



Redrow Homes Ltd.

Burbage Fields Farm, Leicestershire

Archaeological Desk-Based Assessment

P22-353

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RSK



RSK GENERAL NOTES

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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

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.

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.

Within the remainder of the site there are no known archaeological remains pre-dating the 19th century, based on the results of geophysical survey and trial trenching in 2024, and those that are recorded of 19th century date relate to agricultural usage. The potential for hitherto unknown archaeological remains predating the 19th century to be preserved within the site is therefore assessed generally as negligible-low, while 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).

While there remains a low possibility for unexpected remains to be encountered in the site, the results of desk and field based survey indicate that archaeology does not form a significant constraint to development within the site. Should further monitoring of the development impact be required (e.g. through the implementation of a watching brief during construction), this could adequately be secured as a condition of consent for the development.

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

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 and the remainder of the site in 2024.

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 2025 All rights reserved.
- 1.14 Ordnance Survey data is produced under © Crown copyright and database rights Licence AC0000811465.

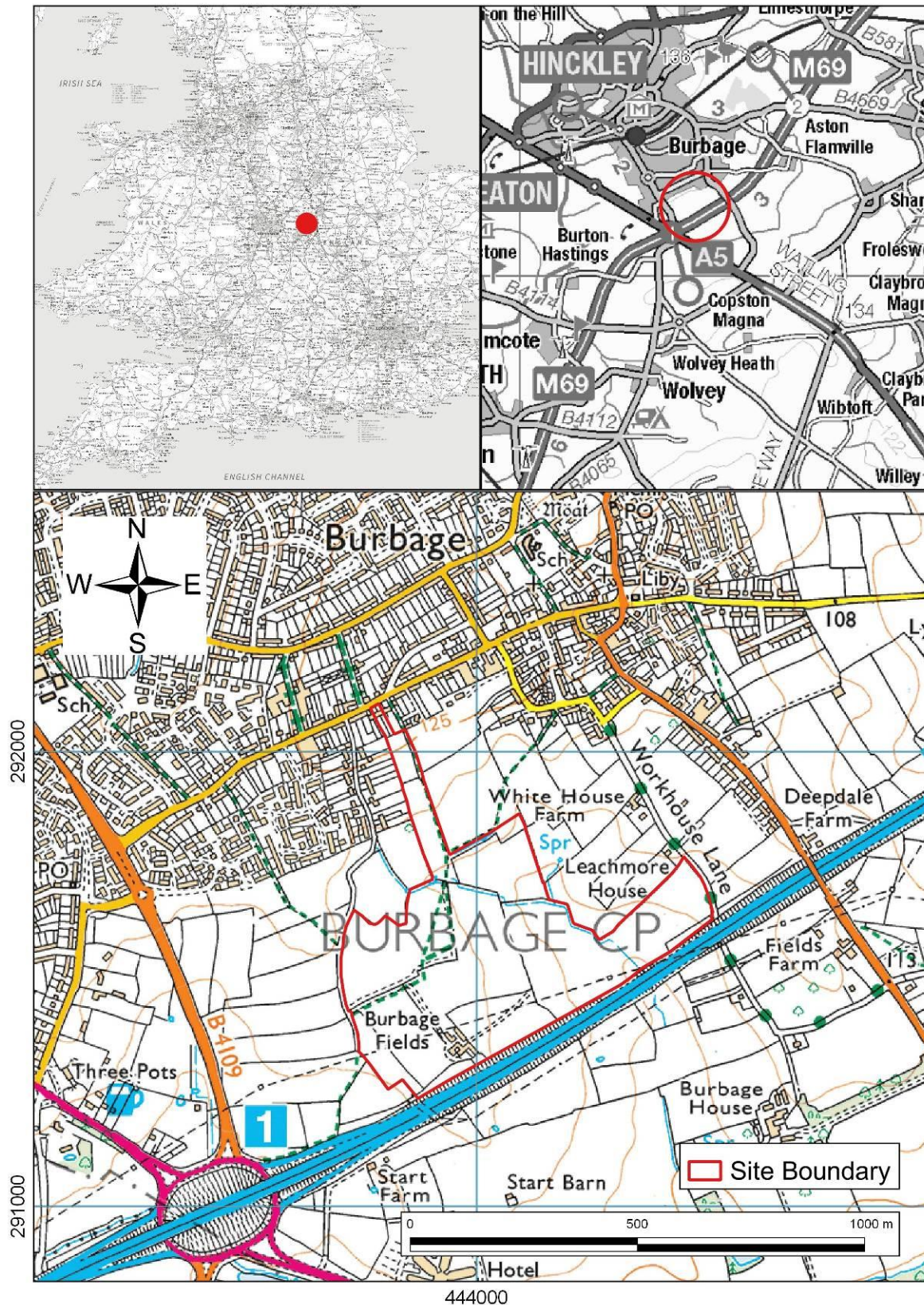


Figure 1. Site Location



Figure 2. Field IDs

2 SITE BACKGROUND

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 site¹ (Figure 3).

