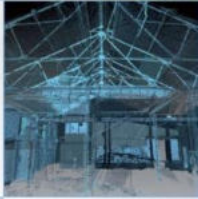


Cross-in-Hand, Magna Park
Rugby, Warwickshire
Archaeological Desk-based Assessment

AOC Project Number: 27421
November 2023



ARCHAEOLOGY

HERITAGE

CONSERVATION

Table of Contents

List of Figures.....	4
List of Plates	4
1 NON-TECHNICAL SUMMARY	5
2 INTRODUCTION	6
2.1 Proposed Development Site.....	6
2.2 Topographical & Geological Conditions	6
2.3 Development Proposal	7
2.4 Government and Local Planning Policies and Guidance	7
2.5 Planning Considerations	10
2.6 Limitations of Scope	10
3 OBJECTIVES.....	11
4 METHODOLOGY	11
4.1 Standards.....	11
4.2 Data Sources	11
4.3 Report Structure.....	12
4.4 Assessment Criteria	12
4.5 Assessment of Direct Impacts.....	12
4.6 Assessment of Harm.....	13
5 ARCHAEOLOGICAL AND HISTORICAL EVIDENCE.....	13
5.1 Undated evidence	13
5.2 Prehistoric and Roman (8000 BC-AD 410)	13
5.3 Early Medieval and Medieval (AD 410-1540).....	14
5.4 Post-Medieval (AD 1540-1900).....	16
5.5 Modern (AD 1900-present day).....	18
5.6 Previous Archaeological Investigations	18
5.7 Aerial Photography.....	20
5.8 Site Walkover	20
5.9 Lidar	21
6 CONCLUSION	21
6.1 Direct Impacts	21
6.2 Mitigation.....	22
7 REFERENCES.....	23
7.1 Bibliographic References	23
7.2 Cartographic References	26
7.3 Archive References.....	26
7.4 Aerial Photography References	26
Figures.....	28
Plates	47
Appendix 1: Asset Gazetteer	48
Appendix 2: Assessment Scope and Criteria	111

List of Figures

- Figure 1: Site Location Plan.
Figure 2: Designated Assets within 1km Study Area.
Figure 3: Non-designated Assets within 1km Study Area.
Figure 4: Extract from Blaeu Map 1662-5 volume 5.
Figure 5: Extract from Rocque Map 1790.
Figure 6: Extract from Sharpe Map 1847.
Figure 7: Extract from Monks Kirby Parish 1842 Tithe Apportionments Map.
Figure 8: Extract from 1886 Ordnance Survey Map.
Figure 9: Extract from Google Earth Satellite Images, 2023 (Showing field labels).
Figure 10: LiDAR DTM Hillshade Map.

List of Plates

- Plate 1: View north across field A1, from the southeast corner of field A1.
Plate 2: View of field A1, looking southwest, from the northeast corner of field A1.
Plate 3: View north across field A2 from the southeast corner of field A2.
Plate 4: View west across field C, from adjacent field A2, field C could not be accessed due to crops.
Plate 5: View showing southern portion of field B, showing immediate west boundary of the Site where Leicester-Rugby line was once located (Asset 104).
Plate 6: View showing northern portion of field D. Taken from the adjacent Field B.
Plate 7: View of field E, looking northeast from the northwest corner of field E.
Plate 8: View of field E, looking south from the northwest corner of field E.
Plate 9: View north across field E, from centre-south field E boundary.
Plate 10: View north across field E, from centre-south field E boundary.
Plate 11: View east across field I, also showing Long Spinney wood (H), taken from northern corner of field I.
Plate 12: View southeast across field I, taken from northern corner of field I.
Plate 13: View south across field J, taken from northwest edge of field J.
Plate 14: View northwest across field K, taken from southern edge of field K.
Plate 15: View of southwestern half of field L, taken from centre-north edge of field L.
Plate 16: View northeast across field M, taken from field entrance along B4027.
Plate 17: View west across field N, taken from field entrance along B4027.
Plate 18: Field 1A, southwest corner with possible railway tunnel on opposite side of B4027 (asset 30).
Plate 19: Site of post-medieval brick kiln (asset 14), located in northeast portion of field I.

1 NON-TECHNICAL SUMMARY

- 1.1 AOC Archaeology Group has been commissioned by Nurton Developments, to undertake an archaeological desk-based assessment (DBA) for a proposed extension of the Magna Park Distribution Centre, located west of Lutterworth, Leicestershire. Although the operational distribution centre lies within Leicestershire, the site of the proposed extension lies to the southwest across the Warwickshire County boundary within the Borough of Rugby. The Site is located within a roughly rectangular area, measuring c. 91 hectares (225 acres) and centered at grid reference SP 50200 83474 (Figure 1).
- 1.2 There are two non-designated assets recorded within the Site (Assets 14 & 104) and a further four non-designated assets that may extend into the Site, recorded within 1km of the Site (Assets 8, 33, 34 & 76).
- 1.3 The first non-designated asset recorded on the Site (Asset 14/ Event 56) marks the possible location of a poorly documented brick kiln that is known only from a field name that appears on a mid-19th century map (1882 tithe award map). No trace of the kiln could be identified on the ground surface and given the extent of later cultivation it is anticipated that any remains will have been severely impacted by the plough. It should also be noted that post-medieval brick kilns were comparatively common and are therefore of relatively low importance.
- 1.4 The second non-designated asset recorded along the immediate west boundary interior of the Site marks the location of the dismantled Leicester-Rugby railway line (asset 104), built during the 19th century, and clearly marked on the 1886 Ordinance Survey map as the 'Leicester & Rugby Branch' (Figure 8). It is believed any remains following the railway's dismantlement in 1966 will have been ploughed out and incorporated into the field. For this reason, the potential for non-agricultural post-medieval remains to be present on the Site is considered to be low.
- 1.5 Human remains (Asset 8) appear to have been disturbed when the railway (Asset 104) was built to the immediate west of the Site during the 19th century. Unfortunately, this discovery was poorly documented even by the standards of the time, although as a rule isolated rural burial clusters tend to be of prehistoric, Roman, or Saxon date as later burials were usually restricted to parish churchyards. It is therefore likely that these burials predated the Norman Conquest. Given the proximity of the site to the reported location of these burials, the possibility that further burials or settlement remains associated with the cemetery may continue onto the Site cannot be discounted.
- 1.6 The Warwickshire and Leicestershire Historic Environment Records (HER's) hold records of a range of sites and artefacts documented within a 1km study area surrounding the Site. These range in date from the iron age to the post-medieval period and include discoveries that have been made during archaeological investigations within the 1km Study Area. An iron age enclosure has recently been discovered to the immediate east of the Site on the opposite side of the Lutterworth Road (B4027) (Assets 33 & 34). The records for this site appear to still be at an early stage, although they appear to suggest the presence of a late prehistoric farmstead. It should also be noted that the Site lies in close proximity to the Watling Street, a Roman road (the A5, Asset 76). The presence of these sites, together with the Roman road suggest a medium likelihood of archaeological activity continuing into the Site.
- 1.7 It is anticipated that Rugby Borough Council will consult with the Heritage and Environment team at Warwickshire County Council prior to the determination of any planning application for the Site. Given the size of the site, the nature of the development proposal and its proximity to a number of recorded archaeological assets (Assets 8, 33 & 34) and the Watling Street Roman road (the A5, Asset 76), it is recommended that the applicant consult with the Heritage and Environment team. This should be done at an early stage of the design process, prior to the submission of a formal planning application in order to ascertain what their mitigation requirements would be. A

geophysical survey is recommended in the first instance, followed by an archaeological trial trench evaluation. Depending on the results of the geophysics it may, with the agreement of the Historic Environment team, be possible to undertake a targeted evaluation post-determination under the terms of a planning condition. In the event of significant archaeological remains being encountered then the Heritage and Environment team may require further work including an archaeological excavation followed by post-excavation analysis and reporting. Should any nationally important remains be identified then the design of the Proposed Development may need to be amended to ensure their preservation.

2 INTRODUCTION

2.1 Proposed Development Site

2.1.1 The Site extends to the west of the A5 which at this point respects the line of the A5 Watling Street (Asset 76), a major Roman road that extended northwest from the Kent coast to Chester, via Canterbury, London, and St Albans. The Site itself is roughly triangular, extends across approximately 91 hectares (225 acres) and is centred at grid reference SP 50200 83474 (Figure 1). Although, the majority of the Site is open fields, a small plantation stands in the northeast corner. The site is bound to the north by Coal Pit Lane and by the B4027 Lutterworth Road to the south and by both field boundaries and the former route of the Leicester – Rugby railway line to the west (Asset 104). Although, it lies within the Warwickshire borough of Rugby, the county boundary with Leicestershire lies approximately 120m to the east extending along the A5 Watling Street (Asset 76).

2.2 Topographical & Geological Conditions

2.2.1 The British Geological Survey GeoIndex (BGS) records the underlying superficial geology as mostly Oadby Member diamicton, forming between 480 and 423 thousand years ago during the Quaternary period. To the immediate northwest of the Site lies a further two layers of superficial geological deposits. Dunsmore Gravel (sand and gravel), a sedimentary superficial deposit forming between 480 and 423 thousand years ago during the Quaternary period. Overlaying this is a deposit of alluvium (clay, silt, sand and gravel), deposited by a stream of running water as a sediment in the bed of a stream or on its floodplain, such a stream is present along the northwestern edge of the Site. These superficial deposits are underlain by solid geological interbedded mudstone and limestone, Blue Lias Formation, a sedimentary bedrock forming between 209.5 and 190.8 million years ago during the Triassic and Jurassic period (BGS, 2023a).

2.2.2 No boreholes or other ground investigations are recorded within the Site. Numerous boreholes are recorded across the site of the Magna Park Distribution Centre. One of the boreholes (SP58SW76) is located approx 200m from the northeast corner of the Site. It records 0.2m topsoil, overlaying 0.7m (0.9m BGL) of firm grey/yellow brown mottled sand clay with some fine gravel. This is overlaying 0.7m (1.6m BGL) of loose, wet, clayey silty sand with some gravel. This is overlaying 5.3m (6.9m BGL) of stiff grey and grey/brown silty sandy clay with occasional gravel and cobbles. This is overlaying 0.45m (7.35m BGL) of firm to stiff grey brown laminated silty clay, overlaying 1.95m (9.3m BGL) of medium dense grey brown clayey sandy silt. Which is overlaying 7.7m (17m BGL) of stiff grey and grey/brown silty sandy clay with occasional gravel and cobbles (BGS 2023b).

2.2.3 Historic Land Characterisation (HLC) data provided by the Warwickshire Historic Environment Record (HER) shows the Site located within land comprised of agricultural fields with the exception of a small strip of land in the northeast of the Site, which is recorded as part of Long Spinney woodland (HLC Id: HWA6686). The two fields in the north (HLC Id: HWA6660) and centre (HLC Id: HWA6661) are very large irregular post war fields with both straight and curvilinear boundaries, marked on the Ordnance Survey (OS) first edition map as large irregular fields.

- 2.2.4 The field in the southeast is a large irregular field with straight and curvilinear boundaries, and one dog-leg boundary, marked on the Ordnance Survey (OS) first edition map as small irregular fields with curvilinear reverse 'S' boundaries, certainly a piecemeal enclosure (HLC Id: HWA6701). The land in the southwest of the site comprised of two fields, one is a very large irregular field with curvilinear and straight boundaries (HLC Id: HWA6707) . Good ridge and furrow survival suggests that this area once formed medieval open fields and it is possible that at least some of the curvilinear boundaries may reflect the former positions of 'strips' within the former open fields..
- 2.2.5 The field in the southwest corner of the Site is recorded as a small irregular field with straight and curvilinear boundaries (HLC Id: HWA6704) although a spoil heap is recorded within this field on the 1886 Ordnance Survey (OS) map (Figure 8). The cutting is clearly associated with a cutting for the adjacent railway line which is marked on the 1886 Ordnance Survey (OS) map as part of the Rugby - Leicester Branch Railway (Asset 104) and suggests that the field was created as part of the land intake for the line.
- 2.2.6 The topography varies slightly across the Site, with elevations from approximately 123m AOD at the lowest point to 137m AOD at the highest point. The topography is higher along the southern and eastern boundary of the Site before gradually sloping down towards the western and northern parts of the Site.

2.3 Development Proposal

- 2.3.1 It is proposed to recommend the Site to Rugby Council for consideration as part of the 'Call for Sites' exercise that they are undertaking as part of their review of the Rugby Local Plan. Although design work is currently at an early stage, should the Site be ultimately allocated for development then it is envisaged that an extension to the existing Magna Park Distribution Centre will be constructed upon it.

2.4 Government and Local Planning Policies and Guidance

Legislative Framework

- 2.4.1 Parliamentary legislation for Listed Buildings is provided by the Planning (Listed Building and Conservation Areas) Act 1990 and legislation for Scheduled Monuments is provided by the Ancient Monuments and Archaeological Areas Act 1979. The most recent legislation, the Levelling Up and Regeneration Act 2023, includes provision for designated heritage assets including Scheduled Monuments, Registered Parks and Gardens as well as placing a Statutory duty on Local Planning Authorities to maintain Historic Environment Records (HERs). With regard to World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Protected Wrecks and 'other area[s] of land included in a register maintained by the Historic Buildings and Monuments Commission for England [Historic England]' Section 102 of the 2023 Act amends Section 58 of the Town and Country Planning Act 1990 include a new section, Section 58B which states that:

"In considering whether to grant planning permission or permission in principle for the development of land in England which affects a relevant asset or its setting, the local planning authority or (as the case may be) the Secretary of State must have special regard to the desirability of preserving or enhancing the asset or its setting" (TCPA 1990, Section 58 as amended by LURA 2023, Section 102).

National Planning Policy Framework (NPPF)

- 2.4.2 The revised National Planning Policy Framework (NPPF) was updated in September 2023. The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for development can be produced and assessed. Chapter 16 of the NPPF is concerned with 'Conserving and enhancing the historic environment'. It identifies heritage assets as "an irreplaceable

resource” and notes that they “should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations” (MHCLG 2023, para 189).

- 2.4.3 Where designated assets are concerned great weight should be given to the asset’s conservation. The more important the asset the greater the weight should be. Any harm to or loss of significance that is predicted to result from either a direct impact upon a designated heritage asset or a change to its setting should require ‘*clear and convincing justification. Substantial harm to or loss of:*
- *grade II listed buildings, or grade II registered parks or gardens, should be exceptional.’*
 - *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 (MHCLG, 2021, Para 200).*
- 2.4.4 With regard to proposals that are predicted to lead to substantial harm to or the total loss of significance to a designated asset, Paragraph 201 states that ‘*local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss*’ (MHCLG 2021, Para 201). Where ‘*a development proposal will lead to less than substantial harm to the significance of a designated asset*’ Paragraph 202 states that ‘*this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*’ (MHCLG, 2021, Para 202).
- 2.4.5 The NPPF (MHCLG 2021: Glossary) defines the setting of a heritage asset as the: “*surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*”.
- 2.4.6 Impacts upon non-designated heritage assets are also a pertinent planning consideration; Paragraph 203 states that ‘*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.*’ (MHCLG, 2021, Para 203).
- 2.4.7 Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority 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.*’ (MHCLG, 2021, Para 205).

Planning Practice Guidance (PPG)

- 2.4.8 Planning Practice Guidance (PPG) was published in April 2014 and is updated periodically, though the section on the Historic Environment was last updated on the 23rd of July 2019, to expand upon the NPPF. Section 18a of the guidance is concerned with ‘*...enhancing and conserving the historic environment*’. The Guidance notes that ‘*conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest.*’
- ‘*Paragraph: 002 Reference ID: 18a-002-20190723*’. (MHCLG, 2021)
- 2.4.9 When considering whether a proposal would cause substantial harm to a designated asset the PPG observes that: ‘*Substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact*

seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting'.

'Paragraph: 001 Reference ID: 18a-018-20190723' (MHCLG, 2021)

Local Development Framework

2.4.10 The Site lies within the administrative area of Rugby Borough Council, Warwickshire although the wider 1km study area extends into the adjacent county of Leicestershire.

2.4.11 The section of Rugby Borough Council Local Plan 2011-2031 (Adopted June 2019) relating to the conservation and enhancement of the historic environment contains the following policies that are relevant to this assessment:

"Policy SDC3: Protecting and Enhancing the Historic Environment

Development will be supported that sustains and enhances the significance of the Borough's heritage assets including listed buildings, conservation areas, historic parks and gardens, archaeology, historic landscapes and townscapes. Development affecting the significance of a designated or non-designated heritage asset and its setting will be expected to preserve or enhance its significance.

a) Understand the Asset

Applications with the potential to affect the significance of a heritage asset will be required to provide sufficient information and assessment (such as desk-based appraisals, field evaluation, and historic building reports) of the impacts of the proposal on the significance of heritage assets and their setting. The Warwickshire Historic Environment Record, the Borough's Conservation Area Character Appraisals and Management Plans, the Local List of non-designated heritage assets, the Warwickshire Historic Towns Study and Historic Landscape Characterisation Study are examples of sources of information that will be used to inform the consideration of future development including potential conservation and enhancement measures.

b) Conserve the Asset

Great weight will be given to the conservation of the Borough's designated heritage assets. Any harm to the significance of a designated heritage asset must be justified. Proposals causing substantial harm to designated heritage assets will need to demonstrate that the harm is necessary to achieve substantial public benefits sufficient to outweigh the harm or loss. Alternatively it must be demonstrated that all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site; and*
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and 81*
- Conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and*
- The harm or loss is outweighed by the benefit of bringing the site back into use.*

Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this will be weighed against the public benefits of the proposal. In weighing applications that 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 asset. Non-designated archaeological sites of equivalent significance to scheduled monuments should be considered subject to the criteria for designated heritage assets” (RBC, 2019, 80-81).

2.4.12 Rugby Borough Council are currently consulting on a review of their Local Plan however, this is still at an early stage and draft policies are yet to be published (November 2023).

2.5 Planning Considerations

2.5.1 The local planning authority of the Rugby Borough Council is advised on archaeological matters by the Planning Archaeologist at Warwickshire County Council. Any requirement for archaeological work either preceding or during development would be determined by Rugby Borough Council as advised by the Heritage and Environment team at Warwickshire County Council.

2.5.2 A 1km Study Area has been utilised for the identification of all known heritage assets and previous archaeological interventions to help identify the potential for direct impacts upon known heritage assets and to predict whether any similar hitherto unknown archaeological remains are likely to survive within the Site and thus be impacted by the Proposed Development.

2.5.3 The Warwickshire County Council Historic Environment Record (HER) recorded one non-designated asset on the Site, the possible location of a brickworks (Asset 14). However, this is based on a reference to a ‘brick kiln’ in a list of field names (Table 1) that are included within the apportionment to the 1842 Tithe Map (Figure 7) and no further evidence for the possible brick kiln is available. A site visit was also made to the recorded site of the brickworks by Warwickshire Museum in October 1983 (Event 56) and its site was revisited by AOC in October 2023 as part of this assessment. No trace of the brick kiln could be identified on the ground surface during the 1983 or 2023 visit. A further 38 non-designated heritage assets (Assets 5-13, 15-19, 21-24, 26-45, Figure 3), and 21 events (Events 46-66, Figure 3) have been identified within the 1km Study Area.

2.5.4 Within the 1km Study Area there are a total of four designated heritage assets (Figure 2), which include one/grade II* listed building (Asset 1), and three grade II listed buildings (Assets 2-4).

2.5.5 A single grade II listed registered park and garden, Newnham Paddox (Asset 4) lies 1km west of the Site.

2.5.6 No world heritage sites; conservations areas or registered battlefields were recorded within 1km of the Site.

2.5.7 The Leicestershire County Council Historic Environment Record (HER) recorded 11 non-designated assets (Assets 68-76, 79-80, Figure 3) and eight events (Assets 83, 88-90, 100-103, Figure 3) within the 1km Study area.

2.6 Limitations of Scope

2.6.1 This assessment is based upon data obtained from publicly accessible archives as described in the *Data Sources* in Section 4. Data from the National Heritage List for England (NHLE) was downloaded in October 2023 and an extract from both the Warwickshire County Council HER and Leicestershire County Council HERs were obtained in October 2023. The information presented in the gazetteer regarding known heritage assets is current to these dates.

2.6.2 As the Site is currently open agricultural land, an aerial photographic search was ordered from Historic England as part of this assessment to gauge the scale and massing of the former activity within the Site and surrounding area.

2.6.3 It should be noted that the report has been prepared under the express instructions and solely for the use Nurton Developments. All the work carried out in this report is based upon AOC Archaeology Group’s professional knowledge and understanding of current (October 2023) and relevant United Kingdom standards and codes, technology, and legislation.

