TAVY                       | 2b / 2 storey |            |        | TAVY         | 26       | 823               |
| DART                       | 3b / 2 storey |            |        | DART         | 18       | 896               |
| TWEED                      | 4b / 2 storey |            | X      | TWEE         | 8        | 1024              |
| TOTAL                      |               |            |        |              | 85       | 64783             |
| GRAND TOTAL                |               |            |        |              | 422      | 455613            |



LAND SOUTH OF BURBAGE, BURBAGE - SITE LAYOUT

**PRELIMINARY PLANNING CONSTRUCTION**

**LAND SOUTH OF BURBAGE BURBAGE**

**SITE LAYOUT**

Development Number: 1693-08-02-100  
Location: A  
Drawing Title: SITE LAYOUT  
Drawing Number: 1693-08-02-100  
Revision: A  
Scale: 1:1000  
Date: OCT 23

**REDROW**

**Redrow Homes Midlands**

Redrow House, Bristol Green, Walscott, Tamworth  
B77 5PA  
Tel: 01827 260600 Fax: 01827 262454 Web: www.redrow.co.uk

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