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

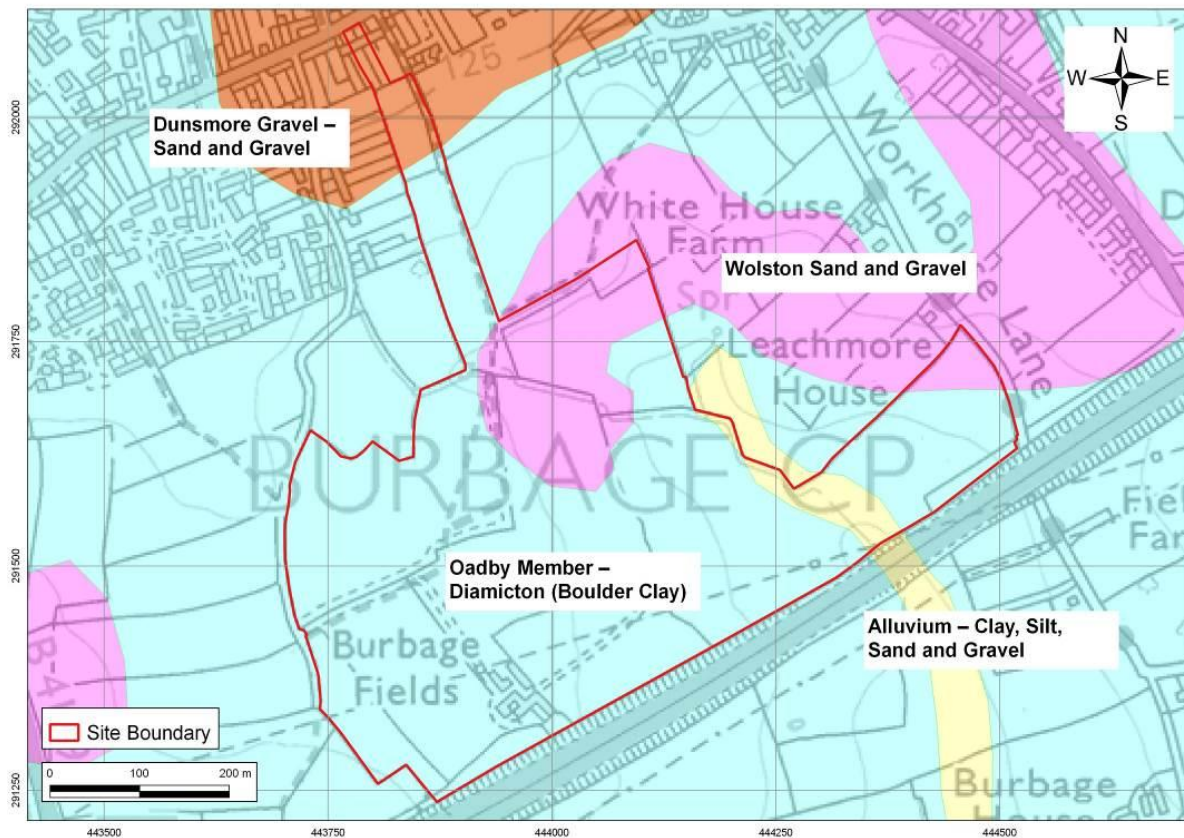


Figure 3. Superficial Geological Deposits

Site Visit

- 2.6 A site walkover was undertaken on 2nd 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, 2024) 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:
- (202)** "[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).

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

(210) *“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”.*

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

(213) *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.]

(215) *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.*

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

(218) Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

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-HE03.²

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 2020³) and Code of Conduct (2014, revised 2019⁴), in addition to The Setting of Heritage Assets (Historic England's Historic Environment Good Practice Advice in Planning GPA3, 2017⁵).
- 3.12 Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England Advice Note 12, 2019⁶) 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

² https://www.hinckley-bosworth.gov.uk/downloads/file/7356/draft_local_plan_2020_-_2039

³ https://www.archaeologists.net/sites/default/files/ClfAS%26GDBA_4.pdf

⁴ https://www.archaeologists.net/sites/default/files/Code%20of%20conduct%20revOct2019_0.pdf

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

⁶ <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, 2015⁷).

- 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 UK⁸. This document presents the principles of and suggests good practice for assessment of the impact of a development proposal on cultural heritage assets.

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

⁸ https://www.archaeologists.net/sites/default/files/j30361_iema_principlesofchia_v8.pdf

4 METHODOLOGY

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* (GPA2⁹).
- 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 HEAN12¹⁰ (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);

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

¹⁰ <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).
- Trial Trenching of the remainder of the Phase 1 site (October 2024)

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 2nd 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. 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 19th 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: 17th 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, Stratascun, 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.