2.6.4 Changes in these areas may occur in the future and cause changes to the conclusions, advice and/or recommendations given. AOC Archaeology Group does not accept responsibility for advising Nurton Developments of the facts or implications of any such changes in the future.

3 OBJECTIVES

3.1 The main objective of this assessment is to identify the potential for cultural heritage assets to be impacted by the Proposed Development of the Site. The evidence presented and the conclusions offered will provide a comprehensive basis for further discussion and for the formulation of a mitigation strategy, should this be required. This will be done, by examining a variety of evidence for upstanding and buried remains of heritage interest including designated and non-designated heritage assets within 1km of the Site. The assessment is based upon data obtained from publicly accessible archives as described in *Data Sources* (Section 4).

4 METHODOLOGY

4.1 Standards

4.1.1 This assessment contains sufficient information to meet the requirements for assessing potential impacts upon heritage receptors required by current planning regulations set out in the Planning Practice Guidance (2014, updated July 2021, Historic Environment section updated July 2019); National Planning Policy Framework (June 2021); Planning (Ancient Monuments and Archaeological Areas) Act, 1979; Planning (Listed Buildings and Conservation Areas) Act, 1990; and local planning policy.

4.1.2 AOC Archaeology Group conforms to the standards of professional conduct outlined in the Chartered Institute for Archaeologists' (CifA) Code of Conduct (CifA, 2014a), the CifA Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment (CifA, 2020), the CifA Standards and Guidance for Historic Environment Desk Based Assessments (CifA, 2014b), and other relevant guidance.

4.1.3 AOC Archaeology Group is a Registered Organisation of the CifA. This status ensures that there is regular monitoring and approval by external peers of our internal systems, standards, and skills development.

4.1.4 AOC is ISO 9001:2015 accredited, in recognition of the Company's Quality Management System.

4.2 Data Sources

4.2.1 The following sources were consulted during the preparation of this assessment:

- Historic England, for designated heritage asset data downloaded from Historic England's online NHLE for statutory designations and online aerial photography;
- The Warwickshire County Council HER: for records of designated and non-designated assets and previous archaeological interventions;
- The Leicestershire County Council HER: for records of designated and non-designated assets and previous archaeological interventions;
- Historic Maps held by the British Library and the National Library of Scotland;
- Rugby Borough Council Conservation Area appraisals and maps;
- Harborough District Council Conservation Area appraisals and maps;
- Archaeological Data Service (ADS) for heritage data including grey literature reports, archaeological journals, and the Excavation Index for England;

- The Environmental Agency for any available LiDAR imagery of the Site;
- Warwickshire County Council Archives, for any available pre-Ordnance Survey mapping and other documentary sources;
- Site Visit to assess existing land use and potential constraints within the site;
- TheGenealogist.co.uk for copies of the tithe map and apportionments through AOC archaeology's online subscription; and
- Other online resources.

4.3 Report Structure

- 4.3.1 Each heritage asset referred to in the text is listed in the Gazetteer in Appendix 1. All locations of previous archaeological investigations (events) referenced are also detailed within the accompanying gazetteer (Appendix 1) and are mapped on Figure 2 and 3. Each has been assigned an 'asset/event number' unique to this assessment, and the Gazetteer includes information regarding the type, period, grid reference, HER number, protective designation, and other descriptive information, as derived from the consulted sources.
- 4.3.2 Each heritage asset referred to in the text is plotted on Figures 2 and 3 at the end of the report, using the assigned asset numbers. The Site is shown outlined in red.
- 4.3.3 All sources consulted during the assessment, including publications, archived records, photographic and cartographic evidence, are listed amongst the References in **Section 7**.

4.4 Assessment Criteria

- 4.4.1 The assessment aims to identify the known and likely archaeological potential of the Site and the relative value or importance of such a resource / asset. The criteria for assessing these factors are laid out in detail in Appendix 2.
- 4.4.2 The criteria for assessing archaeological potential are expressed in this report as ranging between the scales of high, medium, low and uncertain, criteria for which are also noted in Appendix 2.
- 4.4.3 Levels of importance in the report are expressed as ranging between the scales of high, medium, low, negligible, and unknown. The importance of heritage assets is determined firstly by reference to existing designations – for example scheduled monuments are already classified as Nationally Important and therefore are considered to be of high importance. For assets where no designation has previously been assigned, the likely importance of that asset has been based upon the available evidence and professional knowledge and judgement.
- 4.4.4 The likely magnitude of the impact of the Proposed Development works is determined by identifying the degree of change from the Proposed Development upon the 'baseline' conditions of the Site and the heritage resource identified in the assessment. This impact can be either adverse (negative), beneficial (positive) or neutral and is ranked according to the scale of high, medium, low, negligible or neutral.

4.5 Assessment of Direct Impacts

- 4.5.1 AOC obtained an extract from the HER covering both designated and non-designated assets located within 1km of the Site boundary to assess the potential for buried archaeological remains to be present on the Site.
- 4.5.2 The assessment of direct impacts will be undertaken in line with the assessment criteria noted above and in Appendix 2. This will be done by establishing the historic environment baseline through examination of the data sources outlined above and a walkover survey. The Proposed Development will be assessed against the

established historic environment baseline, and potential direct impacts on known and unknown heritage assets will be identified.

4.6 Assessment of Harm

- 4.6.1 The NPPF, where designated heritage assets are concerned, requires an assessment to be made as to the level of harm which could be caused to designated heritage assets by a Proposed Development. It requires a judgement to be made as to whether that harm is 'substantial' or 'less than substantial', and the level of harm predicted establishes the planning test to be applied (MHCLG, 2021, Para 202).
- 4.6.2 Historic England define harm in their Conservation Principles (2008) as a '*change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place*' (HE 2008, 71)
- 4.6.3 The PPG (2014 updated 2021, Historic Environment section updated July 2019) notes that 'substantial' harm is a 'high test' and that as such it is unlikely to result in many cases. What matters in establishing whether harm is 'substantial' or not, relates to whether a change would seriously adversely affect those attributes or elements of a designated asset that contribute to, or give it, its significance (Paragraph: 018 Reference ID: 18a-018-20190723).

5 ARCHAEOLOGICAL AND HISTORICAL EVIDENCE

5.1 Undated evidence

- 5.1.1 Human remains (Asset 8) appear to have been disturbed when the Leicester-Rugby railway (Asset 104) was built to the immediate west of the site interior during the 19th century. The graves were filled with dark coloured sand, apparently brought from a distance. The bones were tinged with a peculiar red colour, and were flint-like in structure, probably owing to the action of petrifying springs in the neighbourhood. Unfortunately, this discovery was poorly documented even by the standards of the time, although as a rule isolated rural burial clusters tend to be of prehistoric, Roman, or Saxon date as later burials were usually restricted to parish churchyards. It is therefore likely that these burials predated the Norman conquest.
- 5.1.2 Given the proximity of the site to the reported location of these burials, the possibility that further burials or settlement remains associated with the cemetery may continue onto the site cannot be discounted.

5.2 Prehistoric and Roman (8000 BC-AD 410)

- 5.2.1 No prehistoric or Roman remains have previously been identified within the Site however there is moderate evidence for prehistoric and Roman activity within the 1km Study Area.
- 5.2.2 Late neolithic to early bronze age remains have been recorded c.900m north of the Site (Asset 73), where fieldwalking undertaken in 2014 recovered a prehistoric flint scatter (Event 90, Liddle 2014). Fieldwork undertaken in 2016 also recovered a flint core fragment (Event 87).
- 5.2.3 Iron age remains have been recorded c.900m north of the Site where fieldwork undertaken in 2015/16 (Events 85-87) recorded boundary ditches, enclosures and two possible roundhouses along with a possible Roman field system (Asset 79). An iron age to early Roman beehive quern, fired clay, 153 sherds of iron age pottery (65 from one vessel) were recovered (Albion Archaeology 2017).
- 5.2.4 Roman samian ware pottery (Asset 22) was recovered c.240m northwest of the Site where the method of recovery was unrecorded and perhaps a result of fieldwalking (Wendy Scott, 2004).
- 5.2.5 Late iron age to Roman settlement activity was recovered c.520m southeast from the Site (Asset 32), where fieldwork undertaken in 2019 (Event 62) recovered a large quantity of late iron age to Roman pottery. The range of pottery wares and forms recovered are very diverse and consistent with a settlement of moderate status,

possibly a roadside settlement. The site is 2-3km northwest of the Roman small town of *Tripontium* and may have formed part of its hinterland. Both the pottery and fired clay suggest the possibility that pottery production was one of the activities undertaken on the site (Oxford Archaeology, 2019).

- 5.2.6 Roman artefacts have been recorded c. 900m north of the Site where fieldwalking undertaken in 2014 recovered eight sherds of Roman pottery (Asset 74, event 90, Liddle 2014).
- 5.2.7 The A5 Watling Street road located c120m from the Site, is an old Roman road (Asset 76) and runs from Chester to Richborough, forming the border between Leicestershire and Warwickshire. Within Leicestershire it runs through Roman settlements at *Tripontium*, *Venonae* (High Cross) and *Manduessedum* (Mancetter). Artificially deposited ground was recorded when a watching brief was undertaken in 2019 associated with groundworks for the original Magna Park Distribution Centre (Event 91). It is possible that remains associated with the Roman road survive beneath this layer (Albion Archaeology, 2019).
- 5.2.8 The Warwickshire Historic Environment Record (HER) also records an Iron Age enclosure that has recently been discovered to the immediate east of the Site on the opposite side of the B4027 (Assets 33 & 34, event 64). A gully terminus was recorded which was not identified in the geophysical survey for this site (Asset 33). This gully was found to curve to the northwest and contained fragments of Iron Age pottery and daub. A small pit which due to its small size and laying beneath a furrow was also not highlighted by the geophysical survey (Asset 34). This pit whilst containing no datable evidence was clearly sealed by subsoil deposits which would suggest it predates the over laying ridge and furrow (Asset 35). The records for this site appear to still be at an early stage, although they appear to suggest the presence of a late prehistoric farmstead, further supporting the potential for archaeological deposits to be located in the surrounding area (RSK ADAS, 2020).
- 5.2.9 Roman remains have been recorded c.920m to the north of the Site to the southeast of Lodge Cottage, Bittesby (Asset 82) where fieldwork undertaken during 2015-16 recorded a field system, peripheral settlement activity along with a possible post built structure and trackway (Event 85-87). Roman pottery and other finds, including a plate brooch and coin, were recovered (Albion Archaeology, 2017).
- 5.2.10 Based on current evidence, there is a medium potential for prehistoric and Roman remains to be present within the Site.

5.3 Early Medieval and Medieval (AD 410-1540)

- 5.3.1 There are no medieval assets recorded within the Site.
- 5.3.2 An Anglo-Saxon inhumation (**Asset 68**) was found in May 1961 during road widening c.100m north of Moor Barns filling station and is situated c.530m east from the Site (**Liddle, 1986**). Associated finds include a bone disc, a copper alloy ring and a penannular brooch. A broken Anglo-Saxon stirrup (**Asset 69**) was also found near to the burial with both assets given a late 6th/7th century AD date.
- 5.3.3 The closest villages to the Site are Willey to the north and Monks Kirby to the west. Monks Kirby is of middle English origin (e.g. Monks Kirby: 'church farm/settlement') with a combination of *old Norse* elements (e.g. *Kirkja*: 'A church', *bȳ*: 'A farmstead, a village') and middle English elements, (*monke*: 'a monk'). The placename Willey is of *old English* origins (e.g. 'Willow-tree wood/clearing'), together with both *old English* elements (*wēoh*: 'Holy', *lēah*: 'A forest, wood, glade, clearing; a pasture, meadow') and Anglian elements (*wilig*: 'A willow-tree'). These sources suggest habitation in this period and is supported by direct archaeological evidence as shown above (KEPN, 2022).
- 5.3.4 Willey and Monks Kirby appear in the doomsday book with the addition of Newnham Paddox and date to 1086. Willey had a recorded population of eight households and was owned by Count of Meulan in 1086. The land

comprised mainly of ploughland with 40 acres of meadow (four ploughlands, two lord's plough teams, two men's plough teams). Monks Kirby had a recorded population of 24 households and was owned by Land of Geoffrey of la Guerche. The land comprised of 20 ploughlands, seven lord's plough teams, 28 men's plough teams and 40 acres. Geoffrey also owned Newnham Paddox with its recorded population of 24 households, comprising of eight ploughlands, one lord's plough teams, six men's plough teams and 20 acres of meadow. Monks Kirby Village is 3km west of the Site however Newnham Paddox is just outside the Study Area. Willey Village is within the 1km Study Area and has good archaeological evidence to support the doomsday book (**Doomsday 2023**).

- 5.3.5 Willey, a medieval settlement (**Asset 21**) located 800m northwest of the Site can be seen on the 1889 Ordnance Survey (OS) map (Figure 8) and aerial photography. Willey is a small parish on the northeast border of Warwickshire, three miles west of Lutterworth. Wedge shaped, its northeast and south boundaries are very sharply defined by the Watling Street and the Lutterworth-Hinckley Road respectively, though where these two roads meet at Cross-in-Hand at the eastern corner a small 'gore' is taken in south of the Hinckley Road, on which the Rectory, '*a good substantial brick building*' stands, in a rather isolated position. Willey is entered in Domesday Book with Wibtoft (q.v.) as part of the estates of the Count of Meulan. The resulting overlordship of the earls of Warwick can be traced down to 1460, when it was in the king's hands by the forfeiture of Richard, Earl of Warwick (the Kingmaker), and 1473. Before 1268 an intermediate tenancy was granted to the Hastings, Henry Hastings in that year holding Bedworth and Willey as one fee, this is again recorded at various dates up to 1535 (Salzman, 1951).
- 5.3.6 There are several assets belonging to the medieval period located along Main Street, Willey. The Church of St Leonard, originally built in the medieval period and restored in the post medieval period, is now a grade II* listed building (Asset 1). This church, with a virgate of land and two tofts, were given to the Norman abbey of Préaux between 1129 and 1146 by Roger Abbadon, when he became a monk there. His gift was confirmed by his son Hugh, and by the earls Roger of Warwick and Robert of Leicester, before Roger, Bishop of Chester. Hugh de Herdebergh in 1273 quitclaimed the advowson to William, Abbot of Préaux, and Nicholas, prior of its cell at Warmington, for ten marks. Medieval remains have been recorded on Church Lane where a watching brief undertaken in 1999 revealed a possible medieval boundary ditch along with ridge and furrow cultivation (Asset 18, 29, event 49, ULAS, 1999). Additional medieval remains have been recorded at the north end of Willey where a shrunken settlement and windmill are identified as earthworks (Asset 9 & 38) with the latter visible on aerial photography also (WAS, 1979).
- 5.3.7 Medieval remains have been recorded c. 900m north of the Site where two fieldwalking events undertaken in 2014 recovered 64 sherds of pottery (Asset 75, event 90, Liddle, 2014) and c100 sherds of pottery (Asset 81, event 97, MOLA, 2014). They were presumably deposited here via manuring and several of the fields investigated are within the 1km Study Area.
- 5.3.8 A single medieval asset recorded to the east of the Site at Cross in Hand Farm where a walkover survey in 2020 identified extant ridge and furrow earthworks, also viewable on recent aerial photographs (Asset 35, event 66).
- 5.3.9 The site of a deserted medieval settlement, Cestersover is recorded 900m to the south of the Site (asset 25). A medieval moat survives as an earthwork at Cestersover (Asset 27), whilst documentary evidence indicates the presence of a chapel (Asset 26, Salzman, 1951). Medieval fishponds also survive as earthworks 900m to the south of the Site on the eastern edge of the former Cestersover settlement (Asset 24). A further moat survives 670m to the west of the Site at Little Walton (Asset 6, event 55).
- 5.2.10 Based on current evidence, there is judged to be low potential for medieval remains within the Site as it is likely that it was farmland throughout this period however, it should be noted that no previous archaeological

investigations have been undertaken on the land and that consequently the potential for previously unrecorded buried remains to be present cannot be discounted.

5.4 Post-Medieval (AD 1540-1900)

5.3.1 Post medieval cartographic evidence suggests that the Site and its surroundings were part of a mixed agricultural landscape, with a combination of arable and pasture fields, apart from construction of the Leicester-Rugby railway in 1840, that ran north south along the immediate western boundary of the Site until its closure in 1966 (Asset 104).

5.3.2 A single asset is recorded on the Site (Asset 14/ Event 56), this marks the possible location of a poorly documented brick kiln that is known only from a field name that appears on a mid-19th century map (1882 tithe award map). No trace of the brick kiln could be identified on the ground surface during a site visit by Warwickshire Museum and given the extent of later cultivation it is anticipated that any remains will have been severely impacted by the plough. Bricks have a ubiquitous presence in the built landscape of Warwickshire, with many of those bricks made locally. Large scale production was concentrated in the north of the county, particularly in Nuneaton with the Haunchwood Brick and Tile and Stanley Brothers brickworks. However, brick production on a smaller scale was spread throughout the county. Indeed, the small-scale, sometimes temporary, brickworks designed to produce bricks for a specific purpose, or to utilise a particular source of clay, is a feature evident from an early stage. Even in the pre-industrial era there was widespread domestic and artisan manufacture to meet local demands, with early maps showing many local brick pits and kilns (WIAS, 2023).

5.3.3 Early pre-Ordnance Survey (OS) maps of the Site tend to be schematic and lacking in detail, although they give some idea of the nature of settlement in the surrounding area. The earliest maps of the region such as Saxton’s 1579 map (not reproduced here) and Blaeu’s 1646 map (Figure 4) both show settlements at Willey, Monks Kirby (*Monks Kirkby*), and Newnam [Paddox], as well as the River Swift, though with very little other detail. As cartographic techniques progressed in the 18th Century, more detail becomes visible, like on Rocque’s 1790 map (Figure 5) which shows the same settlements but with the addition of county lines and roads with distances.

5.3.5 Detailed mapping for the Site and its environs commenced with the 1842 Monks Kirby tithe map (Figure 7) which depicts field boundaries as well individual buildings and structures, including those that have now been demolished (Asset 28). Tithe maps typically date to the mid-19th century as the Monks Kirby one does, and were accompanied by a document, the apportionment that detailed the land that was included within the tithe obligations. These documents can be extremely useful as they record the names of the landowner and the tenant as well as the name of each field or partition of land and its use. In the case of the Site the Monks Kirby apportionment of the field names (No.33) refers to a brick kiln, which could indicate the presence or former presence of a brick kiln on the Site (Asset 14).

1), indicates that the land was primarily pasture and arable with four meadows and four (woodland) plantations, under the ownership of William Basil Percy Feilding, The Earl of Denbigh, who owned the Newnham Paddox Estate. One

1: Tithe Apportionments within Site Boundary

Parcel No.	Landowner	Occupier	Name	State of Cultivation
24	William Basil Percy Denbigh The Earl Of Denbigh	Henry Wood	Sheep Pen Close	Grass
25			Dairy Close	Grass
26			Knights Close	Arable
27			Knights Close	Arable
28			Knights Close	Meadow

		Meadow	
29	George Beale	Old Close	
30	Henry Wood	Old Close	Arable
31	George Beale	Lower Geoffrey Place	Grass
32		Upper Geoffrey Place	Arable
33		Brick Kiln	Grass
34		Stoney Stile Close	Arable
35	William Basil Percy Denbigh The Earl Of Denbigh	Late Lord Aylsestone	Plantation
36	George Beale	Old Woman's Close	Arable
37	George Beale	Twelve Acres	Grass
38	Henry Wood	Middle Close	0.5 Grass/ 0.5 Arable
40	William Berridge	Meadow	Grass
41		Middle Ground	Grass
42		Meases Stoney Mile	
43		Further Stoney Mile	Arable
44		Baggot's Meadow	Meadow
45	William Basil Percy Denbigh The Earl Of Denbigh		Plantation
46	William Berridge	Baggot's Piece	Meadow
47	William Basil Percy Denbigh The Earl Of Denbigh		Plantation
48	William Berridge	Spinney Close	Grass
49		Stoney Mile Meadow	Meadow
50		Daisy Close	Grass
55	Henry Wood	Spring Meadow	Spoil Bank
39	William Basil Percy Denbigh The Earl Of Denbigh		Plantation

- 5.3.6 Cartographic techniques were improved upon further in the 19th Century with Sharpe's 1847 map (Figure 6) to record the enhanced road networks around the region and includes the Leicester to Rugby railway line (Asset 104), recorded as the 'Railway South Branch'. The 19th centuries saw significant changes in the landscape due to infrastructure developments in the form of railway networks. This expansion was due to the growth of the boot and shoe industry within the East Midlands and, on a rather smaller scale, of the engineering and elastic-web industries, and it was assisted by the construction of new railway connections. The Midland Counties railway company completed the 'Railway South Branch' in 1840 linking Leicester with Nottingham and Derby to the north, and through Rugby to London in the south (BHO, 2023). Part of this railway ran north south along the immediate west boundary interior of the Site (Asset 104), and included a railway man's hut, tunnel and several bridges all outside the Site boundary (Assets 31, 30 & 39-45).
- 5.3.7 The 1886 Ordnance Survey (OS) map (Figure 8) records the Site as open ground divided into 20 fields, although a rectory (Asset 105, now demolished) had been erected to its immediate northeast since at least 1842. Coal Pit Lane extends from east to west to the north of the Site, although no evidence of coal mining within the immediate vicinity if the Site is identified on coal authority maps (Coal Authority, 2023). The north-south railway line along the immediate west boundary interior of the Site is accurately recorded here and now annotated as the 'Leicester & Rugby Branch' (Asset 104).
- 5.3.8 Post medieval remains were recorded near Bittesby House Lodge (Asset 80), c.900m north of the Site where fieldwalking undertaken in 2014 recorded 16 pottery sherds (Asset 75, event 90, Liddle, 2014). The house along

with lodge and semi-detached cottages form a cluster of three non-designated buildings and was originally built as a farmhouse in 1844. The original farmhouse is composed of red brick, with a gabled plain tile roof, and two chimney stacks. The windows are timber casements, and the front door (on the north elevation) is painted timber. Many of the lintels are composed of stone, suggesting the original farmhouse was altered during a 19th century reconfiguration of the principal dwelling. Access to Bittesby House is no longer gained via the lodge and is now from Mere Lane to the southeast of the building (CgMs, 2015).