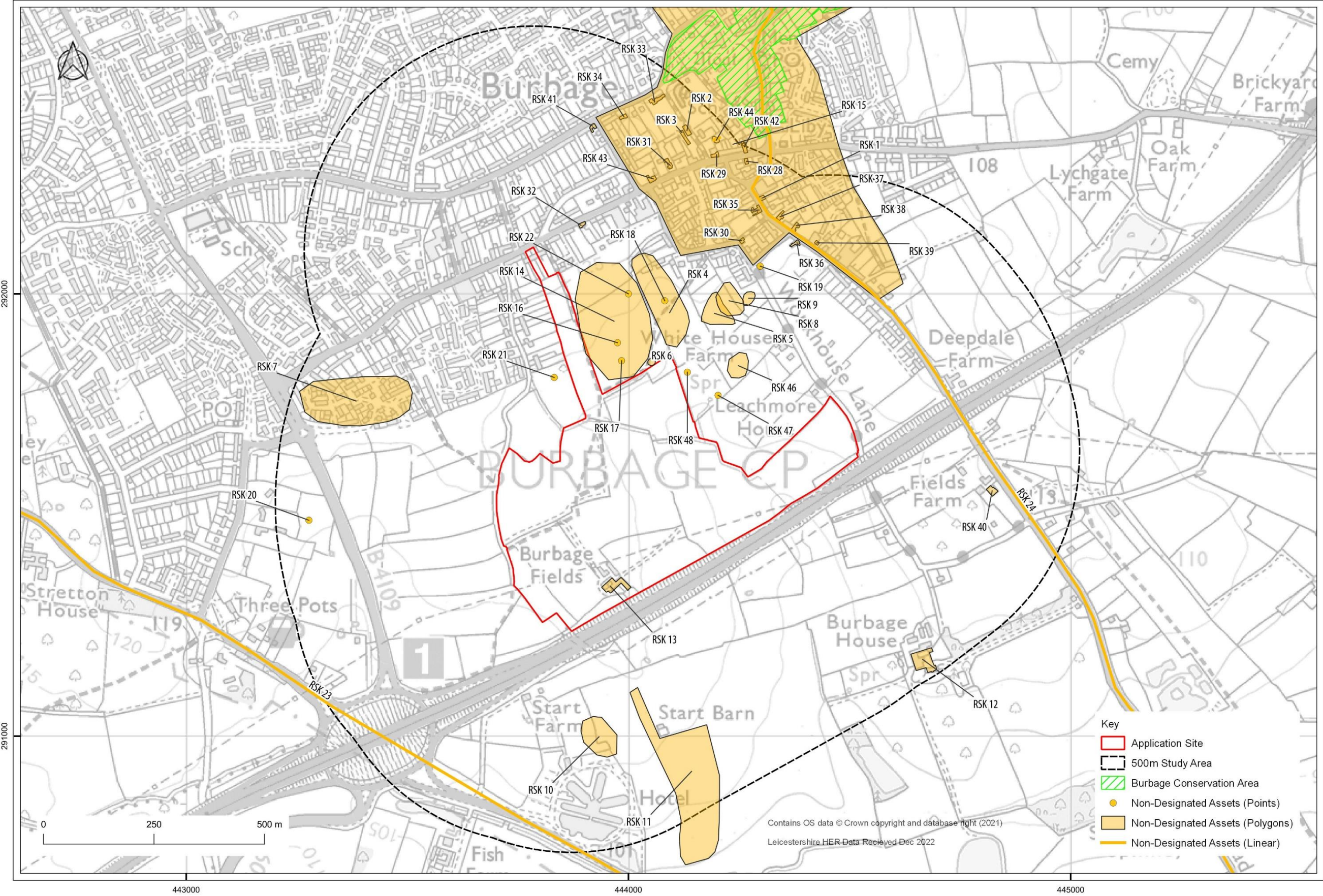


Figure 15. Historic Environment Constraints Recorded within the 500m study area

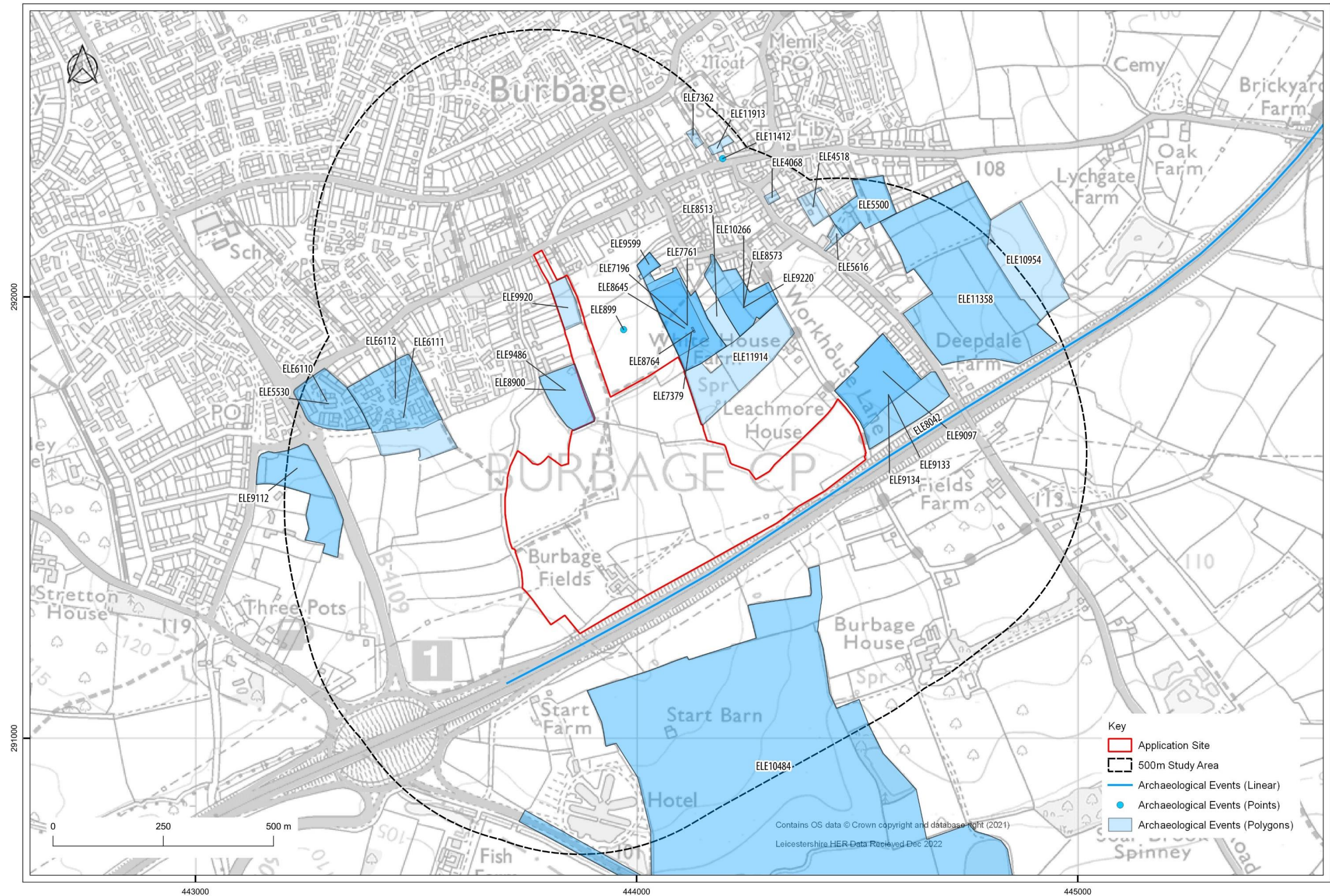


Figure 16. Previous Archaeological Events Recorded in the 500m study area



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 2nd or 3rd 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 10th – 12th 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.

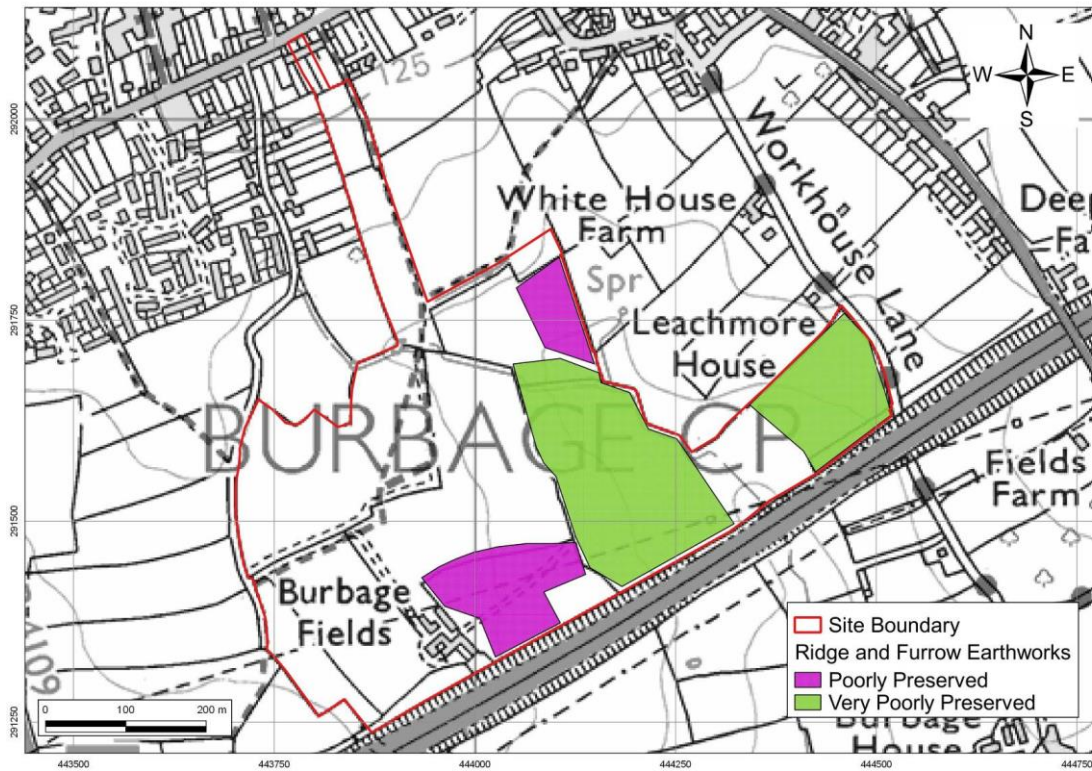


Figure 18. Extent of Ridge and Furrow earthworks mapped from LiDAR data within the site boundary and inspected during site visit

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 17th 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 18th century/early 19th 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)	720 – House, Outbuildings and Yard
697 – Black Hook Meadow (Meadow)	721 – Waggon Hovel Close (Pasture)
698 – N/A (part of 699?)	722 – Bull Furlong (Pasture)
699 – Bog (Pasture)	727 – Burn Meadow (Pasture)
705 – Priest Close (Meadow)	728 – House Close (Pasture)

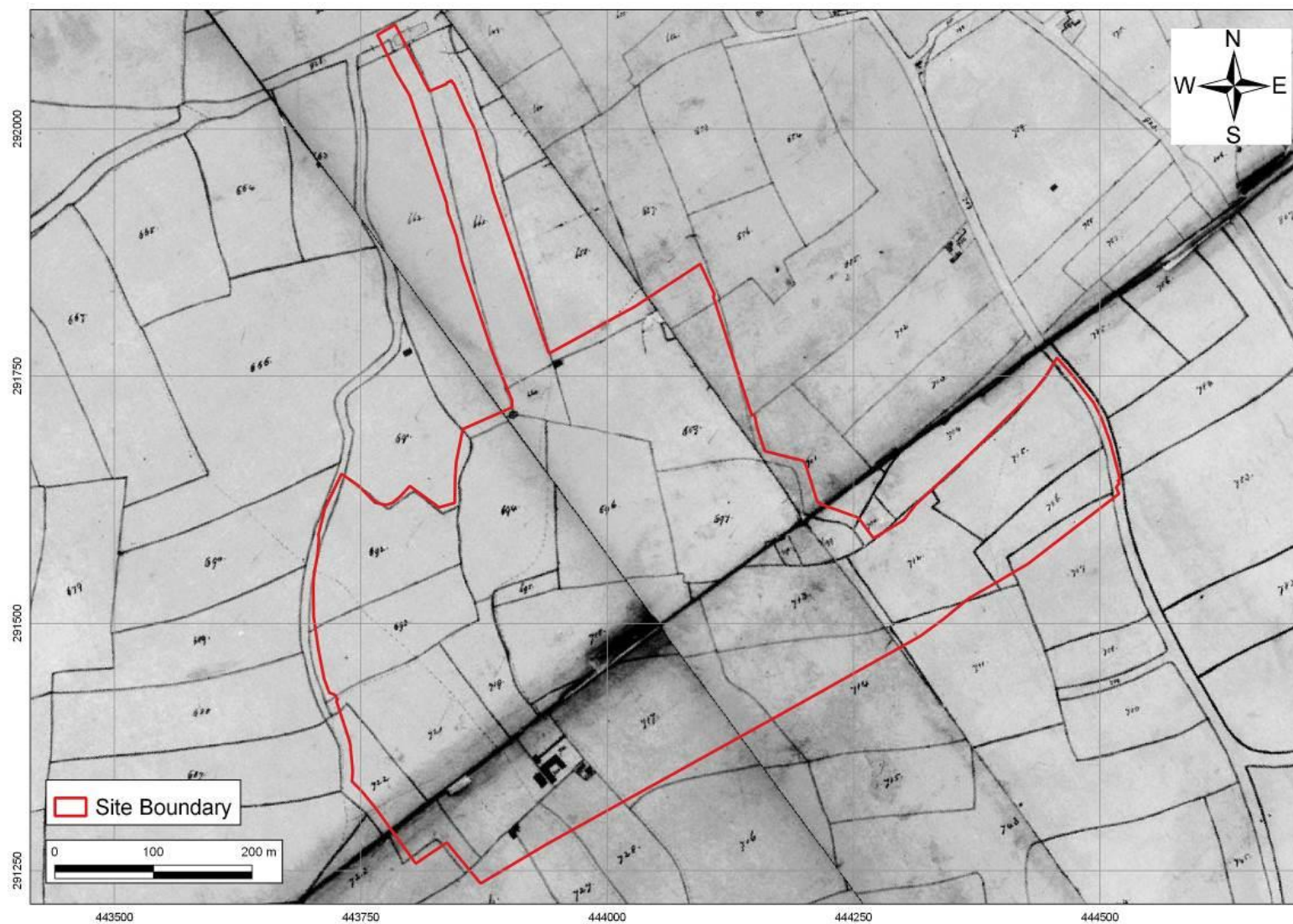


Figure 19. 1838 Parish of Burbage, Leicestershire tithe map extract

- 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 1st 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.