- 5.3.9 A range of post medieval listed buildings are recorded within 1km of the Site including a grade II listed Cottage Nurseries (Asset 3) 800m to the northwest, a grade II listed Streetfield Farmhouse (Asset 2) 800m to the southwest and the grade II listed building 'The Cottage' (Asset 4) 750m to the west. The grade II Listed Newnham Paddox Registered Park and Garden (Asset 67) extends to within 1km of the Site from the west. Newnham Paddox was a major country estate, the seat of the Earls of Denbigh and although the house was demolished in 1952 the surrounding parkland which was laid out by Lancelot 'Capability' Brown survives.
- 5.3.10 Post medieval non-designated assets recorded within the 1km study area includes a forge/smithy (Asset 11), two windmills (Assets 10 & 38) and agricultural buildings at Bayhouse Farm, Willey (Asset 17). The latter were partially investigated during a watching brief (Event 48) which found evidence of 16th to 18th century activity, including foundations for timber farm buildings and yard surfaces. Post medieval remains have also been recorded at 65 Church Lane, Willey where fieldwork undertaken in 1997 recorded two 19th century brick walls and a later well (Asset 107, event 65, report unavailable). Further remains have also been recorded nearby at Star cottage, Willey where fieldwork undertaken in 2005 recorded 19th century brick flooring (Asset 106, event 51, report unavailable).
- 5.3.11 Additional non-designated assets at Cestersover Farm, south of the Site have been recorded as a windmill (Asset 15) and a shrunken manor house (Asset 16) whilst agricultural buildings are recorded at Little Walton Lodge Farm (Asset 28).
- 5.3.12 Based on the documentary evidence it appears that, with the possible exception of a brick kiln (Asset 14) and the dismantled Leicester-Rugby railway (asset 104), the Site was in agricultural use throughout the post-medieval period. The brick kiln is poorly documented and no trace of it could be identified on the ground surface during both the Warwickshire Museum 1983 visit and recent October 2023 site visit and it is therefore likely that any buried remains associated with it will be poorly preserved. Historic Ordnance Survey (OS) maps (Figure 6 & 8) show the Leicester-Rugby railway line (Asset 104) ran along the immediate west boundary interior of the Site and following closure of the line in 1966 and subsequent dismantlement, it is believed any remains have been ploughed out and incorporated into the field. For these reasons the potential for non-agricultural post-medieval remains to be present on the Site is considered to be low.

5.5 Modern (AD 1900-present day)

- 5.4.1 No modern archaeological remains are recorded within the Site.
- 5.4.2 The 2023 satellite imagery (Figure 9) does not show evidence for the site of the possible post-medieval brick kiln (Asset 14), situated in the northeast corner of the Site (Plate 19).
- 5.4.3 Overall, it is assessed that there is a low potential for modern remains within the Site.

5.6 Previous Archaeological Investigations

- 5.5.1 The HER records that there have been 42 previous archaeological events within or partially within the 1km Study the Site (Asset 14, event 57).

- 5.5.2 A wide range of archaeological events are recorded within the 1km study area including an excavation (Event 87), seven evaluations (Events 48, 62, 64, 85, 86, 88, 102, 103)), six geophysical surveys (Events 61, 63, 94, 99-101), nine watching briefs (Events 47, 49-51, 53, 65, 89 and 91), four desk-based or heritage impact assessments (Events 92, 95, 96 & 98), an historic building survey (Event 84), a photographic survey (Event 54) and 13 general field observations (Events 46, 52, 55-60, 66, 83, 90, 93, 97). Full details of all these investigations are included within the Site Gazetteer (Appendix 1).
- 5.5.4 Investigations to the east and northeast of the Site, prior to the construction of the Magna Park Distribution Centre during 2015 and 2016 (Events 85, 86 & 102) assessed land associated with the Bittesby Deserted Medieval Village, the core of which lies beyond the 1km Study Area). Evidence of ridge and furrow cultivation, field boundaries were recorded along with some undated features that appeared to be iron age/Roman in origin (Albion 2015a, 2015b & 2016).
- 5.5.5 These evaluations were followed by an excavation in 2016 (Event 87) which revealed several phases of past human activity the earliest being represented by a flint core fragment of later neolithic to bronze age date, although no cut features from this period were present. Dispersed early to middle iron age activity was identified, which included two extensive linear boundaries and at least one small settlement. The Roman period was represented by field systems and an activity focus adjacent to Watling Street. Further away from Watling Street was evidence of activity on the periphery of a settlement previously identified outside of the development area. Evidence was also identified for medieval open fields, which covered much of the development area in this period, as well as a single post-medieval ditch. Even in the case of the two best-represented phases of activity (early to middle iron age and Roman) the small scale of the settlement evidence and the spatially distant nature of the remains within the development area mean that the picture offered is rather fragmented. Nonetheless the iron age evidence appears to show a landscape that was crossed by at least two extensive linear boundaries, along which small-scale, localised settlement clusters. The evidence for the Roman period is dominated by ditches associated with field systems which, curiously, are not aligned perpendicular to Watling Street (and so could predate it) (Albion, 2017).
- 5.5.6 Two watching briefs occurred in 2019 for the Magna Park Distribution Centre (Events 91) and found no archaeological evidence.
- 5.5.7 In 2019 trial trenching on land to the east of the A5 Watling Street at Lutterworth (Event 88) identified extensive post-medieval ridge and furrow field system remains, an undated field boundary, drainage ditches and a former hedged field boundary. Alluvial deposits and the course of a paleochannel were also identified, probably associated with a former course of the Padge Hall Brook (Asset 72) (Headland Archaeology, 2019).
- 5.5.8 In 2015 an evaluation on land adjacent to Glebe Farm, Lutterworth (Event 103) identified four linear features, one a Roman ditch, the others undated, along with deep alluvial deposits were identified adjacent to the line of an extant watercourse. Areas of landfill were also identified and overall, the potential for the site to contain further remains of archaeological significance was considered to be low (Headland Archaeology, 2015).
- 5.5.9 Evidence of prehistoric occupation was identified to the immediate east of the Site on the opposite side of the B4027 on land adjacent to Lutterworth Road (Event 64) where a gully terminus containing fragments of iron age pottery and daub was interpreted as part of a possible iron age enclosure (RSK ADAS, 2020).
- 5.5.10 To the south of the Site an evaluation at land at Streetfield Farm, Warwickshire, undertaken in 2019 (Event 62) found evidence of late iron age to Roman activity in the form of ditches and pits representing field or enclosure boundaries. A historic field boundary and remnants of ridge and furrow were also found. The archaeology is consistent with the results produced by the geophysical survey and historical mapping and indicates they

preservation of a late iron age and Roman settlement landscape dating to the 1st and 2nd centuries AD. A gas pipeline traversing the site and agricultural ploughing are likely to have truncated some archaeology (Oxford Archaeology, 2019).

- 5.5.11 Given the targeted nature of the previous archaeological investigations within or partially within the Study Area, it is considered that these events provide good detail with helps in establishing the archaeological potential of the Site.

5.7 Aerial Photography

- 5.6.1 An aerial photographic search was ordered from Historic England (HE) and viewed on 27th October as part of this assessment to identify images that had the potential to show archaeological evidence, both on the Site and within the surrounding area. A range of oblique and vertical aerial photographs showing the site were examined and dated between 1947 and 2000. A full list of images consulted are included in the references Section 7. There are oblique photographs showing the Site itself and the surrounding 1km Study Area. A Vertical photograph of the entire Site was also consulted (MAL75932/ SP 5082-1. O). These photographs show the Site, and its surroundings as largely unchanged throughout the 20th Century with a few exceptions.
- 5.6.2 The 1947 vertical aerial photograph (MAL75932/ SP 5082-1. O) compared to the 1889 Ordnance Survey (OS) map show little change in land use and shows the Leicester-Rugby Railway line is still in use (Asset 104). The large field in the southwest corner of the Site, recorded on the 1889 OS map (Figure 8) has been subdivided into two open fields.
- 5.6.3 Comparisons between images taken in 1947, and later photos dating from the 1980's and 1990's, along with modern satellite imagery (Figure 9) show that fields were amalgamated across the Site during the second half of the 20th century. The oblique photograph from 1990 records the southwest corner of the Site and unlike the 1947 vertical photograph, reveals the dismantlement of the railway tunnel (Asset 30) and the elevated bank created from the tunnel's backfill (WAN6315/ SP4982-1).
- 5.6.4 Photographs from 1988 (JAP6986/ SP4983-6), and 2000 (NMR 21012/ SP 4983-7) show the southwest quadrant of the Site. Little has changed within the Site during these periods and similar linear cropmark features are still visible.
- 5.6.5 Oblique photographs from 1986 (JAP6963/157/ SP4982-2) and (JAP6963/158/ SP4982-3) show Little Walton Farmhouse and the surrounding area to the west of the Site. Oblique photographs from 1990 (WAN6314/24/ SP4984-1) and (WAN6314/25 SP4984-2) show the village of Willey and the surrounding area to the north of the Site.
- 5.6.6 No previously unrecorded features or assets were identified within the Site from aerial photography.

5.8 Site Walkover

- 5.7.1 The Site was visited on Monday 23rd October 2023, on a clear, dry day. Each field has been labelled for description purposes and can be found on the Google Earth satellite imagery (Figure 9). The Site was bound by B4027 Lutterworth Road to the south and east, Coal Pit Lane to the north, and a boundary ditch (formerly the Leicester-Rugby railway line (Asset 104) to the west.
- 5.7.2 The Site was accessed via B4027 Lutterworth Road, unfortunately field C was not accessible due to substantial crop growth (Plate 4) although the remainder of the Site was accessible, and visibility was clear (Plates 1-19).
- 5.7.3 The Site was enclosed by hedges or wire fences and metal gates, with mature woodland along its western (Plate 1,3,5,8) and northeastern boundaries (Plate 11) and it was noted that the internal boundaries within Site were

mainly formed by hedges and open entranceways, the exception being the open boundary between field B and D (Plate 6) and the enclosed pasture fields A1 and A2. Fields A1 and A2 were essentially one field as the boundary separating the two had been partially removed (Plate 1).

- 5.7.4 Satellite imagery shows a trough in the east and animal pen in the northwest corner of Field C (Figure 3). These could not be seen during the October 2023 visit due to high crop growth (**Plate 4**). A gas supply marker was also observed on the internal hedgerow between Fields E and D suggesting a buried high-pressure gas main crosses the Site.
- 5.7.5 A narrow gully was visible between fields A2 and B, which corresponded to the linear feature visible in LiDAR data (Figure 10). Various other slight undulations were discernible on the ground in this area (Fields A1, A2 & B) and may be the remains of medieval ridge and furrow earthworks. This is supported in the HLC data for County Warwickshire (HLC id: HWA6707).
- 5.7.6 The backfilled tunnel entrance (Asset 30) for the Leicester-Rugby railway line (Asset 104) is not visible from fields A1 and A2 (Plates 2 & 18). This asset is recorded as being outside the Site boundary and the slight undulations on the ground suggest the area inside the Site has been backfilled with any remains of either asset ploughed out and incorporated within the fields (Plate 1-3, 5, 8 & 18).
- 5.7.7 The possible location from which human remains (Asset 8) were reportedly recovered during the construction of the railway line (Asset 104) during the mid-19th century was observed from field E although it could not be investigated due to both the intervening presence of a ditch and its location outside the Site boundary (Plate 8).
- 5.7.8 The site of the 19th century brick kiln (Asset 14) was observed and photographed (Plates 11-12) although no evidence could be identified on the ground surface.
- 5.7.9 No additional assets were identified during the walkover survey.

5.9 Lidar

- 5.8.1 The available LiDAR data included 2m resolution composite data collected as part of the National LiDAR programme (undertaken by the Environment Agency on behalf of the Department for the Environment, Food & Rural Affairs) and dated 2022. A single digital terrain model (DTM) has been produced showing hillshade visualisation (**Figure 10**).
- 5.8.2 No additional archaeological features or heritage assets were identified from LiDAR data.

6 CONCLUSION

6.1 Direct Impacts

- 6.1.1 Potential impacts on known or unknown buried archaeological remains which may survive relate to the possibility of disturbing, removing or destroying in situ remains and artefacts during ground-breaking works (including excavation, construction and other works associated with the Proposed Development on this Site. In the context of this development, direct impacts have the capacity to result in impacts of high magnitude as they could potentially result in the destruction or removal of any archaeological deposits which may be present.
- 6.1.2 Human remains (Asset 8) appear to have been disturbed when the railway (Asset 104) was built to the immediate west of the Site during the 19th century. Unfortunately, this discovery was poorly documented even by the standards of the time, although as a rule isolated rural burial clusters tend to be of prehistoric, Roman or Saxon date as later burials were usually restricted to parish churchyards. It is therefore likely that these burials predated the Norman Conquest. Given the proximity of the site to the reported location of these burials, the possibility that

further burials or settlement remains associated with the cemetery may continue onto the site cannot be discounted.

- 6.1.3 There is considered to be a medium potential for prehistoric and Roman remains to be encountered within the Site. This is due to the reasonable quantity of evidence dating to these periods within the Study Area from previous archaeological work within the 1km Study Area. The importance of any buried remains that may be located on the site would be dependent upon their condition, nature, rarity and significance and therefore cannot be assessed at this stage.
- 6.1.2 There are two post medieval non-designated assets recorded on the Site, the first is the possible site of a brick kiln (Asset 14), recorded as a field name on the 1842 tithe apportionment map. However, this could not be located on the ground during the walkover survey and any buried remains, should they survive, would in all probability be of low or negligible importance.
- 6.1.4 The second non-designated asset recorded along the immediate west boundary interior of the Site marks the location of the dismantled Leicester-Rugby railway line (asset 104), built during the 19th century, and clearly marked on the 1886 Ordinance Survey (OS) map as the 'Leicester & Rugby Branch' (Figure 8). It is believed any remains following the railway's dismantlement in 1966 were ploughed out and incorporated into the field. For this reason, the potential for non-agricultural post-medieval remains to be present on the Site is considered to be low.
- 6.1.7 It is considered there is a low potential to encounter any modern remains within the Site other than those associated with drainage and the diverting and infilling of water courses within the Site. These remains, should they be identified, would be of a low or negligible importance.

6.2 Mitigation

- 6.2.1 The remains of two post medieval non-designated assets recorded within the Site as the brick kiln (Assets 14) and the Leicester-Rugby railway line (Asset 104), likely to have been ploughed out and incorporated within the field are considered unlikely to remain should mitigation take place. However, possible prehistoric human remains to the immediate west of the Site (Asset 8) disturbed during construction of the railway in the 19th century (Asset 104) suggest the possibility that further burials or settlement remains associated with the cemetery may continue onto the site and cannot be discounted.
- 6.2.2 The Warwickshire and Leicestershire Historic Environment Records (HER's) hold records of a range of sites and artefacts documented within a 1km study area surrounding the Site. These range in date from the iron age to the post-medieval period and include discoveries that have been made during archaeological investigations within the 1km Study Area. An iron age enclosure has recently been discovered to the immediate east of the Site on the opposite side of the B4027 Lutterworth Road (Assets 33 & 34). The records for this site appear to still be at an early stage, although they appear to suggest the presence of a late prehistoric farmstead. It should also be noted that the Site is in close proximity with the Watling Street, a Roman road (the A5, Asset 76). The presence of these sites, together with the Roman road suggest a medium likelihood of archaeological activity continuing into the Site.
- 6.2.2 It is anticipated that Rugby Borough Council will consult with the Heritage and Environment team at Warwickshire County Council prior to the determination of any planning application for the Site. Given the size of the Site, the nature of the Development Proposal and its proximity to a number of recorded archaeological assets (Assets 8, 33 & 34) and the Watling Street Roman road (the A5, Asset 76), it is recommended that the applicant consult with the Heritage and Environment team. This should be done at an early stage of the design process, prior to the

submission of a formal planning application to ascertain what their mitigation requirements would be. A geophysical survey is recommended in the first instance, followed by an archaeological trial trench evaluation. Depending on the results of the geophysics it may, with the agreement of the Historic Environment team, be possible to undertake a targeted evaluation post-determination under the terms of a planning condition. In the event of significant archaeological remains being encountered then the Heritage and Environment team may require further work including an archaeological excavation followed by post-excavation analysis and reporting. Should any nationally important remains be identified then the design of the Proposed Development may need to be amended to ensure their preservation.

7 REFERENCES

7.1 Bibliographic References

Ancient Monuments and Archaeological Areas Act 1979. (c46). [online]. London: The Stationary Office. [Accessed 27th October 2023]. Available from:

http://www.legislation.gov.uk/ukpga/1979/46/pdfs/ukpga_19790046_en.pdf

Albion Archaeology, 2015a. *Magna Park Extension, DHL Supply Chain, Lutterworth, Leicestershire. Archaeological Evaluation*. (Unpubl. rep. 2015)

Albion Archaeology, 2015b. *Magna Park Extension, Ridge Trenches, Lutterworth, Leicestershire. Archaeological Evaluation*. (Unpubl. rep. 2015)

Albion Archaeology, 2016a. *Magna Park Extension, Hybrid Application”, Lutterworth, Leicestershire. Archaeological Evaluation*. (Unpubl. rep. 2016)

Albion Archaeology, 2017. *Magna Park Extension, DHL Supply Chain, Lutterworth, Leicestershire. Archaeological Excavation Final Report*. [Accessed on 27th October 2023]. Available from; <https://doi.org/10.5284/1056986>

ArchaeoPhysica, 2015. *Magna Park II – Plot 2, Lutterworth, Leicestershire Geophysical Survey Report*. (Unpubl. rep. AP_LTL141)

Albion Archaeology, 2019. *Magna Park Extension, DHL Supply Chain, Lutterworth, Leicestershire. Archaeological Observation, Investigation, Recording, Analysis and Publication*. Available at: <https://doi.org/10.5284/1109891> (2 Watching Briefs)

CgMs Consulting, 2015. *Archaeological Desk-Based Assessment, Magna Park Extension, DHL Supply Chain, Lutterworth, Leicestershire*. (Unpubl. rep. AT/SM/17561/05, v. 1.1)

CgMs Consulting, 2016. *Written Scheme of Investigation for Archaeological Excavation, Magna Park Extension, DHL Supply Chain, Lutterworth, Leicestershire*. (Unpubl. rep. AT/SM/17561/07)

Coal Authority, 2023. *Interactive Viewer*. [Accessed on 27th October]. Available from: <https://mapapps2.bgs.ac.uk/coalauthority/home.html>

Beresford M and Hurst J 1971. *Deserted Medieval Villages*, St Martin’s Press.