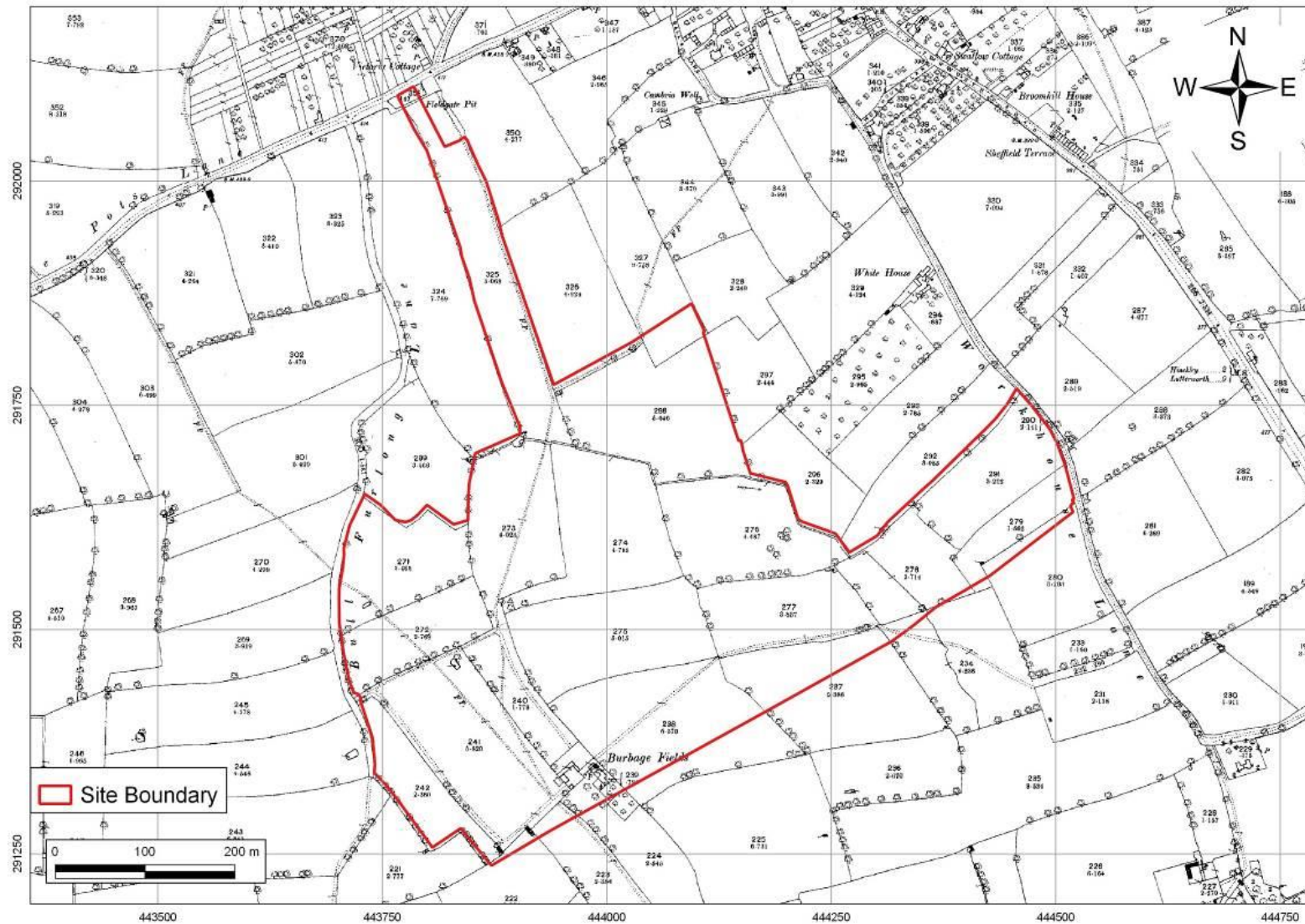


Figure 20. 1888 1:2500 County Series 1st Edition

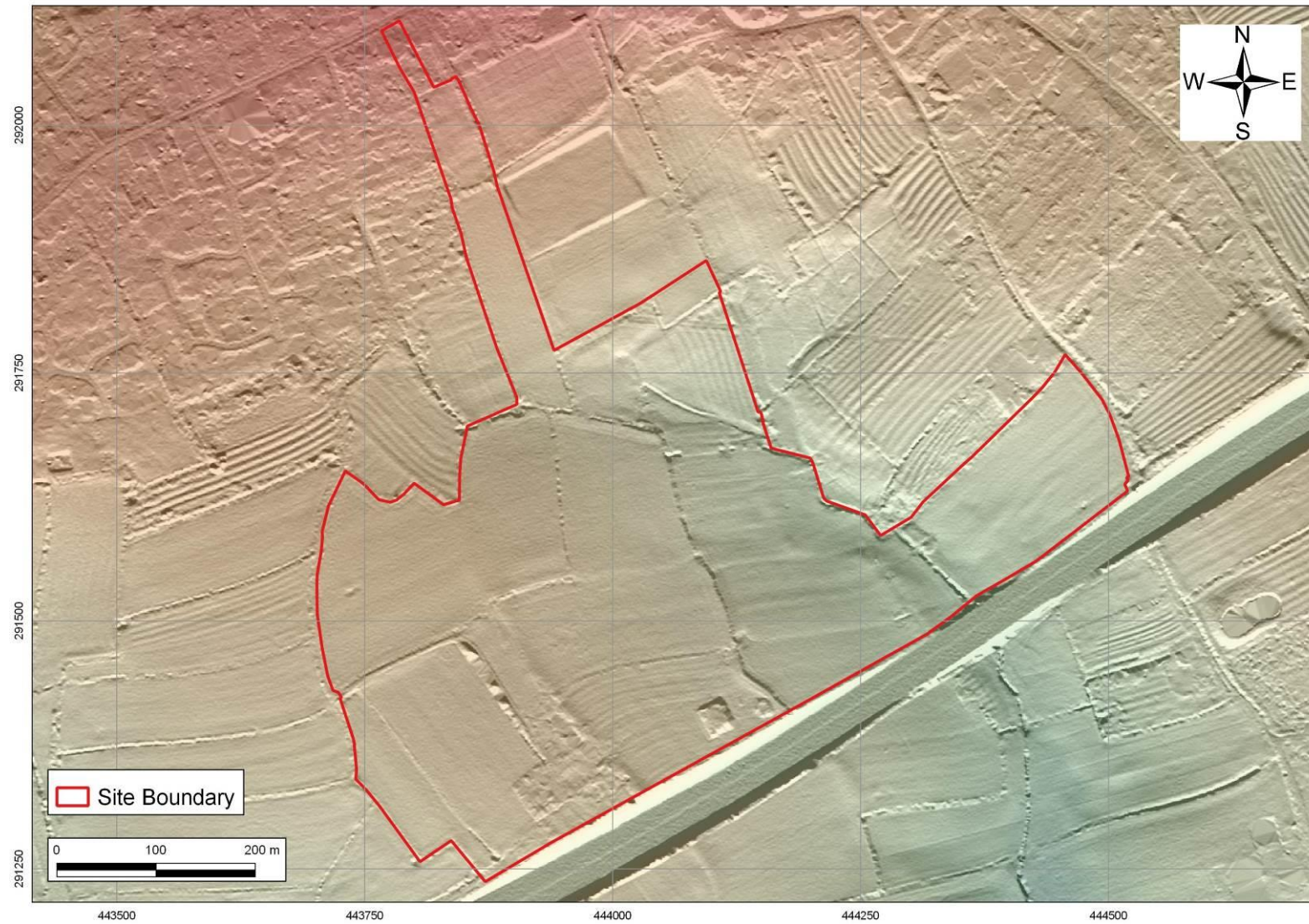


Figure 21. LiDAR results derived from 1m resolution Digital Terrain Model (DTM) data

6 GEOPHYSICAL SURVEY AND TRIAL TRENCHING

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.