British Geological Survey (BGS), 2023. *Geology of Britain Viewer*. [Accessed on 27th October 2023]. Available from: <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>

BGS, 2023b. *Borehole Record Sheet* (BGS Reference SP58SW76). [Accessed 27th October 2023]. Available at: <https://api.bgs.ac.uk/sobi-scans/v1/borehole/scans/items/339292>

- British History Online (BHO), 2023. *The City of Leicester: Social and administrative history since 1835*. [Accessed 27th October 2023]. Available from: <https://www.british-history.ac.uk/vch/leics/vol4/pp251-302#fn122>
- British History Online (BHO), 2023b. *Alien houses, Priory of Monks Kirby*. [Accessed 27th October 2023]. Available from: <https://www.british-history.ac.uk/vch/warks/vol2/pp129-131>
- CgMs Consulting, 2015. *Archaeological Desk-Based Assessment. Magna Park Extension: Hybrid Application, Lutterworth, Leicestershire* (Unpubl. rep. AT/SM/17561/06). [Accessed 27th October 2023] Available from: <https://lutterworth.magnapark.co.uk/wp-content/uploads/2015/06/Magna-Park-Extension-Heritage-Statement-June-2015.pdf>
- Chartered Institute for Archaeologists' (ClfA), 2014. *Code of Conduct*. [Accessed 27th October 2023] Available from: <https://www.archaeologists.net/sites/default/files/CodesofConduct.pdf>
- ClfA, 2014. Standard and guidance for Commissioning Work or Providing Consultancy Advice on the Historic Environment. [Accessed 27th October 2023]. Available from: http://www.archaeologists.net/sites/default/files/ClfAS&GCommissioning_1.pdf
- ClfA, 2020. *Standard and guidance for historic environment desk-based assessment*. [Accessed 27th October 2023]. Available from: http://www.archaeologists.net/sites/default/files/ClfAS%26GDBA_3.pdf
- East Midlands Historic Environment Research Framework (EMHERF)*, 2023. [Accessed 27th October 2023]. Available from: <https://researchframeworks.org/emherf/>
- East Midlands Historic Environment Research Framework (EMHERF)*, 2023b. Roman Period. [Accessed 27th October 2023]. Available from: <https://researchframeworks.org/emherf/regional-overview/roman-period/>
- East Midlands Historic Environment Research Framework (EMHERF)*, 2023c. Anglo Saxon. [Accessed 27th October 2023]. Available from: <https://researchframeworks.org/emherf/regional-overview/anglo-saxon-period/>
- Headland Archaeology, 2015. *Land Adjacent to Glebe Farm, Coventry Road, Lutterworth, Archaeological Evaluation*. [Accessed 27th October 2023]. Available at: <https://doi.org/10.5284/1038575>
- Headland Archaeology, 2019. *Land East of the A5, Watling Street, Lutterworth, Leicestershire Archaeological Evaluation*. Available at: <https://doi.org/10.5284/1058407>
- Headland Archaeology, 2019b. *Glebe Farm, Magna Park, Lutterworth South, Historic Building Recording*. Available at: <https://doi.org/10.5284/1058408>.
- Historic England, 2017. *Historic England Advice in Planning Note 3* (2nd Edition: The Setting of Heritage Assets). Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/> [Accessed 27th October 2023]
- Jones C and Newman R, 1999. *Archaeological Recording South-East of Bayhouse Farm, Willey, Warwickshire*, Warwickshire Museum.
- Levelling Up and Regeneration Act 2023*. (c.3). [online]. London: The Stationary Office. [Accessed 15 November 2023]. Available from: <https://www.legislation.gov.uk/ukpga/2023/55/enacted>
- Liddle, 1986. *Transactions of the Leicestershire Archaeological and Historical Society, vol 60*. Available from: <https://doi.org/10.5284/1108082>

Liddle, 2014. *The Fieldworker*, *Leicestershire Fieldworkers Newsletter*. [Accessed 27th October 2023]. Available from: <https://leicsfieldworkers.files.wordpress.com/2021/05/the-fieldworker-no-294.pdf> [Assessed 27th October 2023]

Ministry of Housing, Communities & Local Government (MHCLG), 2021. *National Planning Policy Framework*. [Accessed 27th October 2023]. Available from: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Accessed 27th October 2023]

MOLA, 2014. *Archaeological Fieldwalking survey of Twenty-one Fields North-West of Lutterworth, Leicestershire October-November*. (Unpubl. rep. 15/3)

Open Domesday, 2023. [Accessed 27th October 2023]. Available from: <https://opendomesday.org/map/>

Open Domesday, 2023. Willey. [Accessed 27th October 2023]. Available from: <https://opendomesday.org/place/SP4984/willey/>

Open Domesday, 2023. *Newnham Paddock*. [Accessed 27th October 2023]. Available from: <https://opendomesday.org/place/SP4783/newnham-paddock/>

Open Domesday, 2023. *Monks Kirby*. [Accessed 27th October 2023]. Available from: <https://opendomesday.org/place/SP4683/monks-kirby/>

Oxford Archaeology, 2019. *Land at Streetfield Farm, Warwickshire. Oxford*. Available from: <https://doi.org/10.5284/1095000>

Planning (Listed Buildings and Conservation Areas) Act 1990. (c9). [online]. London: The Stationary Office. [Accessed 27th October 2023]. Available from <http://www.legislation.gov.uk/ukpga/1990/9/contents>

RSK ADAS, 2020. *Archaeological Trial Trenching Report, A5 Haulage Facility, Lutterworth*. Available from: <https://doi.org/10.5284/1112803>

Rugby Borough Council (RBC), 2019. *Rugby Borough Council Local Plan 2011-31* (Adopted June 2019). [Accessed 27th October 2023]. Available from: https://www.rugby.gov.uk/downloads/file/2319/local_plan_2011-31.

Salzman L F, 1951. *Victoria County History, Warwickshire, vol 6*, 180-1. [Accessed 27th October 2023]. Available from: <http://www.british-history.ac.uk/vch/warks/vol6/pp173-181>

Salzman L F, 1951. *Victoria County History, Warwickshire, vol 6*, 259-261. [Accessed 27th October 2023]. Available from: <http://www.british-history.ac.uk/vch/warks/vol6/pp259-261>

Topographic Map (TM), 2023. *The Topography of England*. [Accessed 27th October 2023]. Available from: <https://en-gb.topographic-map.com/map-kb57/England/>.

University of Leicester Archaeological Services (ULAS), 1999. *Watching brief at Church Lane, Willey*. (Report unavailable)

University of Nottingham, 2023. *Key to English Place-Names*. [Accessed 27th October 2023]. Available at: <http://kepn.nottingham.ac.uk/>

WAS. 1979. *Warwickshire Windmills*, Unpublished document.

Warwickshire Museum, 2005. *Star Cottage, Willey*. (Report unavailable)

Warwickshire Industrial Archaeology Society (WIAS), 2023. *Brickmaking in Warwickshire, Coventry and Solihull: A Basic Introduction*. [Accessed 27th October 2023]. Available from: <https://www.warwickshireias.org/brickmaking-industry>

Wendy Scott, 2004. *Samian Ware northeast of Pailton*, Leicestershire County Council. (Verbal Communication).

White, 1850. *History, Gazetteer & Directory of Warwickshire*, p595. [Accessed 27th October 2023]. Available from: <https://specialcollections.le.ac.uk/digital/collection/p16445coll4/id/176086>

7.2 Cartographic References

The following maps were consulted through National Library of Scotland website (<http://maps.nls.uk>), Old Maps Online (<http://www.oldmapsonline.org/>), David Rumsey Historical Map Collections (<https://www.davidrumsey.com/>) and <https://www.thegenealogist.co.uk/>.

Saxton, 1579. Warwic Lecestriae Comitatus.

<https://www.oldmapsonline.org/map/britishlibrary/001MAP00000C7C1U00019000>

Blaeu, 1662-5. Leicestrensis Comitatus. Vol 5.

<https://maps.nls.uk/atlas/blaeu-maior/browse/5/page/158>

Rocque, 1790. England and Wales (Southern section), David Rumsey Historical Map Collections.

<https://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~3634~420009:England-and-Wales--Southern-section>

Sharpe, 1847. England and Wales Railway Map (Southern half), David Rumsey Historical Map Collections.

<https://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~37483~1210474:England-and-Wales-Railway-Map--sout>

Map of the Tithe Lands in the Parish of Monks-Kirby in the County of Warwickshire, 1842.

<https://www.thegenealogist.co.uk/>

Ordnance Survey, 1886. Leicestershire Sheet XLVIII, SE Surveyed 1886, Published: 1886.

<https://maps.nls.uk/view/101593239>

Ordnance Survey, 1886. Warwickshire Sheet XXIII, NE Surveyed: 1886, Published: 1886.

<https://maps.nls.uk/view/101585074>

7.3 Archive References

The Warwickshire County Archives were visited on the 3rd of May 2023. The following resources were viewed:

Reference Number	Description
CR0569/141	Monks Kirby Tithe Map and Apportionment
CR1998/M/47/1-3	Cross in Hand Plan of double cottage
n/a	1888 Ordnance Survey map

7.4 Aerial Photography References

Aerial photographs held by Historic England (HE) were requested. The following vertical and oblique aerial photographs were consulted:

Photo reference (NGR and Index number)	Frame Number	Date
SP 4982 / 1	WAN 6315/17	1990
SP 4982 / 2	JAP 6963/157	1986
SP 4982 / 3	JAP 6963/158	1986
SP 4982 / 4	JAP 6963/159	1986

SP 4983 / 1	FXH 3328/23	Jul-82
SP 4983 / 2	FXH 3328/26	Jul-82
SP 4983 / 3	JAP 6947/028	1986
SP 4983 / 4	JAP 6963/160	1986
SP 4983 / 5	JAP 6964/161	1986
SP 4983 / 6	JAP 6986/105	13-Jun-88
SP 4983 / 7	NMR 21012/20	17-Oct-00
SP 4983 / 8	NMR 21012/22	17-Oct-00
SP 4984 / 1	WAN 6315/24	1990
SP 4984 / 2	WAN 6315/25	1990
SP 4984 / 3	WAN 6315/26	1990
SP 4984 / 4	WAR 6318/02	1990
SP 5081 / 25	CAP 8257/21	1955
SP 5081 / 32	CAP 8333/18	1956
SP 5082 / 1	WAR 6318/01	1990
SP 5083 / 1	WAN 6315/18	1990
Verticals		
SP 5082 / 1 (0)	RAF/CPE/UK/1925	1947

Figures

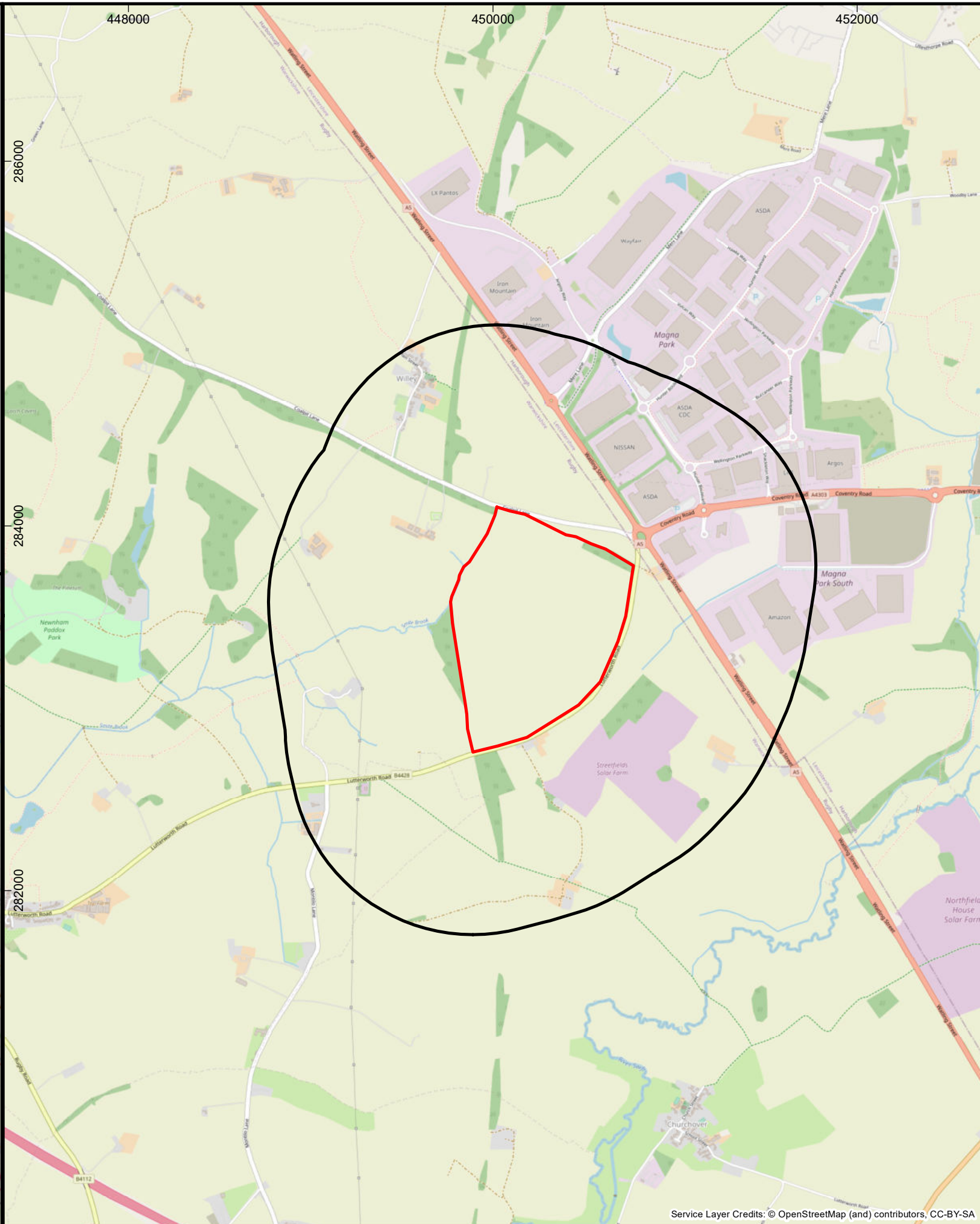
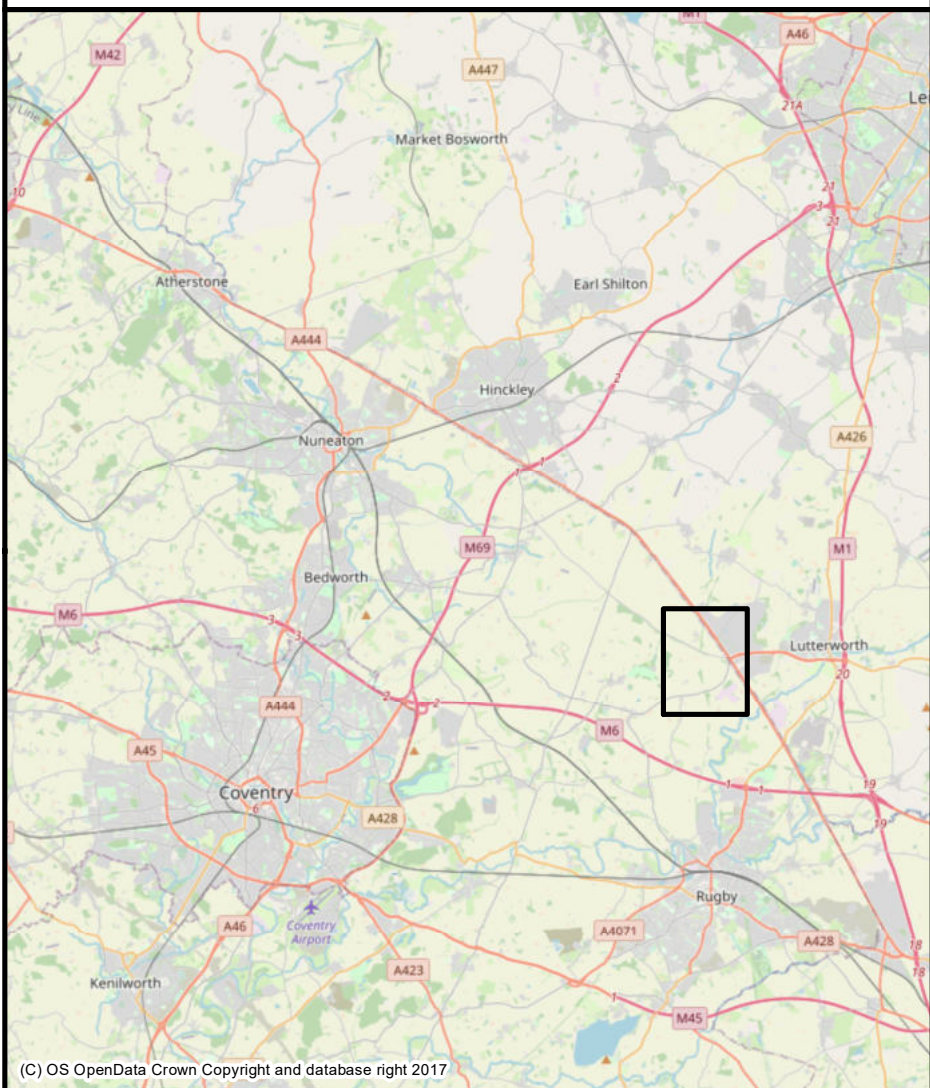


Figure 1

Site Location Plan

- Legend**
■ Site Boundary
□ 1km Study Area

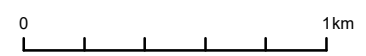
FOR
Nurton Development

Drawn/checked:	ML/SO
DWG no:	01/27421/DBA/01/01
AOC Project No.:	27421

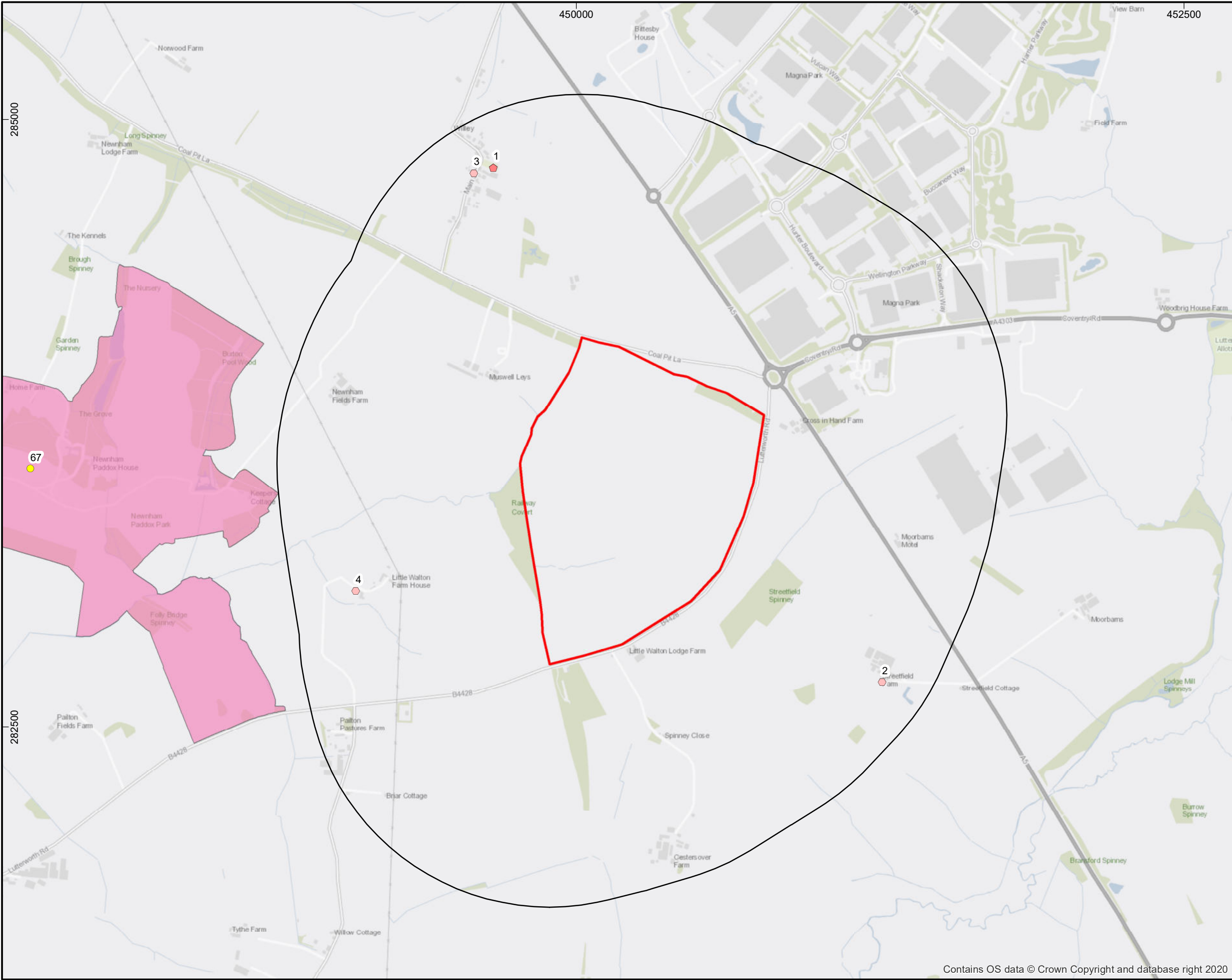


SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE
1:25,000 @ A3



C:\Users\michael.lavery\AOC Archaeology Group\Data Portal - 27421_Magna Park_Rugby_GIS (1)\Draft figures\Figures_for_report\ArchMap_Version\3\AOC27421_Figure_2_designated.mxd