- 6.10 In October 2024 a second programme of trial trenching was undertaken across the remainder of the site, comprising a total of 98 trenches representing a 3% sample of the site. The works were undertaken in accordance with an approved written scheme of investigation following consultation with the archaeological advisor to Hinckley and Bosworth Borough Council.
- 6.11 Archaeological features were identified in three of the fields (Fields D, E and J), which predominantly constituted land management systems in the form of boundary ditches, drainage ditches, and furrows. The archaeology identified all related to post-medieval agricultural practices. Five of the fields were devoid of archaeology. The results correlated with the results of the geophysical survey, and no evidence was encountered for pre-19th century activity.

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 All areas have been subjected to archaeological site investigation, including geophysical survey and trial trenching, which has not identified any evidence for activity predating the 19th century agricultural use of the land.

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 in the locality. However, the results of geophysical survey and trial trenching suggest this potential is negligible
Bronze Age/ 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. The results of geophysical survey and trial trenching suggest associated remains do not extend within the application site.
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. The results of geophysical survey and trial trenching suggest associated remains do not extend within the application site.. Where present, any such remains would likely be of Low importance.

Period	Potential
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/ Post-Medieval	Burbage was an established settlement by the mid-11th 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. 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. The results of geophysical survey and trial trenching indicate that the only recorded remains within the application site relate to 19th century agricultural activity.
Modern	The layout of the fields within the site boundary shown on the 19th 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. Known built heritage assets within the site boundary include Burbage Fields Farm, of 18th century/early 19th century date, which is a non-designated asset of Low importance. 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.

8 IMPACT ASSESSMENT

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 In general, 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 would 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 19th century, based on the results of geophysical survey and trial trenching, and those that are recorded of 19th century date relate to agricultural usage. The potential for hitherto unknown archaeological remains predating the 19th century to be preserved within the site is therefore assessed generally as negligible-low.
- 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

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 negligible-low potential is assessed for remains pre-dating the 19th century.
- 9.3 All fields have been subjected to geophysical survey and trial trenching in 2021 and 2024. In Field K this confirmed that this part of the site is archaeologically sterile. No impacts are therefore anticipated in this location. In Fields A-J the only remains encountered were 19th century and agricultural in origin.
- 9.4 While there remains a low possibility for unexpected remains to be encountered in the site, the results of desk and field based survey indicate that archaeology does not form a significant constraint to development within the site.

Recommendations

- 9.5 Based on the negative results of the geophysical survey and trial trenching in all fields, mitigation of the development impact through intrusive, set-piece excavation is not considered to be necessary. Should further monitoring of the development impact be required (e.g. through the implementation of a watching brief during construction), this could adequately be secured as a condition of consent for the development.
- 9.6 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.
- 9.7 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

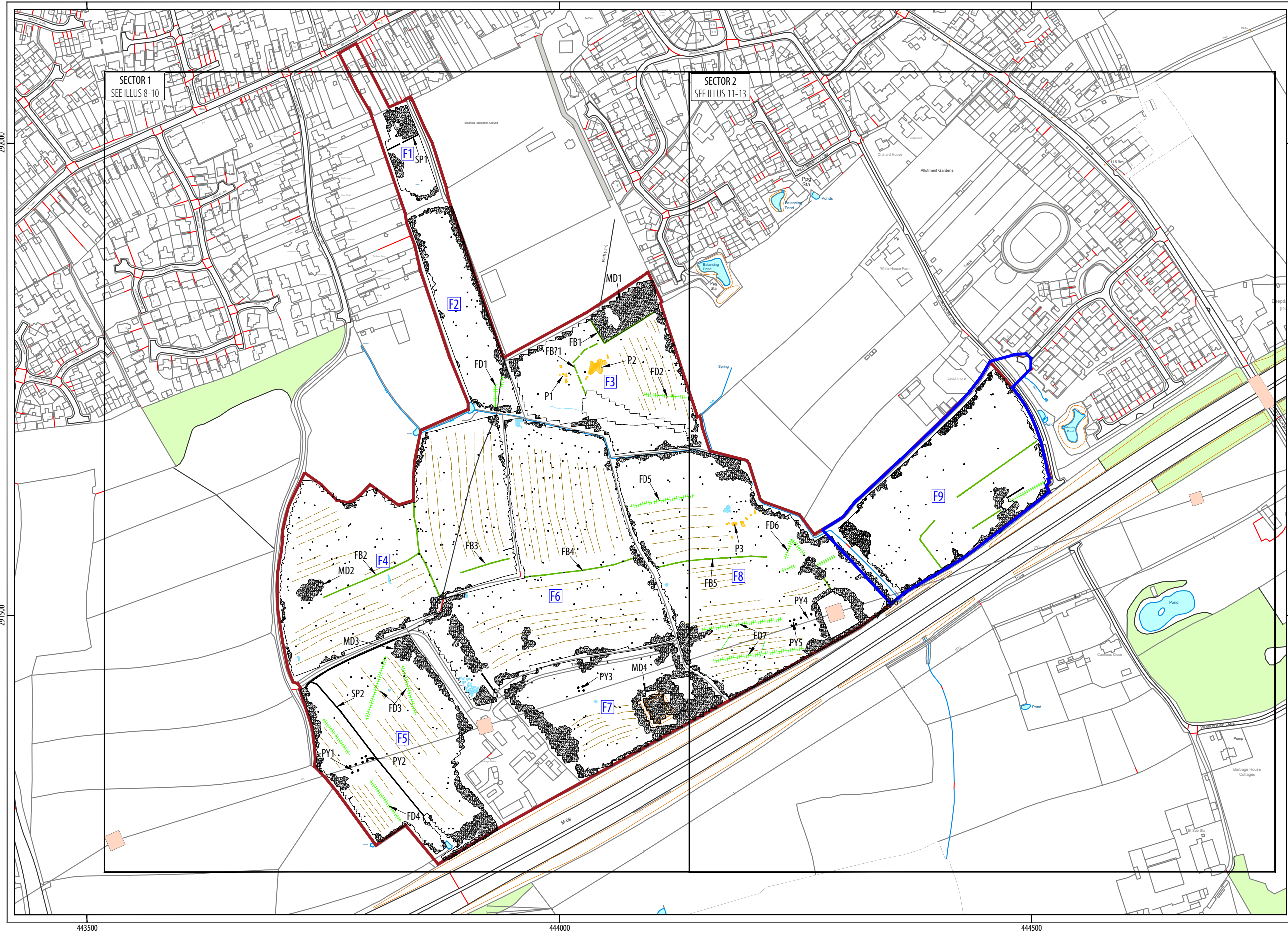
RSK ID	HER ID	DESCRIPTION	E	N	PERIOD	Type	Geometry
1	MLE10461	Post-medieval remains at 23, Lutterworth Road - pit and well	444302	292216	Early Post-medieval to Modern	PIT; WELL	Polygon
2	MLE18023	Methodist Church, Windsor Street	444132	292369	Late Post-medieval to Modern	WESLEYAN METHODIST CHAPEL	Polygon
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	FINDSSPOT	Point
17	MLE6788	Medieval cauldron foot from west of White House Farm	443984	291848	Medieval	FINDSPOT	Point
18	MLE18737	Prehistoric flint, Britannia Road	444082	291984	Early Neolithic to Late Bronze Age	FINDSPOT	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	Watling 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	COIN	443500	291500	MEDIEVAL	FINDSPOT	Point
26	PAS286586	WEIGHT	444500	291500	EARLY MEDIEVAL	FINDSPOT	Point
27	PAS286577	BROOCH	444500	291500	ROMAN	FINDSPOT	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
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

RSK ID	HER ID	DESCRIPTION	E	N	PERIOD	Type	Geometry
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 woodworking 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 ground works 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	CgMs 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	CgMs 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	Ecus 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



geophysical survey area
phase 2 survey area

TYPE OF ANOMALY	INTERPRETATION
dipolar isolated	ferrous material
magnetic disturbance	ferrous material
dipolar linear	service pipe
linear trend	ridge and furrow
linear trend	agricultural
linear trend	field drain
linear	former field boundary
linear trend	geological variation
magnetic enhancement	geology
magnetic enhancement	archaeology?

ABBREVIATIONS

FB	former boundary
FD	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

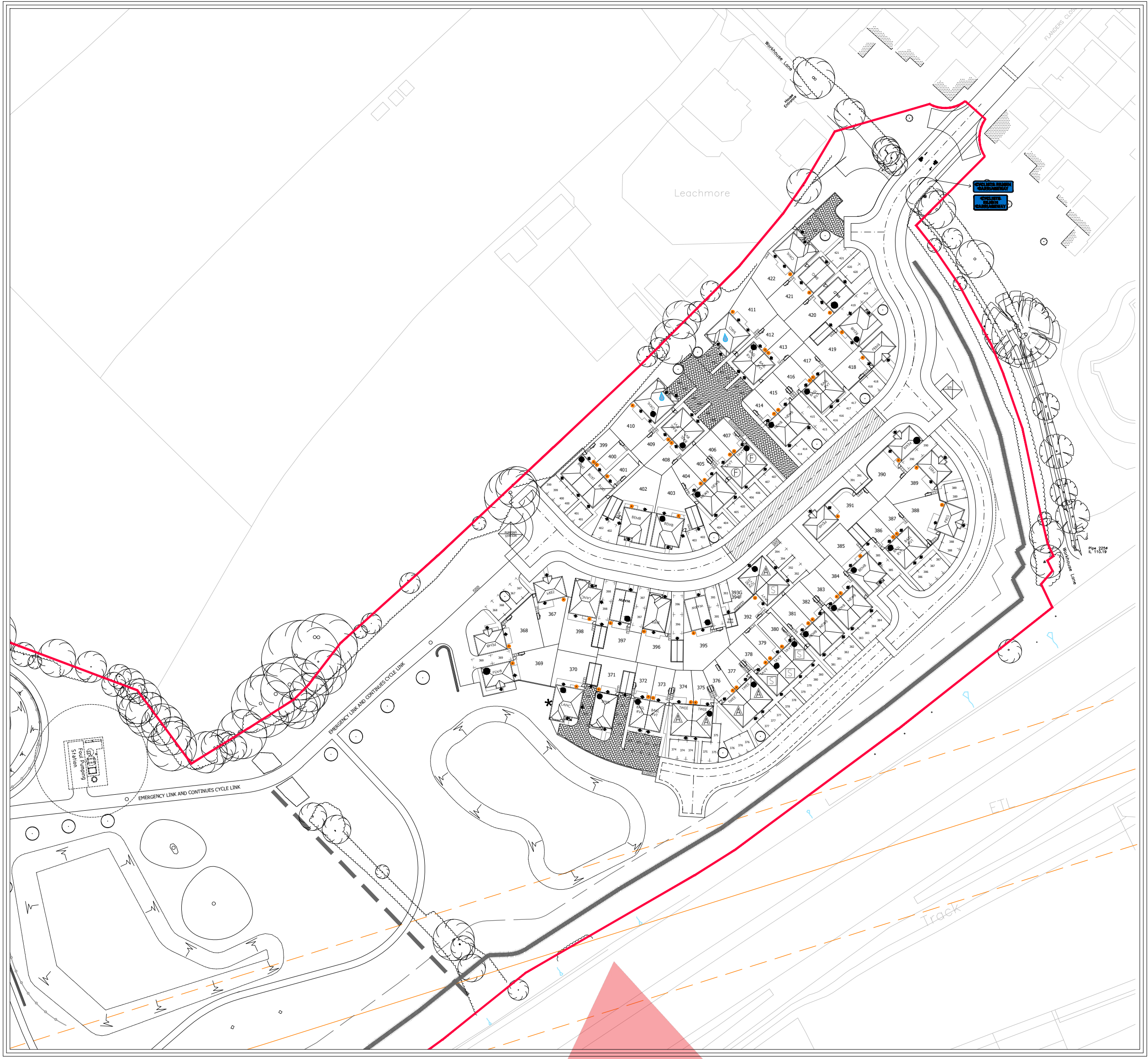
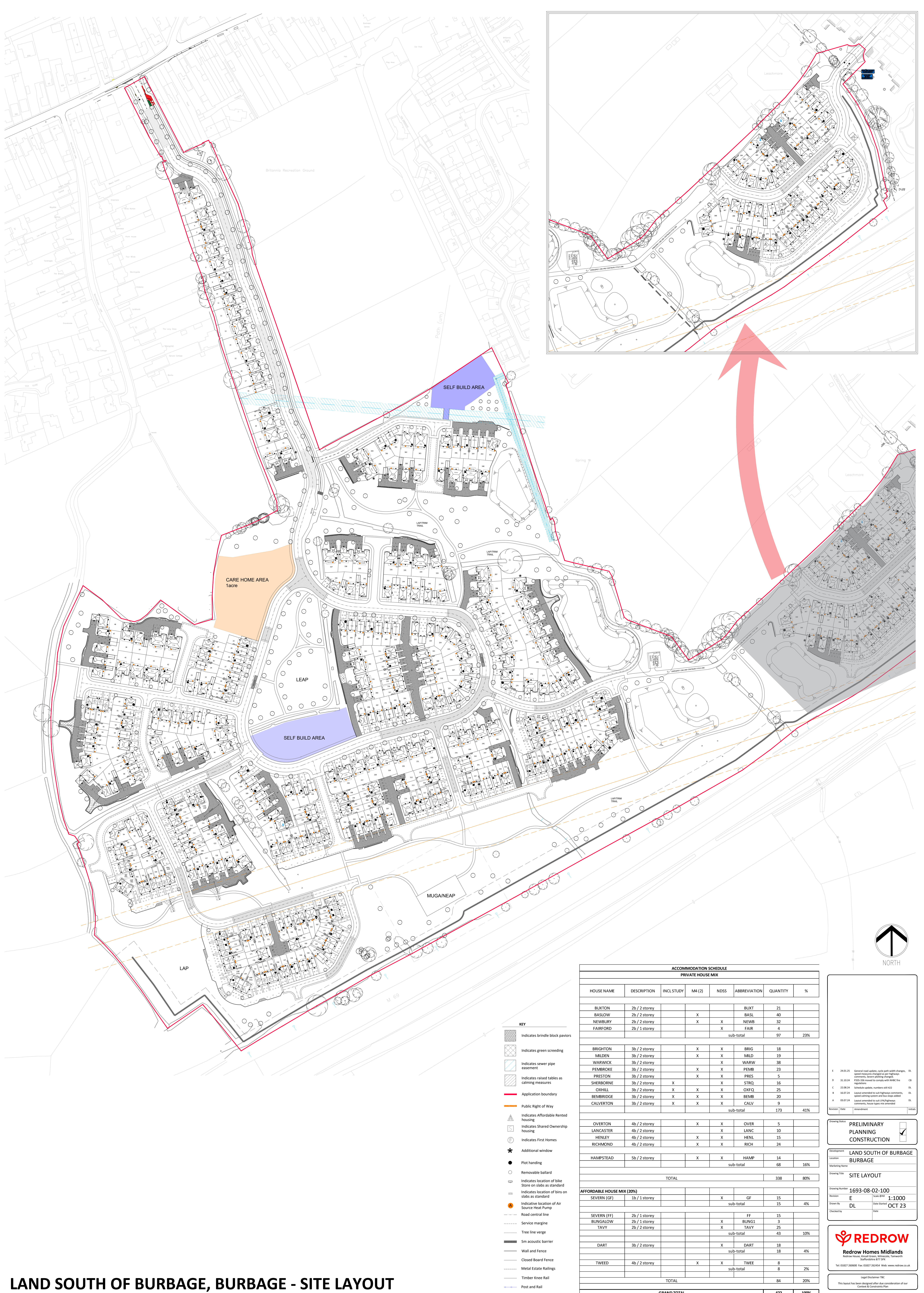
CLIENT Redrow Homes Ltd