Designated Assets within 1km of the Site

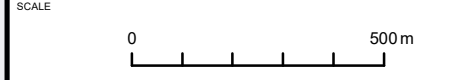
- Legend**
- Site Boundary
 - 1km Study Area
 - Grade II Registered Park and Garden
 - ⬠ Grade II* Listed
 - Grade II Listed
 - Designated Extent

FOR	
Nurton Developments	
Drawn/checked:	ML/SO
DWG no:	01/27421/DBA/02/01
AOC Project No.:	27421



SYSTEM
 Coordinate System: British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936

SCALE
 1:15,000 @ A3



C:\Users\michael.lavery\AOC Archaeology Group\Data Portal - 27421_Magna Park_Rugby_GIS (1)\Draft figures\Figures_for_report\AOC27421_Figure_3_non_designated.mxd

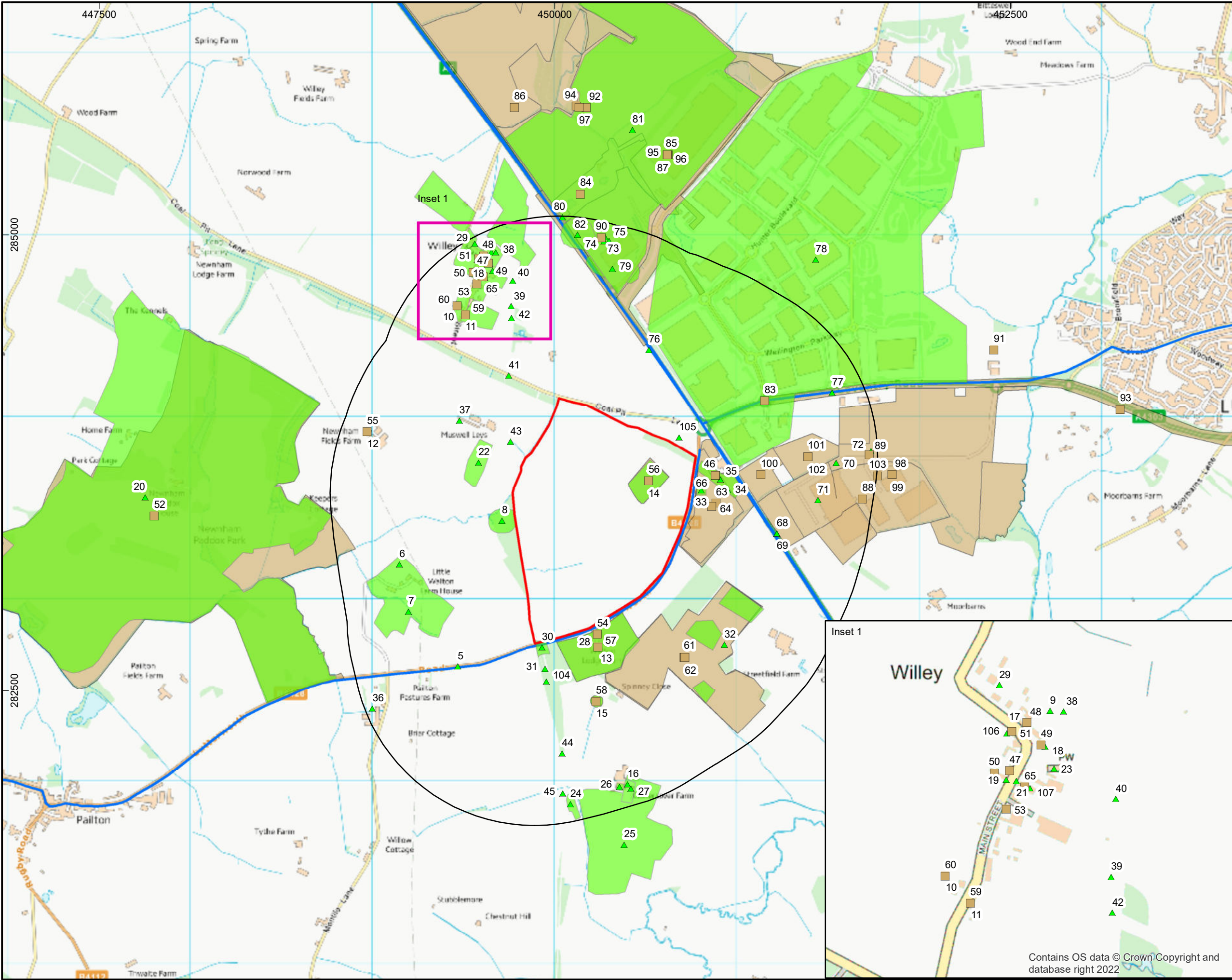


Figure 3

Non Designated Assets within 1km of the Site

- Legend**
- Site Boundary
 - 1km Study Area
 - ▲ Non Designated Assets
 - Events
 - Non Designated Extent
 - Events Extent
 - Line

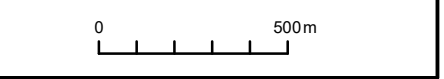
FOR
Nurton Developments

Drawn/checked:	ML/SO
DWG no:	01/27421/DBA/03/01
AOC Project No.:	27421



SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE
1:20,000 @ A3



Contains OS data © Crown Copyright and database right 2022



Extract from Blaeu Map 1662-5

Legend
Red Circle - Approximate Site Location

FOR
Nurton Developments

Drawn/checked:	ML/SO
DWG no:	01/27421/DBA/04/01
AOC Project No.:	27421



SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE
Map Not to Scale

SCALE

Extract from Rocque Map 1790

Legend

Red Circle - Approximate Site Location



Nurton Developments

Drawn/checked: ML/SO

DWG no: 01/27421/DBA/05/01

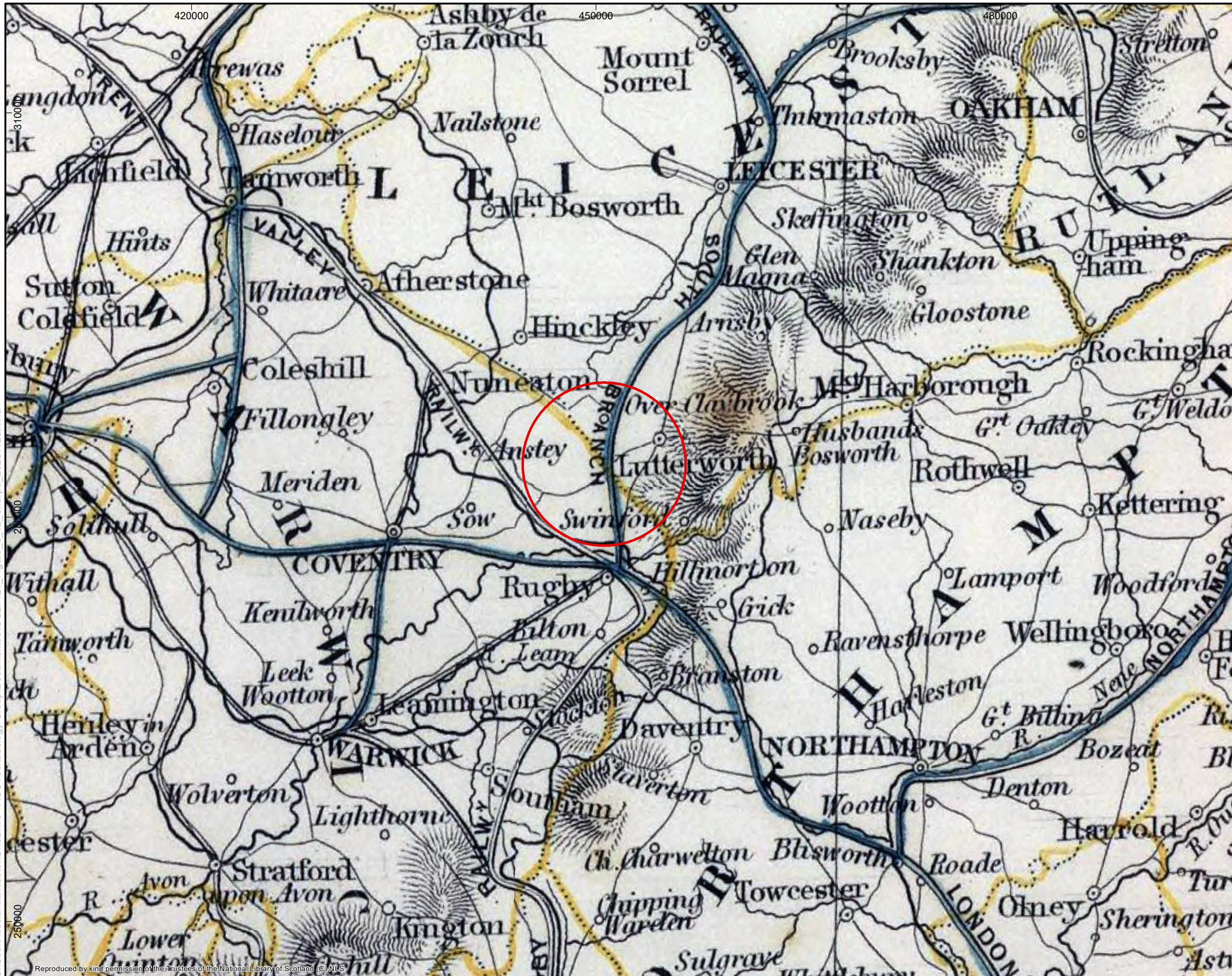
AOC Project No.: 27421



(C) AOC Archaeology Group 2023

SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE
Not to Scale



Figure

6

Extract of Sharpe 1847 Map

Legend

■ Approximate Site Location

FOR
Nurton Developments

Drawn/checked:	ML/SO
DWG no:	01/27421/DBA/06/01
AOC Project No.:	27421



SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE
Not To Scale

SCALE

C:\Users\declan.lancaster\OneDrive - AOC Archaeology Group\Documents\AOC27421_Figure_6_v2_Sharpe_20231123.mxd



Extract from Monks Kirby Parish
1842 Tithe Apportionments Map

Legend
 Site Boundary

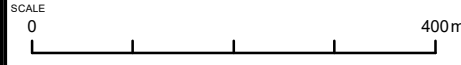
FOR
 Nurton Developments

Drawn/checked:	ML/SL
DWG no:	01/23555/DBA/07/01
AOC Project No.:	27421



SYSTEM
 Coordinate System: British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936

SCALE
 1:7,500 @ A4



C:\Users\michael.lavery\AOC Archaeology Group\Data Portal - 27421 Magna Park Rugby_GIS (1)\Draft figures\Figures_for_report\ArchMap Version\3\AOC27421_Figure_8_1886_OS.mxd

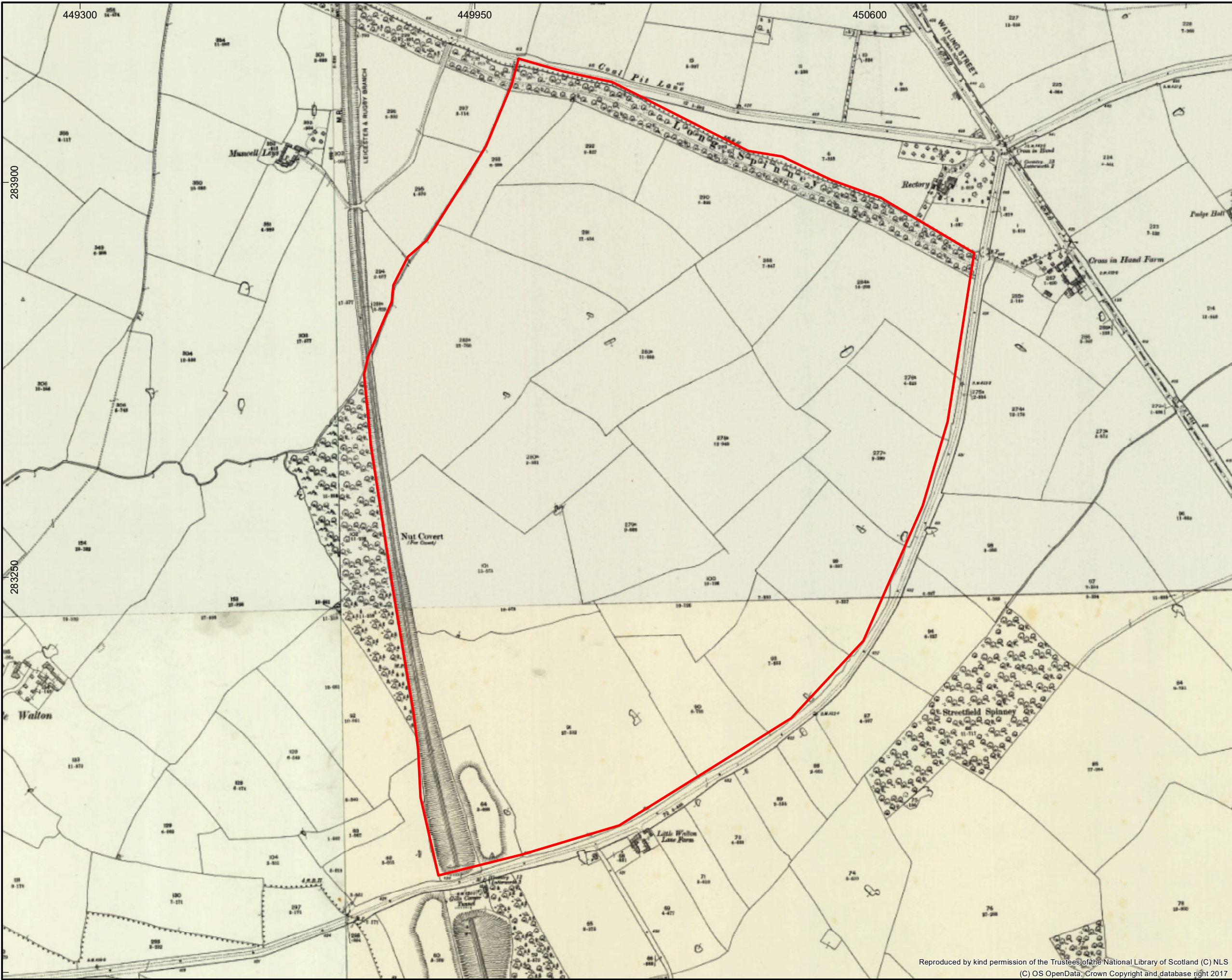


Figure 8

Extract of 1886 OS Map

Legend
■ Site boundary

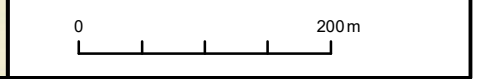
FOR
Nurton Developments

Drawn/checked:	ML/SO
DWG no:	01/27421/DBA/08/01
AOC Project No.:	27421



SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE
1:6,000 @ A3



Reproduced by kind permission of the Trustees of the National Library of Scotland (C) NLS
(C) OS OpenData, Crown Copyright and database right 2017

C:\Users\michael.lavery\AOC Archaeology Group\Data Portal - 27421_Magna Park_Rugby_GIS (1)\Draft figures\Figures_for_report\ArchMap Version\3\AOC27421_Figure_9_v3_GoogleEarth_field_labels.mxd



Extract from Google Earth Satellite Images, 2023. Showing Field Labels

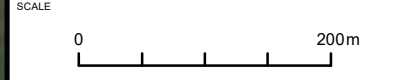
Legend
■ Site boundary

FOR	
Nurton Developments	
Drawn/checked:	ML/SO
DWG no:	01/27421/DBA/9/01
AOC Project No.:	27421



SYSTEM
 Coordinate System: British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936

SCALE 1:6,000 @ A3



C:\Users\michael.lavery\AOC Archaeology Group\Data Portal - 27421_Magna Park_Rugby_GIS (1)\Draft figures\Figures_for_report\ArchMap Version\3\AOC27421_Figure_10_v2_LIDAR_Hillshade.mxd



Figure 9

LiDAR DTM Hillshade Map

Legend

- Site boundary

Gradient bar

High: 225

Low: 0

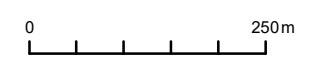
FOR
Nurton Developments

Drawn/checked:	ML/SO
DWG no:	01/27421/DBA/9/01
AOC Project No.:	27421



SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE 1:8,000 @ A3





Plates



Plate 1: View north across field A1, from the southeast corner of field A1.



Plate 2: View of field A1, looking southwest, from the northeast corner of field A1.



Plate 3: View north across field A2 from the southeast corner of field A2.



Plate 4: View west across field C, from adjacent field A2. Field C could not be accessed due to crops.



Plate 5: View showing southern portion of field B. Taken from the middle of field B, showing immediate west boundary of the Site where Leicester-Rugby line was once located (Asset 104).



Plate 6: View showing northern portion of field D. Taken from the adjacent field B.



Plate 7: View of field E, looking northeast from the northwest corner of field E.



Plate 8: View of field E, looking south from the northwest corner of field E.



Plate 9: View north across field F, from the centre- south field F boundary.



Plate 10: View north across field E, from centre-south field E boundary.



Plate 11: View east across field I, also showing Long Spinney woodland (H), taken from northern corner of field I.



Plate 12: View southeast across field I, taken from northern corner of field I.



Plate 13: View south across Field J, taken from northwest edge of field J.



Plate 14: View northwest across field K, taken from southern edge of field K.



Plate 15: View of southwestern half of field L, taken from centre-north edge of field L.



Plate 16: View northeast across field M, taken from field entrance along B4027.



Plate 17: View west across field N, taken from field entrance along B4027.



Plate 18: Field 1A, southwest corner, with possible railway tunnel location on opposite side of B4027 (asset 30).



Plate 19: Site of post medieval brick kiln (asset 14), located in northeast portion of field I.



Appendix 1: Asset Gazetteer

Gazetteer of Heritage Assets and Events

Asset/Event Number	1
Asset/Event Name	Church of St Leonard, Willey
Type of Asset/Event	Parish Church
Listing No./NRHE Number	
HER Number	MWA1677
Status	Grade II* Listed
Easting	449659
Northing	284802
Parish	Willey
Council	Rugby
Description	<p>Small church. Nave and tower late C14/C15. Chancel rebuilt, vestry and south porch added and parapets renewed in 1884 at the expense of the Reverend F.M. Payler. Tower and part of nave of sandstone ashlar. Remainder of sandstone rubble with limestone dressings. Chancel and porch have moulded cornices, stone slate roofs and coped gable parapets with gablet kneelers. Nave roof is hidden by embattled parapet. Chancel, nave, west tower, south porch, north vestry. 2-bay chancel, 3-bay nave. Chancel has north and south buttresses flush with east wall. 3-light east window has curvilinear tracery. Cross finial. Moulded trefoiled-arch south doorway has hood mould with shield stops, and plank door. Cinquifoiled eastern lancet to north and south. 2-light south-west window has simple tracery. Vestry has quoins. North side has paired segmental pointed lancets. Gable apex has round chimney stack. Chamfered segmental-arched west doorway with plank door. Half-octagonal roof loft stair turret between vestry and nave has renewed upper part with embattled parapet. Nave has splay plinth. South side has 3 buttresses of 2 offsets. Porch has buttresses flush with front. Doorway of 2 run-out chamfered orders has hood mould. Gable has blind trefoil. Chamfered doorway and plank door inside. North and south sides have straight-headed Perpendicular windows, of 3 lights with hood moulds to east, and 2 much smaller lights to west. The rebuilding cost 1500 pounds. (V.C.H.: Warwickshire, Vol.VI, pp.2b0-2b1; Buildings of England: Warwickshire, p.473; Kelly's Directory of Warwickshire, 1892, p.247).</p>

Asset/Event Number	2
Asset/Event Name	Streetfield Farmhouse and attached Farmbuildings
Type of Asset/Event	Farmhouse
Listing No./NRHE Number	308887
HER Number	
Status	Grade II Listed
Easting	451259
Northing	282685
Parish	Monks Kirby
Council	Rugby
Description	<p>Farmhouse and attached farmbuildings. Early C19: covered cartway has date 1835 on beam. Flemish bond brick. Slate roofs. Farmhouse has brick plinth, stone sill course and moulded stone cornice. Hipped roof; brick lateral stacks. Central staircase L-plan, with wing on right to rear. 3 storeys; 3- window range. Symmetrical front. 6-panelled door and overlight with fan glazing. Open gabled porch. Sashes have rusticated rendered flat arches with keyblocks. Second floor has 6-pane sashes, without flat arches. 2-bay right return side. Left return side has 3-light wood mullioned and transomed window with glazing bars. Wing to rear of one storey</p>

and attic. Interior: kitchen has chamfered beam. Open fireplace has wood surround with dentil cornice. Range of farmbuildings attached to rear wing. L-plan with wing on right. Granary to left has external brick staircase. Central cartway. Stable and loosebox in wing. 2 stable doors have brick segmental arches. Interior has brick and stone troughs, stalls and remains of hayrack.

Asset/Event Number	3
Asset/Event Name	Cottage Nurseries
Type of Asset/Event	House
Listing No./NRHE Number	308897
HER Number	
Status	Grade II Listed
Easting	449578
Northing	284779
Parish	Willey
Council	Rugby
Description	Cottage. C17 with C19 alterations. Whitewashed roughcast over timber framing with some plastered infill. Corrugated iron roof over thatch; C19/C20 brick ridge stack. 2-unit baffle-entry plan. One storey and attic; 2 ground-floor windows. 4-panelled door has simple moulded wood frame, and flush rendered vertical pediment. C19 three-light windows with glazing bars. Left return side has C20 bow window. C19/C20 three-light casement above has horizontal glazing bars. Right return side has exposed framing. Swept dormer to rear. C20 whitewashed brick single-storey additions. Interior not inspected.

Asset/Event Number	4
Asset/Event Name	The Cottage
Type of Asset/Event	House
Listing No./NRHE Number	308880
HER Number	
Status	Grade II Listed
Easting	449092
Northing	283059
Parish	Monks Kirby
Council	Rugby
Description	House. C17 with early/mid C19 wing. Timber framed with brick infill. Wing of brick. Plain-tile roofs; brick internal stack and ridge stack to wing. 2-unit plan extended to T-plan, with C17 range forming cross wing on right. 2 storeys and attic; C19 wing of one storey and attic. 3 bays. C19 wing has open timber porch in angle. Plank door. 2- and 3-light casements with glazing bars throughout. Most ground-floor windows throughout have brick segmental arches. No first-floor windows. Small singlestorey range to left. Cross wing has no windows to road. Left return side has 3-light casements. Right return side is a 3-window range. 2 roof dormers.

Asset/Event Number	5
---------------------------	---

Gazetteer of Heritage Assets and Events

Asset/Event Name	Turnpike road from Market Harborough to Coventry
Type of Asset/Event	Road
Listing No./NRHE Number	
HER Number	MWA4788
Status	Non-designated asset
Easting	449469
Northing	282632
Parish	Binley Woods & Brinklow & Combe Fields & Monks Kirby & Pailton & Stretton under Fosse
Council	Rugby,
Description	A toll road that was in use during the Imperial period. Travellers had to pay a toll to use the road. It ran from Coventry to Market Harborough.

Asset/Event Number	6
Asset/Event Name	Moat 50m NW of White House, Little Walton
Type of Asset/Event	Moat
Listing No./NRHE Number	
HER Number	MWA6467
Status	Non-designated asset
Easting	449148
Northing	283192
Parish	Monks Kirby
Council	Rugby
Description	A moat, a wide ditch usually surrounding a building. It is of Medieval date and survives as an earthwork. The moat can be seen on aerial photographs. It is situated 500m west of Railway Covert, Little Walton.

Asset/Event Number	7
Asset/Event Name	Shrunken Settlement at Walton
Type of Asset/Event	Shrunken village
Listing No./NRHE Number	
HER Number	MWA5117
Status	Non-designated asset
Easting	449198
Northing	282932
Parish	Monks Kirby
Council	Rugby
Description	The site of the shrunken settlement of Walton. It dates to the Medieval and Post Medieval periods. The site is visible as an earthwork on aerial photographs. It is situated to the south of Little Walton.

Asset/Event Number	8
Asset/Event Name	Undated Cemetery at Railway Covert
Type of Asset/Event	Cemetery; inhumation; funerary site
Listing No./NRHE Number	
HER Number	MWA4244
Status	Non-designated asset
Easting	449711
Northing	283432
Parish	Monks Kirby
Council	Rugby
Description	The site of a cemetery of unknown date. The cemetery was discovered during the construction of a railway cutting. The site lies 600m north east of Little Walton. The graves were filled with dark coloured sand, apparently brought from a distance. The bones were tinged with a peculiar red colour, and were flint-like in structure, probably owing to the action of petrifying springs in the neighbourhood. Given the proximity of the site to the reported location of these burials, the possibility that further burials or settlement remains associated with the cemetery may continue onto the site cannot be discounted.

Asset/Event Number	9
Asset/Event Name	Shrunken Settlement Earthworks at Willey
Type of Asset/Event	Shrunken village
Listing No./NRHE Number	
HER Number	MWA6473
Status	Non-designated asset
Easting	449652
Northing	284905
Parish	Willey
Council	Rugby
Description	The Medieval shrunken settlement at Willey. The remains of the settlement are visible as earthworks. The site is located at the north end of Willey.

Asset/Event Number	10
Asset/Event Name	Site of Windmill at Willey
Type of Asset/Event	Windmill; post mill
Listing No./NRHE Number	
HER Number	MWA3743
Status	Non-designated asset
Easting	449466
Northing	284611

Gazetteer of Heritage Assets and Events



Parish	Willey,
Council	Rugby
Description	The site of a post mill, a windmill mounted on a post. The mill was in use during the Imperial period. It is marked on the Ordnance Survey map of 1886. It was situated on the south west edge of Willey.

Asset/Event Number	11
Asset/Event Name	Site of Smithy at Willey
Type of Asset/Event	Forge
Listing No./NRHE Number	
HER Number	MWA3742
Status	Non-designated asset
Easting	449511
Northing	284563
Parish	Willey,
Council	Rugby
Description	The site of a forge that was in use during the Imperial period. It is marked as a smithy on the Ordnance Survey map of 1886. It was situated at Willey.

Asset/Event Number	12
Asset/Event Name	Possible Medieval Moat at Newnham Fields Farm
Type of Asset/Event	Moat
Listing No./NRHE Number	
HER Number	MWA3516
Status	Non-designated asset
Easting	448972
Northing	283920
Parish	Monks Kirby
Council	Rugby
Description	A possible moat, a wide ditch usually surrounding a building. It would date to the Medieval period, and was marked on the Ordnance Survey map of 1886. It is partially visible as an earthwork, and it is situated 450m east of Burton Pool Wood, Monks Kirby.

Asset/Event Number	13
Asset/Event Name	Site of Brickworks 200m South of Little Walton Lodge Farm
Type of Asset/Event	Brickworks
Listing No./NRHE Number	
HER Number	MWA3518
Status	Non-designated asset

Gazetteer of Heritage Assets and Events



Easting	450237
Northing	282740
Parish	Monks Kirby
Council	Rugby
Description	The possible site of a brickworks dating back to at least the Imperial period. The site is suggested by documentary evidence. It is located on the south side of the Lutterworth Road.

Asset/Event Number	14
Asset/Event Name	Site of Brickworks 400m SW of Cross in Hand Farm
Type of Asset/Event	Brickworks
Listing No./NRHE Number	
HER Number	MWA3517
Status	Non-designated asset
Easting	450514
Northing	283646
Parish	Monks Kirby
Council	Rugby
Description	The possible site of a brickworks dating back to at least the Imperial period. The brickworks is marked on a tithe award map of 1842. It was situated 200m south of Long Spinney.

Asset/Event Number	15
Asset/Event Name	Site of Poss Windmill 400m NW of Cestersover Farm
Type of Asset/Event	Windmill
Listing No./NRHE Number	
HER Number	MWA3519
Status	Non-designated asset
Easting	450228
Northing	282440
Parish	Monks Kirby
Council	Rugby
Description	The possible site of a Post Medieval windmill. The site is suggested by a tithe map of 1691. It is located 500m south of Lutterworth Road.

Asset/Event Number	16
Asset/Event Name	Site of Shrunken Med Manor House at Cestersover Farm
Type of Asset/Event	Manor house; house
Listing No./NRHE Number	
HER Number	MWA4247

Gazetteer of Heritage Assets and Events



Status	Non-designated asset
Easting	450400
Northing	281986
Parish	Monks Kirby
Council	Rugby
Description	An 18/19th farmhouse, possibly incorporating the remains of an earlier manor house. The house stands on a moated site, though the moat has been infilled. Documentary sources refer to a chapel, fishponds and a deserted medieval village which lay south of

Asset/Event Number	17
Asset/Event Name	Post-medieval farm buildings at Bayhouse Farm, Willey
Type of Asset/Event	Farmyard; farm building
Listing No./NRHE Number	
HER Number	MWA8852
Status	Non-designated asset
Easting	449611
Northing	284884
Parish	Willey
Council	Rugby
Description	The remains of post medieval farm buildings and yard surfaces which were found during an archaeological excavation. They were situated 100m north west of the church at Willey.

Asset/Event Number	18
Asset/Event Name	Possible medieval boundary ditch at Church Lane, Willey
Type of Asset/Event	Boundary ditch
Listing No./NRHE Number	
HER Number	MWA8873
Status	Non-designated asset
Easting	449643
Northing	284841
Parish	Willey
Council	Rugby
Description	A ditch, possibly a Medieval boundary ditch. It was found during an archaeological excavation. The ditch was situated in Church Lane, Willey.

Asset/Event Number	19
Asset/Event Name	Little Orchard, Willey
Type of Asset/Event	Timber framed house

Gazetteer of Heritage Assets and Events



Listing No./NRHE Number

HER Number	MWA8893
Status	Non-designated asset
Easting	449574
Northing	284782
Parish	Willey,
Council	Rugby
Description	A timber framed house which was built during the Post Medieval period. It is situated at Willey.

Asset/Event Number	20
Asset/Event Name	18th century landscaped park and house at Newnham Paddox
Type of Asset/Event	Country house

Listing No./NRHE Number

HER Number	MWA6952
Status	Non-designated asset
Easting	447752
Northing	283561
Parish	Monks Kirby
Council	Rugby
Description	A mid 18th century landscape laid out by Lancelot Brown from 1746, with early 19th century alterations by John Webb and late 19th century gardens by John Fleming.

Asset/Event Number	21
Asset/Event Name	Willey Medieval Settlement
Type of Asset/Event	Settlement

Listing No./NRHE Number

HER Number	MWA9579
Status	Non-designated asset
Easting	449592
Northing	284780
Parish	Willey
Council	Rugby
Description	The possible extent of the medieval settlement of Willey based on the Ordnance Survey map of 1886, and on aerial photographs, but excluding the known shrunken area WA6473.

Asset/Event Number	22
Asset/Event Name	Find of Roman items in Monks Kirby
Type of Asset/Event	Findspot

Listing No./NRHE Number

HER Number	MWA9884
Status	Non-designated asset
Easting	449581
Northing	283750
Parish	Monks Kirby
Council	Rugby
Description	Find of Roman Samian Ware 1 km south of Willey

Asset/Event Number	23
Asset/Event Name	Church of St Leonard, Willey
Type of Asset/Event	Church

Listing No./NRHE Number

HER Number	MWA1677
Status	Non-designated asset
Easting	449659
Northing	284802
Parish	Willey,
Council	Rugby
Description	The Church of St Leonard which was originally built during the Medieval period. It was largely restored during the Imperial period. The church is situated in Willey.

Asset/Event Number	24
Asset/Event Name	Medieval Fishponds 300m SW of Cestersover Farm
Type of Asset/Event	Fishpond

Listing No./NRHE Number

HER Number	MWA3501
Status	Non-designated asset
Easting	450087
Northing	281877
Parish	Monks Kirby
Council	Rugby
Description	Medieval fishponds, used for the breeding and storing of fish. They are visible on aerial photographs, and are partly visible as an earthwork. They are situated 300m southwest of Cestersover Farm.

Asset/Event Number	25
Asset/Event Name	Cestersover Deserted Medieval Settlement

Type of Asset/Event	Deserted settlement
Listing No./NRHE Number	
HER Number	MWA3500
Status	Non-designated asset
Easting	450381
Northing	281654
Parish	Monks Kirby
Council	Rugby
Description	The Medieval deserted settlement of Cestersover. The settlement is known from documentary evidence. It was situated 1km north west of Churchover.

Asset/Event Number	26
Asset/Event Name	Site of Medieval Chapel at Cestersover
Type of Asset/Event	Chapel
Listing No./NRHE Number	
HER Number	MWA4249
Status	Non-designated asset
Easting	450356
Northing	281972
Parish	Monks Kirby
Council	Rugby
Description	The possible site of a Medieval chapel is suggested by documentary evidence. The site is located 1km north west of Churchover.

Asset/Event Number	27
Asset/Event Name	Site of Moat at Cestersover Farm, Cestersover
Type of Asset/Event	Moat
Listing No./NRHE Number	
HER Number	MWA4248
Status	Non-designated asset
Easting	450419
Northing	281962
Parish	Monks Kirby
Council	Rugby
Description	The site of a medieval moat, visible on aerial photographs and its remains are visible as earthworks.

Asset/Event Number	28
--------------------	----

Gazetteer of Heritage Assets and Events



Asset/Event Name	Agricultural Buildings at Little Walton Lodge Farm, Lutterworth Road, Pailton
Type of Asset/Event	Agricultural building; storehouse; hovel
Listing No./NRHE Number	
HER Number	MWA30403
Status	Non-designated asset
Easting	450234
Northing	282808
Parish	Pailton,
Council	Rugby
Description	A range of 19th century agricultural barns forming the south east corner of the farm courtyard were recorded in 2011 prior to their demolition.

Asset/Event Number	29
Asset/Event Name	Ridge and Furrow Cultivation in Willey Parish
Type of Asset/Event	Ridge and furrow
Listing No./NRHE Number	
HER Number	MWA6472
Status	Non-designated asset
Easting	449562
Northing	284951
Parish	Willey,
Council	Rugby
Description	Medieval ridge and furrow cultivation in the parish of Willey. The ridge and furrow survives as an earthwork in some areas. In other areas it is visible on aerial photographs.

Asset/Event Number	30
Asset/Event Name	Site of Gills Corner Tunnel on disused Rugby-Leicester railway line (Midland Railway), 2km south
Type of Asset/Event	Railway tunnel
Listing No./NRHE Number	
HER Number	MWA31657
Status	Non-designated asset
Easting	449930
Northing	282738
Parish	Monks Kirby
Council	Rugby
Description	A tunnel formerly taking the railway under the Coventry-Lutterworth Road.

Asset/Event Number	31
---------------------------	----

Gazetteer of Heritage Assets and Events



Asset/Event Name	Site of a railwayman's hut, adjacent to disused Midland Railway (Leicester-Rugby), 140m south
Type of Asset/Event	Railway building
Listing No./NRHE Number	
HER Number	MWA31683
Status	Non-designated asset
Easting	449947
Northing	282619
Parish	Monks Kirby
Council	Rugby
Description	The hut is close to the southern portal of Gill's Corner Tunnel.

Asset/Event Number	32
Asset/Event Name	Late Iron Age-Roman Activity
Type of Asset/Event	Settlement?; ditch; pit
Listing No./NRHE Number	
HER Number	MWA31961
Status	Non-designated asset
Easting	450932
Northing	282751
Parish	
Council	Rugby
Description	Remains of Late Iron Age -Roman Activity in the form of ditches and pits dating to the 1st and 2nd centuries AD was found during an archaeological evaluation.

Asset/Event Number	33
Asset/Event Name	Iron-Age Gully Terminus, Land off Lutterworth Road, Warwickshire
Type of Asset/Event	Gully; enclosure?
Listing No./NRHE Number	
HER Number	MWA32020
Status	Non-designated asset
Easting	450804
Northing	283598
Parish	Monks Kirby
Council	Rugby
Description	A gully terminus containing fragments of Iron-Age pottery and daub was discovered during Archaeological Investigations

Asset/Event Number	34
Asset/Event Name	Undated pit, Land off Lutterworth Road, Warwickshire
Type of Asset/Event	Pit
Listing No./NRHE Number	
HER Number	MWA32021
Status	Non-designated asset
Easting	450950
Northing	283600
Parish	Monks Kirby
Council	Rugby
Description	A small pit was recorded during archaeological investigation. No datable material was recovered but it is likely to pre-date the over laying ridge and furrow.

Asset/Event Number	35
Asset/Event Name	Ridge and Furrow, Cross in Hand Farm, Warwickshire
Type of Asset/Event	Ridge and furrow
Listing No./NRHE Number	
HER Number	MWA32023
Status	Non-designated asset
Easting	450909
Northing	283657
Parish	
Council	Rugby
Description	Extant Ridge and Furrow was observed during a site visit and on recent aerial photograph at Cross in Hand Farm, Warwickshire

Asset/Event Number	36
Asset/Event Name	Model farm at Pastures Farm, Pailton
Type of Asset/Event	Farmstead
Listing No./NRHE Number	
HER Number	MWA8213
Status	Non-designated asset
Easting	449000
Northing	282400
Parish	Pailton,
Council	Rugby
Description	One of a small number of model farmsteads that was built during the Imperial period. It is situated at Pailton Pastures.

Gazetteer of Heritage Assets and Events



Asset/Event Number	37
Asset/Event Name	Monks Kirby (Mediaeval) Field 350
Type of Asset/Event	Findspot
Listing No./NRHE Number	
HER Number	MWA21775
Status	Non-designated asset
Easting	449476
Northing	283980
Parish	Monks Kirby
Council	Rugby
Description	Mediaeval artifact found during metal detecting.

Asset/Event Number	38
Asset/Event Name	Site of Windmill at Willey
Type of Asset/Event	Windmill
Listing No./NRHE Number	
HER Number	MWA1678
Status	Non-designated asset
Easting	449676
Northing	284904
Parish	Willey,
Council	Rugby
Description	The site of a Medieval windmill is suggested by documentary evidence.

Asset/Event Number	39
Asset/Event Name	Bridge over disused Rugby-Leicester Railway (Midland Railway), 225m south-east of St Leonard'
Type of Asset/Event	Overbridge
Listing No./NRHE Number	
HER Number	MWA31648
Status	Non-designated asset
Easting	449761
Northing	284609
Parish	Willey,
Council	Rugby
Description	A bridge carrying a farm track over the railway line.

Gazetteer of Heritage Assets and Events



Asset/Event Number	40
Asset/Event Name	Bridge over disused railway, 120m east of St Leonard's Church, Willey
Type of Asset/Event	Overbridge
Listing No./NRHE Number	
HER Number	MWA31647
Status	Non-designated asset
Easting	449769
Northing	284748
Parish	Willey,,
Council	Rugby
Description	A bridge carrying a footpath over the disused line of the Rugby-Leicester Branch Line (Midland Railway)

Asset/Event Number	41
Asset/Event Name	Bridge over dismantled Midland Railway line, 580m south of St. Leonard's Church, Willey
Type of Asset/Event	Overbridge
Listing No./NRHE Number	
HER Number	MWA31651
Status	Non-designated asset
Easting	449747
Northing	284227
Parish	Willey,
Council	Rugby
Description	A bridge carrying a road over the dismantled railway line.

Asset/Event Number	42
Asset/Event Name	Bridge over disused railway, 275m south-east of St Leonard's Church, Willey
Type of Asset/Event	Overbridge
Listing No./NRHE Number	
HER Number	MWA31655
Status	Non-designated asset
Easting	449763
Northing	284545
Parish	Willey,
Council	Rugby
Description	A bridge carrying a footpath over the disused line of the Rugby-Leicester Branch Line (Midland Railway)

Gazetteer of Heritage Assets and Events



Asset/Event Number	43
Asset/Event Name	Site of bridge over the dismantled Midland Railway, 930m south of St Leonard's Church, Willey
Type of Asset/Event	Overbridge
Listing No./NRHE Number	
HER Number	MWA31656
Status	Non-designated asset
Easting	449758
Northing	283866
Parish	Monks Kirby
Council	Rugby
Description	The site of a bridge carrying a track over the disused line of the Rugby-Leicester Branch Line (Midland Railway)

Asset/Event Number	44
Asset/Event Name	Footbridge over disused Rugby-Leicester line (Midland Railway), 1600m north-west of Churchov
Type of Asset/Event	Overbridge
Listing No./NRHE Number	
HER Number	MWA31658
Status	Non-designated asset
Easting	450040
Northing	282155
Parish	Monks Kirby
Council	Rugby
Description	A bridge carrying a track over the disused railway line.

Asset/Event Number	45
Asset/Event Name	Site of an overbridge under disused Rugby-Leicester line (Midland Railway), 1500m north-west
Type of Asset/Event	Overbridge
Listing No./NRHE Number	
HER Number	MWA31682
Status	Non-designated asset
Easting	450044
Northing	281934
Parish	Monks Kirby
Council	Rugby
Description	An overbridge carrying the railway line over a farm track from Cestersover Farm.