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



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

ACCOMMODATION SCHEDULE							
PRIVATE HOUSE MIX							
HOUSE NAME	DESCRIPTION	INCL STUDY	M4 (2)	NDSS	ABBREVIATION	QUANTITY	%
BUXTON	2b / 2 storey				BUXT	21	
BASLOW	2b / 2 storey		X		BASL	40	
NEWBURY	2b / 2 storey		X	X	NEWB	32	
FAIRFORD	2b / 1 storey			X	FAIR	4	
sub-total						97	23%
BRIGHTON	3b / 2 storey		X	X	BRIG	18	
MILDEN	3b / 2 storey		X	X	MILD	19	
WARWICK	3b / 2 storey		X	X	WARW	38	
PENBROKE	3b / 2 storey		X	X	PENB	23	
PRESTON	3b / 2 storey		X	X	PRES	5	
SHERBORNE	3b / 2 storey	X	X	X	STRQ	16	
OXHILL	3b / 2 storey	X	X	X	OXFO	25	
BENBRIDGE	3b / 2 storey	X	X	X	BEMB	20	
CALVERTON	3b / 2 storey	X	X	X	CALV	9	
sub-total						173	41%
OVERTON	4b / 2 storey		X	X	OVER	5	
LANCASTER	4b / 2 storey		X	X	LANC	10	
HENLEY	4b / 2 storey		X	X	HENL	15	
RICHMOND	4b / 2 storey		X	X	RICH	24	
HAMPSTEAD	5b / 2 storey		X	X	HAMP	14	
sub-total						68	16%
TOTAL						338	80%
AFFORDABLE HOUSE MIX (20%)							
SEVERN (GF)	1b / 1 storey			X	GF	15	
sub-total						15	4%
SEVERN (FF)	2b / 1 storey				FF	15	
BUNGALOW	2b / 1 storey			X	BUNG1	3	
TAVY	2b / 2 storey			X	TAVY	25	
sub-total						43	10%
DART	3b / 2 storey			X	DART	18	
sub-total						18	4%
TWEED	4b / 2 storey		X	X	TWEE	8	
sub-total						8	2%
TOTAL						84	20%
GRAND TOTAL						422	100%

Revision

24.03.25	General road update, cycle path with changes, street furniture changed to new highway standards, street lighting changes, 1935-38 moved to comply with local fire regulations.	DL
31.10.24	1935-38 moved to comply with local fire regulations.	DL
22.08.24	Schedule update, numbers still 422	DL
16.07.24	Layout amended to suit highway constraints, street lighting system and bus stop added	DL
03.07.24	Layout amended to suit LPH highway constraints, house types line amended	DL

Revision / Date / Amendment / Initials

Drawing Status

PRELIMINARY PLANNING CONSTRUCTION

Development

LAND SOUTH OF BURBAGE

Location

BURBAGE

Marking Name

SITE LAYOUT

Drawing Number

1693-08-02-100

Revision

E

Scale

1:1000

Drawn by

DL

Date

OCT 23

Checked by

REDROW

Redrow Homes Midlands

Redrow House, Bristol Green, Welbourn, Tamworth, Staffordshire B77 5PA

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Legal Disclaimer: This layout has been designed after due consideration of our Context & Constraints Plan

LAND SOUTH OF BURBAGE, BURBAGE - SITE LAYOUT