Gazetteer of Heritage Assets and Events



Asset/Event Number	46
Asset/Event Name	Walkover Survey, Cross in Hand farm, Warwickshire
Type of Asset/Event	Field observation
Listing No./NRHE Number	
HER Number	EWA11473
Status	Event
Easting	450883
Northing	283680
Parish	Monks Kirby
Council	Rugby
Description	A walkover survey was carried out in February 2020 on land at Cross in Hand Farm in advance of a proposed development to build a Truck Stop. The proposed development area consists of agricultural land comprising six irregular fields over undulating landscape and an historic farmstead marked on the 1st Edition Ordnance Survey map onwards. The farmhouse and two barns appear to be 19th century in origin but the remainder of the other buildings are modern additions. Extant Ridge and Furrow was observed during the site visit and on recent aerial photographs to the south and the west of the farmhouse

Asset/Event Number	47
Asset/Event Name	An Archaeological Watching Brief at Ivy Cottage, Main Street, Willey
Type of Asset/Event	Watching Brief
Listing No./NRHE Number	1336168
HER Number	EWA6730
Status	Event
Easting	449580
Northing	284798
Parish	Willey
Council	Rugby
Description	In February 1999, A watching brief was undertaken prior to the construction of a link two storey extension. No traces of medieval occupation were revealed.

Asset/Event Number	48
Asset/Event Name	Archaeological Recording South-East of Bayhouse Farm, Willey
Type of Asset/Event	Evaluation
Listing No./NRHE Number	1335870
HER Number	EWA6873
Status	Event
Easting	449611
Northing	284884
Parish	Willey

Gazetteer of Heritage Assets and Events



Council	Rugby
Description	Three trial trenches excavated as an evaluation prior to the residential development of the site between November and December 1999 by Warwickshire Museum.

Asset/Event Number	49
Asset/Event Name	Watching Brief at Church Lane, Willey
Type of Asset/Event	Watching Brief
Listing No./NRHE Number	1336185
HER Number	EWA6920
Status	Event
Easting	449636
Northing	284844
Parish	Willley
Council	Rugby
Description	In June 1999, Archaeological observation of groundworks and the excavation of features. A ditch likely to be medieval was recorded and some 19th century features.

Asset/Event Number	50
Asset/Event Name	Watching Brief at Little Orchard, Willey
Type of Asset/Event	Watching Brief
Listing No./NRHE Number	1386773
HER Number	EWA6954
Status	Event
Easting	449553
Northing	284794
Parish	Willey
Council	Rugby
Description	In October 2000, A watching brief was carried out during groundworks for a new conservatory. No archaeological finds or features were recorded.

Asset/Event Number	51
Asset/Event Name	Watching Brief at Star Cottage, Main Street, Willey
Type of Asset/Event	Watching Brief
Listing No./NRHE Number	1502103
HER Number	EWA7710
Status	Event
Easting	449584
Northing	284868

Gazetteer of Heritage Assets and Events



Parish	Willey
Council	Rugby
Description	In December 2005, Observation took place after the ground had been reduced and construction had begun. A 19th/20th century brick floor and material deposited on top of it were located after examination of the garage foundation trenches. The remains were already concreted in place so full examination was not possible. No archaeological features or finds were observed.

Asset/Event Number	52
Asset/Event Name	Site visit to Newnham Paddock park/garden, Monks Kirby, Rugby by J Lovie c1996
Type of Asset/Event	Field observation
Listing No./NRHE Number	
HER Number	EWA9645
Status	Event
Easting	447802
Northing	283458
Parish	Monks Kirby
Council	Rugby
Description	At some time between 1996-1997, a visual assesment was carried out by Jonathan Lovie

Asset/Event Number	53
Asset/Event Name	Archaeological Observation at Watling Farm, Willey, Warwickshire
Type of Asset/Event	Watching Brief
Listing No./NRHE Number	1306255
HER Number	EWA3392
Status	Event
Easting	449574
Northing	284730
Parish	Willey
Council	Rugby
Description	Between October and November 1998, Archaeological observation of the groundworks for a new house at Watling Farm, Willey, within the medieval village revealed no traces of medieval occupation. The site had been heavily disturbed in modern times.

Asset/Event Number	54
Asset/Event Name	Photographic Recording of agricultural buildings at Little Walton, Lodge Farm, Pailton
Type of Asset/Event	Potographic Record
Listing No./NRHE Number	
HER Number	EWA10818

Gazetteer of Heritage Assets and Events



Status	Event
Easting	450234
Northing	282808
Parish	Pailton
Council	Rugby
Description	Photographic recording was undertaken on the agricultural barns at Little Walton, Lodge Farm in June 2011 by Chapman Architectural & Associates. The barns are an L range of buildings and comprise 18th-19th century brick and timber buildings comprising a wood store and a hovel, between which is a modern breeze block construction acting as a store.

Asset/Event Number	55
Asset/Event Name	Site visit to a Medieval Moat at Newnham Fields Farm
Type of Asset/Event	Field observation
Listing No./NRHE Number	
HER Number	EWA1793
Status	Event
Easting	448971
Northing	283919
Parish	Monks Kirby
Council	Rugby
Description	A site visit was made to the possible site of a medieval moat at Newnham Fields Farm, Monks Kirby in October 1983 by Warwickshire Musuem.

Asset/Event Number	56
Asset/Event Name	Site visit to Brickworks, west of Lutterworth Road, Monks Kirby
Type of Asset/Event	Field observation
Listing No./NRHE Number	
HER Number	EWA1794
Status	Event
Easting	450514
Northing	283651
Parish	Monks Kirby
Council	Rugby
Description	A site visit was made to the site of a brickworks to the west of Lutterworth Road, Monks Kirby by Warwickshire Musuem in October 1983.

Asset/Event Number	57
Asset/Event Name	Site visit to brickworks on the Lutterworth Road, Monks Kirby
Type of Asset/Event	Field observation

Gazetteer of Heritage Assets and Events



Listing No./NRHE Number

HER Number	EWA1795
Status	Event
Easting	450237
Northing	282739
Parish	Monks Kirby
Council	Rugby
Description	A site visit was made to the site of a brickworks on the Lutterworth Road in October 1983 by Warwickshire Musuem.

Asset/Event Number	58
Asset/Event Name	Site visit to a windmill, 400m northwest of Cestersover Farm, Monks Kirby
Type of Asset/Event	Field observation

Listing No./NRHE Number

HER Number	EWA1796
Status	Event
Easting	450227
Northing	282440
Parish	Monks Kirby
Council	Rugby
Description	A site visit was made to a possible windmill mound 400m northwest of Cestersover Farm, Monks Kirby by Warwickshire Musuem in October 1983. No remains were visible.

Asset/Event Number	59
Asset/Event Name	Site visit to the Smithy at Willey
Type of Asset/Event	Field observation

Listing No./NRHE Number

HER Number	EWA1874
Status	Event
Easting	449510
Northing	284562
Parish	Willley
Council	Rugby
Description	A site visit was made to the site of a Smithy at Willey by Warwickshire Musuem in November 1983.

Asset/Event Number	60
Asset/Event Name	Site visit to the windmill at Willey

Gazetteer of Heritage Assets and Events



Type of Asset/Event	Field observation
Listing No./NRHE Number	
HER Number	EWA1875
Status	Event
Easting	449465
Northing	284610
Parish	Willley
Council	Rugby
Description	A site visit was made to the location of a windmill at Willley by Warwickshire Musuem in November 1983.

Asset/Event Number	61
Asset/Event Name	Geophysical Survey at Land at Streetfield Farm
Type of Asset/Event	Geophycial Survey
Listing No./NRHE Number	
HER Number	EWA11418
Status	Event
Easting	450710
Northing	282684
Parish	Churchover
Council	Rugby
Description	In November 2018, A fluxate magnetometer survey was undertaken by Magnitude Survey on a 34.14 hectares area ofnland at Streetfield Farm, comprising land west of Watling Street and south of Lutterworth Road, Churchover, Rugby, CV23 0QP. Anomalies of probable and possible archaeological origin were identified with a concentration in the northeast of the survey area. These anomalies form enclosures and partial enclosures and a potential double ditch feature. Other possible archaeological anomalies were identified across the survey area and evidence of agricultural use of the land was also identified including possible ridge and furrow.

Asset/Event Number	62
Asset/Event Name	An Archaeological Evaluation at Land at Streetfield farm, Warwickshire
Type of Asset/Event	Evaluation
Listing No./NRHE Number	
HER Number	EWA11421
Status	Event
Easting	450715
Northing	282681
Parish	Churchover
Council	Rugby
Description	An archaeological evaluation was undertaken by Oxford Archaeology in September 2019 on the site of a proposed solar installation at Streetfield Farm, Churchover, Rugby. 147 trenches,

measuring 50m by 1.80m, targeted on areas identified by geophysical survey were excavated across the site. The evaluation confirmed the presence of archaeological remains in the areas previously identified by the geophysical survey and revealed three main areas of archaeological activity across the site. Evidence of Late Iron-age/ Roman activity was identified in two of the fields in the form of ditches and pits representing field or enclosure boundaries. A diverse range of pottery forms and wares was present at the site consistent with a settlement of moderate status, possibly a roadside settlement forming part of the hinterland of the small Roman town of Tripontium 2-3km south-east of the site. A historic field boundary was also identified and remnants of ridge and furrow were seen across the site. A gas pipeline and ploughing across the site are likely to have truncated some archaeology.

Asset/Event Number	63
Asset/Event Name	Geophysical Survey, Land at Cross in Hand Farm, near Lutterworth, Warwickshire
Type of Asset/Event	Geophysical Survey
Listing No./NRHE Number	
HER Number	EWA11470
Status	Event
Easting	450886
Northing	283528
Parish	Monks Kirby
Council	Rugby
Description	A geophysical survey was undertaken by RSK ADAS on the between the 3rd to the 4th September 2020 at Land at Cross in Hand farm, in advance of the development of a new truck stop on the A5. A small number of possible ditch fills were identified in the south-east fields and ridge and furrow was mapped across the site. Other evidence of former cultivation and land drains were also recorded

Asset/Event Number	64
Asset/Event Name	Archaeological Evaluation, Land adjacent to Lutterworth Road and Watling Street, Lutterworth
Type of Asset/Event	Evaluation
Listing No./NRHE Number	
HER Number	EWA11454
Status	Event
Easting	450862
Northing	283512
Parish	Monks Kirby
Council	Rugby
Description	An Archaeological Evaluation was undertaken on land at the Cross in Hand farm, Lutterworth in October to November 2020 by RSK ADAS prior to the development of a haulage facility. The survey area was approximately 11.96 hectares and comprised six individual land parcels. Forty-four trenches were excavated. Forty-three of the trenches were 50 m long with a minimum width of 2.2m and an additional 10 m long trench was excavated to ascertain the character of the gully terminus identified in Trench 27. The gully terminus contained fragments of Iron pottery and daub. It has been interpreted as a possible Iron Age Enclosure. An isolated pit was identified in Trench 38. No datable evidence was recovered but the pit is over-laid by

ridge and furrow and is likely to pre-date it.

Asset/Event Number	65
Asset/Event Name	Watching Brief at Church Farm, Main Street, Wiley
Type of Asset/Event	Watching Brief
Listing No./NRHE Number	
HER Number	EWA12192
Status	Event
Easting	449607
Northing	284769
Parish	Willey
Council	Rugby
Description	In 1997, A watching brief was undertaken at Church Farm, Main Street, Wiley by Warwickshire Museum. Observation of topsoil stripping for a barn conversion within the medieval village revealed only two 19th century brick walls and a later well. Some residual medieval pottery sherds were collected.

Asset/Event Number	66
Asset/Event Name	Walkover Survey, Cross in Hand Farm, Warwickshire
Type of Asset/Event	Field Observation
Listing No./NRHE Number	
HER Number	EWA11473
Status	Event
Easting	450880
Northing	283680
Parish	Monks Kirby
Council	Rugby
Description	A walkover survey was carried out in February 2020 on land at Cross in Hand Farm in advance of a proposed development to build a Truck Stop. The proposed development area consists of agricultural land comprising six irregular fields over undulating landscape and an historic farmstead marked on the 1st Edition Ordnance Survey map onwards. The farmhouse and two barns appear to be 19th century in origin but the remainder of the other buildings are modern additions. Extant Ridge and Furrow was observed during the site visit and on recent aerial photographs to the south and the west of the farmhouse.

Asset/Event Number	67
Asset/Event Name	Newnham Paddock
Type of Asset/Event	Parks And Garden
Listing No./NRHE Number	1001191
HER Number	

Gazetteer of Heritage Assets and Events



Status	Grade II Registered Park and Garden
Easting	447754
Northing	283564
Parish	Monks Kirby
Council	Rugby
Description	https://historicengland.org.uk/listing/the-list/list-entry/1001191

Asset/Event Number	68
Asset/Event Name	Anglo-Saxon burial from north-west of Filling Station, Lutterworth
Type of Asset/Event	Inhumation
Listing No./NRHE Number	
HER Number	MLE1925
Status	Non-designated asset
Easting	451220
Northing	283361
Parish	Lutterworth
Council	Harborough
Description	https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MLE1925&resourceID=1021

Asset/Event Number	69
Asset/Event Name	Medieval stirrup found north-west of Moorbarns Filling Station, Lutterworth
Type of Asset/Event	Findspot
Listing No./NRHE Number	
HER Number	MLE6744
Status	Non-designated asset
Easting	451220
Northing	283361
Parish	Lutterworth
Council	Harborough
Description	https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MLE6744&resourceID=1021

Asset/Event Number	70
Asset/Event Name	Undated waterlogged deposit south-east of Padge Hall Farm, Lutterworth
Type of Asset/Event	Feature
Listing No./NRHE Number	
HER Number	MLE22412

Gazetteer of Heritage Assets and Events



Status	Non-designated asset
Easting	451544
Northing	283749
Parish	Lutterworth
Council	Harborough
Description	https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MLE22412&resourceID=1021

Asset/Event Number	71
Asset/Event Name	Undated agricultural ditches, south-east of Padge Hall Farm, Lutterworth
Type of Asset/Event	Feature
Listing No./NRHE Number	
HER Number	MLE24512
Status	Non-designated asset
Easting	451445
Northing	283545
Parish	Lutterworth
Council	Harborough
Description	https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MLE24512&resourceID=1021

Asset/Event Number	72
Asset/Event Name	Palaeochannel, Padget Brook, west of Glebe Farm, Lutterworth
Type of Asset/Event	Palaeochannel
Listing No./NRHE Number	
HER Number	MLE24513
Status	Non-designated asset
Easting	451735
Northing	283815
Parish	Lutterworth
Council	Harborough
Description	https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MLE24513&resourceID=1021

Asset/Event Number	73
Asset/Event Name	Prehistoric flint from Mere Lane, Bittesby
Type of Asset/Event	Lithic Scatter
Listing No./NRHE Number	

Gazetteer of Heritage Assets and Events



HER Number	MLE25924
Status	Non-designated asset
Easting	450276
Northing	284988
Parish	Bitteswell with Bittesby
Council	Harborough
Description	https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MLE25924&resourceID=1021

Asset/Event Number	74
Asset/Event Name	Roman pottery from Mere Lane, Bittesby
Type of Asset/Event	Findspot
Listing No./NRHE Number	
HER Number	MLE25925
Status	Non-designated asset
Easting	450271
Northing	284964
Parish	Bitteswell with Bittesby
Council	Harborough
Description	https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MLE25925&resourceID=1021

Asset/Event Number	75
Asset/Event Name	Medieval/post-medieval manuring scatter, Mere Lane, Bittesby
Type of Asset/Event	Manuring Scatter
Listing No./NRHE Number	
HER Number	MLE25926
Status	Non-designated asset
Easting	450298
Northing	284968
Parish	Bitteswell with Bittesby
Council	Harborough
Description	https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MLE25926&resourceID=1021

Asset/Event Number	76
Asset/Event Name	Watling Street Roman Road
Type of Asset/Event	Road

Gazetteer of Heritage Assets and Events



Listing No./NRHE Number

HER Number	MLE1388
Status	Non-designated asset
Easting	450517
Northing	284368
Parish	Lutterworth
Council	Harborough
Description	https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MLE1388&resourceID=1021

Asset/Event Number 77

Asset/Event Name Turnpike Road, Market Harborough to Coventry

Type of Asset/Event Road

Listing No./NRHE Number

HER Number	MLE20827
Status	Non-designated asset
Easting	451522
Northing	284135
Parish	Lutterworth
Council	Harborough
Description	https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MLE20827&resourceID=1021

Asset/Event Number 78

Asset/Event Name Bitteswell Airfield

Type of Asset/Event Airfield

Listing No./NRHE Number

HER Number	MLE15959
Status	Non-designated asset
Easting	451433
Northing	284865
Parish	Lutterworth
Council	Harborough
Description	https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MLE15959&resourceID=1021

Asset/Event Number 79

Asset/Event Name Iron Age/Roman site west of Magna Park, Bittesby

Gazetteer of Heritage Assets and Events



Type of Asset/Event	Settlement/Field System
Listing No./NRHE Number	
HER Number	MLE21985
Status	Non-designated asset
Easting	450317
Northing	284813
Parish	Bitteswell with Bittesby
Council	Harborough
Description	https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MLE21985&resourceID=1021

Asset/Event Number	80
Asset/Event Name	Bittesby House Lodge, Watling Street, Bittesby
Type of Asset/Event	Building
Listing No./NRHE Number	
HER Number	MLE21987
Status	Non-designated asset
Easting	450043
Northing	285096
Parish	Bitteswell with Bittesby
Council	Harborough
Description	https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MLE21987&resourceID=1021

Asset/Event Number	81
Asset/Event Name	Medieval manuring scatter east of Bittesby Deserted Village
Type of Asset/Event	Manuring Scatter
Listing No./NRHE Number	
HER Number	MLE21989
Status	Non-designated asset
Easting	450426
Northing	285576
Parish	Bitteswell with Bittesby
Council	Harborough
Description	https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MLE21989&resourceID=1021

Asset/Event Number	82
--------------------	----

Gazetteer of Heritage Assets and Events



Asset/Event Name	Roman site, south-east of Lodge Cottage, Bittesby
Type of Asset/Event	Possible Field system, Trackway and Structure
Listing No./NRHE Number	
HER Number	MLE22938
Status	Non-designated asset
Easting	450126
Northing	285000
Parish	Bitteswell with Bittesby
Council	Harborough
Description	https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MLE22938&resourceID=1021

Asset/Event Number	83
Asset/Event Name	1987 investigations, Magna Park
Type of Asset/Event	Field Observation
Listing No./NRHE Number	
HER Number	ELE8282
Status	Event
Easting	451151
Northing	284088
Parish	Lutterworth
Council	Harborough
Description	During roadworks for a new roundabout and widening, various finds were made in trench spoil. The group recovered various flint objects and pottery sherds.

Asset/Event Number	84
Asset/Event Name	2015 historic building survey, Bittesby House, Bittesby Lodge, Bittesby Cottages, Mere Lane, Lut
Type of Asset/Event	Historic Building Survey
Listing No./NRHE Number	
HER Number	ELE11701
Status	Event
Easting	450141
Northing	285224
Parish	Bitteswell with Bittesby
Council	Harborough
Description	IDI Gazeley's planning application for the extension of Magna Park onto c 232 ha of land to the north west of Mere Lane (planning application ref 15/01531/OUT) proposes the demolition of Bittesby House. heritage assets and lie about 400m at their closest point to the scheduled Bittesby Deserted Medieval Village. Trigpoint Conservation & Planning Ltd was commissioned by CgMs on behalf of IDI Gazeley Ltd to undertake a Level 4 Survey. The investigative survey

was undertaken of the complex of existing buildings, namely Bittesby House, Bittesby Cottages and the former Lodge to Bittesby House, including ancillary and associated (former) farm buildings, roof spaces and any cellared areas. It gave consideration to such aspects as the integrity of fixtures and fittings, their origins and operation, and in addition by the use of the historic documentary record and other reasonably accessible records. The survey in addition gave consideration to the relationship between the Bittesby Deserted Medieval Village and the later occupation of Bittesby House. This survey was carried out during November 2015.

Asset/Event Number	85
Asset/Event Name	2015 trial trenching, DHL Supply Chain, Magna Park, Lutterworth
Type of Asset/Event	Evaluation
Listing No./NRHE Number	
HER Number	ELE10142
Status	Event
Easting	450622
Northing	285439
Parish	Bitteswell with Bittesby
Council	Harborough
Description	Twenty-nine 50m-long trial trenches were opened between 21st August and 15th September. It has also located and provided information on a new Heritage Asset (number 10). The location and distribution of furrows and post-medieval field boundaries has been confirmed. The nature of the archaeological features within the Heritage Assets (1-6 and 10) and the small quantity of finds recovered from them suggests that the Heritage Assets represent boundaries of fields and trackways, located away from settlements. This is consistent with the results of the geophysical survey (ArchaeoPhysica 2015) and fieldwalking (MOLA 2015). Although not firmly dated all the Heritage Assets appear to be pre-medieval in origin and are, therefore, not associated with Bittesby Deserted Medieval Village. Where dating evidence is available, the Heritage Assets appear to be pre-'Belgic' Iron Age in date (A2, A3 and A10) or probably Roman in the case of A1 (adjacent to Watling Street) and A5 (c. 850m from it). A4 and A6 are undated but comprise single ditches.

Asset/Event Number	86
Asset/Event Name	2015/16 trial trenching, "Hybrid" area, Magna Park, Lutterworth
Type of Asset/Event	Evaluation
Listing No./NRHE Number	
HER Number	ELE10144
Status	Event
Easting	449778
Northing	285699
Parish	Bitteswell with Bittesby
Council	Harborough
Description	The Deserted Medieval Village of Bittesby is situated within the centre of the proposed development area and is bisected by the former Leicester-Rugby railway line. The evaluation confirmed the extent and layout of the settlement to the west of the former railway line where it is assigned to Heritage Asset A18 and includes an area partially investigated in 2007.

The evaluation has assisted in determining the former extent of the settlement which was likely to have been in the region of 10ha. Isolated ditches were found within the study area and, largely on the basis of the results of the geophysical survey, represent either field systems or singular extensive boundary ditches. Two of the latter are believed to be prehistoric in date: Heritage Asset A20 which extends for 40m and Heritage Asset A2 which extends for 240m and is likely to be pre-'Belgic' Iron Age in date (based on results within the DHL area (Albion 2015a)). To the south adjacent to Watling Street the ditches within Heritage Assets A1 and A23 are probably early Roman in date and appear to form part of field systems, as is possibly the case for one of the ditches within Heritage Asset A17 further north. Isolated features in the landscape which have been given Heritage Asset numbers include medieval trackway A16 which is known to continue as a hollow-way to the west of Bittesby Deserted Medieval Village.

Asset/Event Number	87
Asset/Event Name	2016 excavations, DHL Supply Chain, Lutterworth, Leicestershire
Type of Asset/Event	Excavation
Listing No./NRHE Number	
HER Number	ELE10568
Status	Event
Easting	450622
Northing	285439
Parish	Bitteswell with Bittesby
Council	Harborough
Description	<p>During September and October 2016 Albion Archaeology carried out archaeological open area excavations in advance of an extension for DHL to Magna Park, Lutterworth, Leicestershire. The archaeological investigations revealed several phases of past human activity. The earliest is represented by the residual find of a flint core fragment of later Neolithic to Bronze Age date, although no cut features from this period were present. Dispersed early-middle Iron Age activity was identified, which included two extensive linear boundaries and at least one small settlement. The Roman period was represented by field systems and an activity focus adjacent to Watling Street. Further away from Watling Street was evidence of activity on the periphery of a settlement previously identified outside of the development area. Evidence was also identified for medieval open fields, which covered much of the development area in this period, as well as a single postmedieval ditch. Even in the case of the two best-represented phases of activity (early-middle Iron Age and Roman) the small scale of the settlement evidence and the spatially distant nature of the remains within the development area mean that the picture offered is rather fragmented. Nonetheless the Iron Age evidence appears to show a landscape that was crossed by at least two extensive linear boundaries, along which small-scale, localised settlement was clustered. The evidence for the Roman period is dominated by ditches associated with field systems which, curiously, are not aligned perpendicular to Watling Street (and so could predate it). Given the nature of the excavated archaeological remains, it has been agreed with the Principal Planning Archaeologist that no further analysis and reporting is required, beyond that presented in this report.</p>

Asset/Event Number	88
Asset/Event Name	2019 trial trenching on land east of the A5, Watling Street, Lutterworth, Leicestershire
Type of Asset/Event	Evaluation
Listing No./NRHE Number	
HER Number	ELE11008

Gazetteer of Heritage Assets and Events



Status	Event
Easting	451689
Northing	283551
Parish	Lutterworth
Council	Harborough
Description	<p>In August 2019, 45 trenches were opened during an archaeological evaluation was undertaken by Headland Archaeology (UK) Ltd, on Land to the east of the A5, Lutterworth, Leicestershire. The fields subject to this evaluation were not evaluated during an initial trial trenching programme undertaken in 2015 (Blackburn). The evaluation identified agricultural use of the land in the form of extensive post-medieval ridge and furrow field system remains, undated field boundary and drainage ditches and a former hedge-line field boundary. Alluvial deposits and the course of a paleochannel were also identified, probably associated with a former course of the Padge Hall Brook.</p>

Asset/Event Number	89
Asset/Event Name	2019 borehole monitoring, land adjacent to Glebe Farm, Coventry Road, Lutterworth, Leicester
Type of Asset/Event	Watching Brief
Listing No./NRHE Number	
HER Number	ELE11009
Status	Event
Easting	451725
Northing	283793
Parish	Lutterworth
Council	Harborough
Description	<p>Archaeological borehole monitoring was undertaken by Headland Archaeology (18th August to 3rd September 2019) on land adjacent to Glebe Farm, Coventry Road, Lutterworth. Evidence suggesting intermittent and conjoining water sources contributed to deposit a sequence of alluvial deposits at the west end of the works area. This area and another to the east end of the site are on relatively flat ground and are likely to have, and continue, to see an accumulation of deposits as a result of seasonal fluctuations in water levels and resultant localised flooding. No deposits or materials suitable to aid in paleoenvironmental reconstruction were evident.</p>

Asset/Event Number	90
Asset/Event Name	2014 fieldwalking survey, Mere Lane, Lutterworth
Type of Asset/Event	Field Observation
Listing No./NRHE Number	
HER Number	ELE11431
Status	Event
Easting	450255
Northing	284983
Parish	Bitteswell with Bittesby
Council	Harborough

Description Fieldwalking took place here in September/October 2014. The main part of the field and the small triangle werewalked separately. Altogether 142 finds were recovered. There were c.70 flints, 1 sherd of prehistoric pottery, 8 sherds of Roman, 48 sherds of medieval pottery, 16 post-medieval sherds, 1 piece of ceramic building material, and 1 other find.

Asset/Event Number 91
Asset/Event Name 2019 watching brief for Magna Park Extension (DHL Supply Chain), Lutterworth, Leicestershire
Type of Asset/Event Watching Brief
Listing No./NRHE Number
HER Number ELE11579
Status Event
Easting 452409
Northing 284369
Parish Bitteswell with Bittesby
Council Harborough

Description The programme of archaeological work initially comprised excavation of six areas within the permitted development area, which was undertaken in autumn 2016 (Albion Archaeology 2017). The watching brief comprised monitoring of groundworks in three locations within the PDA (Areas WB1–3). The work took place Feb-June 2019. No archaeological features, deposits or artefacts were identified within any of the watching brief areas.

Asset/Event Number 92
Asset/Event Name 2016 desk-based assessment, Magna Park Extension, Hybrid Application, Lutterworth, Leicester
Type of Asset/Event Desk Based Assessment
Listing No./NRHE Number
HER Number ELE11699
Status Event
Easting 450173
Northing 285698
Parish Bitteswell with Bittesby
Council Harborough

Description CgMs Consulting have been commissioned by IDI Gazeley Ltd to prepare an archaeological desk-based assessment in support of an outline planning application for c.227ha of land, proposed for an extension to Magna Park, Lutterworth, Leicestershire. There will be no direct impact upon the Scheduled Monument on the study site. Careful consideration has been given within the design of the proposed development to the need to safeguard the setting of the Scheduled Monument and secure its viable long-term preservation and active management. Geophysical, fieldwalking, trial trenching and metal detecting surveys have been commissioned in support of the current application. A separate Landscape and Visual Impact Assessment has been prepared in support of the application. This assessment considered any impact upon the Scheduled Monuments within a surrounding 2.5km radius of the study site.

Asset/Event Number 93

Gazetteer of Heritage Assets and Events



Asset/Event Name	1998 fieldwalking on Lutterworth Southern Bypass
Type of Asset/Event	Field Observation
Listing No./NRHE Number	
HER Number	ELE8532
Status	Event
Easting	453102
Northing	284042
Parish	Lutterworth
Council	Harborough
Description	Observation started soon after work commenced on the site. Chain numbers used by the contractor were used to locate finds. Due to the busy nature of the site it was decided to carry out most of the work at the weekend when there was no activity. The Group walked the route placing objects in bags marked with the chain numbers. No archaeological features were noted.

Asset/Event Number	94
Asset/Event Name	2014/15 geophysical survey, Magna Park II
Type of Asset/Event	Geophysical Survey
Listing No./NRHE Number	
HER Number	ELE9389
Status	Event
Easting	450119
Northing	285706
Parish	Bitteswell with Bittesby
Council	Harborough
Description	A magnetic survey was commissioned by CgMs Consulting to prospect land adjacent to Magna Park, Lutterworth, Leicestershire for buried structures of archaeological interest. The survey was carried out between October 2014 and March 2015. The survey has identified several areas of potential archaeological interest within the survey area. Within these fields, linear and curvilinear anomalies of enhanced magnetic field are extensive. It seems likely that these anomalies of archaeological interest are either associated with the Romano-British findspots, or the Medieval settlement here.

Asset/Event Number	95
Asset/Event Name	2015 desk-based assessment, Magna Park
Type of Asset/Event	Desk Based Assessment
Listing No./NRHE Number	
HER Number	ELE9390
Status	Event
Easting	450618
Northing	285438

Gazetteer of Heritage Assets and Events



Parish	Bitteswell with Bittesby
Council	Harborough
Description	This archaeological desk-based assessment considers c.55.41 hectares of development land (the study site) proposed for an extension to Magna Park, Lutterworth, Leicestershire. It was commissioned in association with a planning application for the DHL Supply Chain. The assessment provides a description of heritage assets potentially affected by the development of the study site and addresses the information requirements of Government's National Planning Policy Framework (particularly para 128). The assessment has established that there are no designated heritage assets within the study site. The Scheduled Monument of Bittesby Deserted Medieval Village is located in close proximity to the corridor of proposed planting. However development within the study site will not directly effect any designated heritage assets. A separate Built Heritage Assessment has been prepared to accompany the application (CgMs 2015 ref:RU/JCG18281) and this should be consulted for a detailed assessment of the potential sensitivity of built heritage assets within the wider study area.

Asset/Event Number	96
Asset/Event Name	2015 heritage statement, Magna Park Extension
Type of Asset/Event	Heritage Impact Assessment
Listing No./NRHE Number	
HER Number	ELE9391
Status	Event
Easting	450618
Northing	285438
Parish	Bitteswell with Bittesby
Council	Harborough
Description	This Heritage Statement has been researched and prepared by CgMs Consulting on behalf of IDI Gazeley. It considers an extension to Magna Park, Lutterworth, Leicestershire. The site, also referred to as the 'study site', is located to the west of Lutterworth and comprises approximately 55.16 hectares of land centred at National Grid Reference SP 5076 8550 (Figure 1). The study site is an irregularly shaped plot of land, bordered by Mere Road and Magna Park to the south-east and field boundaries and outlying fields to the south-west, north-west and north-east.

Asset/Event Number	97
Asset/Event Name	2014 fieldwalking survey, Magna Park
Type of Asset/Event	Field Observation
Listing No./NRHE Number	
HER Number	ELE9392
Status	Event
Easting	450134
Northing	285700
Parish	Bittesby,
Council	Harborough
Description	MOLA Northampton was commissioned by CgMs Consulting to undertake a fieldwalking survey

on land northwest of Lutterworth, Leicestershire. The evaluation area comprised 21 fields north-west of Magna Park totalling c218ha. The survey recorded 14 pieces of flint, 2 sherds of Iron Age pottery, 36 sherds of Roman pottery, 126sherds of medieval pottery and 179 sherds of post-medieval pottery. A couple of areas of interest were noted from the data including a scatter of Roman pottery and a small spread of 16th- 17th century pottery. Overall much of the later pottery was distributed in a random manner and was probably introduced onto the field through manuring.

Asset/Event Number	98
Asset/Event Name	2015 heritage assessment, Symmetry Park, Lutterworth
Type of Asset/Event	Heritage Impact Assessment
Listing No./NRHE Number	
HER Number	ELE9402
Status	Event
Easting	451851
Northing	283685
Parish	Lutterworth
Council	Harborough
Description	<p>This archaeological and heritage assessment has been prepared by the Environmental Dimension Partnership Ltd (EDP) on behalf of db symmetry Ltd, in support of an outline planning application of its proposals at symmetry park, Lutterworth ('the Site'). This report concludes that the application site does not contain any designated heritage assets, such as world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields or listed buildings, where there would be a presumption in favour of their physical retention and/or preservation in situ and against development. Only one listed building is located within a 1km search radius of the Site, consisting of the Grade II listed Streetfield Farmhouse. The historic and modern setting of this has been assessed and it has been determined that there will be no adverse impacts as a result of the proposed scheme being implemented. Additionally, the Grade I listed Church of St Mary in Lutterworth was also assessed, despite being 1.9km from the Site, due to the potential for it to have a visual relationship. Further to this, ten listed buildings within Cotesbach, 1.5km to the southeast were also assessed on the advice of Historic England. The assessment concludes that the proposed development would not result in an adverse impact on, harm to, or loss of significance from any of the identified designated heritage assets, either in terms of an effect on their physical form/fabric or on their wider settings. The scheme proposed for the application site will be located on land that is concluded to make no contribution to the setting or significance of these designated heritage assets.</p>

Asset/Event Number	99
Asset/Event Name	2015 geophysical survey, Coventry Road, Lutterworth
Type of Asset/Event	Geophysical Survey
Listing No./NRHE Number	
HER Number	ELE9403
Status	Event
Easting	451851
Northing	283685

Gazetteer of Heritage Assets and Events



Parish Lutterworth
Council Harborough
Description A magnetometry survey was carried out 16-27 February 2015. No archaeological type anomalies have been detected in the data. Anomalies pertaining to the site's agricultural heritage have been identified in the form of ridge and furrow plough regimes, old field boundaries as well as modern drainage systems. Former stream channels are in evidence, while further anomalies of a natural origin due to changes in the sub-soil have been noted.

Asset/Event Number 100
Asset/Event Name 2012 geophysical survey, Magna Park Plot 7200
Type of Asset/Event Geophysical Survey
Listing No./NRHE Number
HER Number ELE9445
Status Event
Easting 451131
Northing 283684
Parish Lutterworth
Council Harborough
Description In September 2012 a magnetic survey was carried out to prospect for buried features of archaeological interest in advance of proposed construction at Magna Park, Lutterworth. Apart from ridge and furrow cultivation and debris associated with the demolition of a former building nothing of interest was observed. There is a small but significant risk of UXB at this site.

Asset/Event Number 101
Asset/Event Name 2012 geophysical survey, Magna Park Plot 7300
Type of Asset/Event Geophysical Survey
Listing No./NRHE Number
HER Number ELE9446
Status Event
Easting 451391
Northing 283783
Parish Lutterworth
Council Harborough
Description In September 2012 a magnetic survey was carried out to prospect for buried features of archaeological interest in advance of proposed construction at Magna Park, Lutterworth. Apart from ridge and furrow cultivation nothing apart from land drains and a small number of linear ditch fills that might also be drains was found. There is a small but significant risk of UXB at this site.

Asset/Event Number 102

Gazetteer of Heritage Assets and Events



Asset/Event Name	2015 trial trenching, Plot 7300, Magna Park, Lutterworth
Type of Asset/Event	Evaluation
Listing No./NRHE Number	
HER Number	ELE9709
Status	Event
Easting	451391
Northing	283783
Parish	Lutterworth
Council	Harborough
Description	<p>Plot 7300 is located to the south of (and adjacent to) the Magna Park warehouse and distribution estate, to the west of Lutterworth and is centred on SP 5138 8380. Planning permission has been granted by Harborough District Council for change of use of the land to provide parking, vehicle maintenance, administration buildings and landscaping (revised scheme of 11/01757/FUL). Two conditions associated with archaeological investigations were attached to the planning permission. The archaeological potential of the site has been assessed by a geophysical survey (ArchaeoPhysica 2012) and by trial trenches (the subject of this report). Albion Archaeology was commissioned by CgMs Consulting Ltd, on behalf of IDI Gazeley, to undertake the trial trenching. It comprised the opening and investigation of four 50m long trial trenches. The trench layout was designed to investigate both geophysical anomalies and "blank" areas that were devoid of geophysical anomalies. Fieldwork was undertaken between 5th and 9th October 2015. This report presents the results of the trenching. The only evidence for past human activity within the trenches was furrows (indicative of medieval open fields) and two ditches. No finds were recovered from these features or the overburden indicating that no significant past human activity, other than agriculture, took place in this area. Although one of the anomalies identified by geophysical survey coincided with one of the ditches, all others were of natural origin. On approval of this report, the project documentation will be prepared for deposition in the county stores (Accession Number X.A86.2015).</p>

Asset/Event Number	103
Asset/Event Name	2015 trial trenching, land adjacent to Glebe Farm, Lutterworth, Leicestershire
Type of Asset/Event	Evaluation
Listing No./NRHE Number	
HER Number	ELE9716
Status	Event
Easting	451771
Northing	283678
Parish	Lutterworth
Council	Harborough
Description	<p>An archaeological evaluation was undertaken by Headland Archaeology (UK) Ltd during September and October 2015, at land adjacent to Glebe Farm, Coventry Road, Lutterworth, where a total of 68 trenches were excavated. One Roman ditch, and three undated, but potentially related, linear features were identified on higher ground in the north of the site. Deep alluvial deposits were identified adjacent to the line of an extant watercourse in the centre of the site. Areas of landfill were identified in the northern and eastern parts of the proposed development area. In the east of the site, landfill deposits measured up to 4.00m in depth. The depositional sequence suggested that truncation of the historical land surface had taken place prior to the deposition of landfill material. The potential for the site to</p>

contain further remains of archaeological significance is assessed as low.

Asset/Event Number	104
Asset/Event Name	Dismantled Rugby-Leicester railway track
Type of Asset/Event	
Listing No./NRHE Number	
HER Number	MWA31657, MWA31683, MWA31648, MWA31647, MWA31651, MWA31655, MWA31656, MW
Status	Non-designated
Easting	449954
Northing	282549
Parish	Monks Kirby
Council	Rugby
Description	The Leicester to Rugby railway line, built in 1840 and later closed in 1966, also known as the Railway South Branch and part of the Midland Counties Railway linking Leicester with Nottingham and Derby to the north, and through Rugby to London in the south.

Asset/Event Number	105
Asset/Event Name	Rectory Building (now demolished)
Type of Asset/Event	Building
Listing No./NRHE Number	
HER Number	
Status	Non-designated
Easting	450683
Northing	283888
Parish	Willey
Council	Rugby
Description	A rectory building (now demolished) identified on the 1886 Ordnance Survey map and mentioned in documentary sources in 1850 (White, 1850. History, Gazetteer & Directory of Warwickshire, p595).

Asset/Event Number	106
Asset/Event Name	Post medieval Brick floor
Type of Asset/Event	Building
Listing No./NRHE Number	
HER Number	
Status	Non-designated
Easting	449575
Northing	284865

Gazetteer of Heritage Assets and Events



Parish	Willey
Council	Rugby
Description	Post medieval remains were recorded at Star Cottage, Willey where a watching brief (report unavailable) was undertaken in 2005 and identified 19th/20th century features which are poorly described.

Asset/Event Number	107
Asset/Event Name	Post medieval brickwall and later well
Type of Asset/Event	Building
Listing No./NRHE Number	
HER Number	
Status	Non-designated
Easting	449616
Northing	284767
Parish	Willey
Council	Rugby
Description	Post medieval remains were recorded at Church Lane, Willey where a watching brief (report unavailable) was undertaken in 1999 and identified a post medieval brickwall and later well (19th century). No other information is available.

Appendix 2: Assessment Scope and Criteria

ASSESSMENT SCOPE & CRITERIA

Scope of the Assessment

This report details the results of an Archaeological Desk-based Assessment and aims to identify and map the nature of the heritage resource within the site and surrounding study area. Where possible, the assessment will evaluate the likely impact from Proposed Development, upon the known and potential heritage resource.

This report will include recommendations for mitigation measures and / or further archaeological works; where the archaeological potential of the site warrants, or where additional information on the site is required.

Further works could include additional research, monitoring of geotechnical investigations, programmes of archaeological surveying and / or field evaluation. The results of any further studies can be used to inform the nature of any subsequent mitigation measures (if required) and provide advice upon the scope and design of the Proposed Development.

The assessment has used the sources listed in the main text to identify and map heritage assets and other relevant find spots or evidence within the site and defined study area. Heritage assets are defined in national planning guidance and can include designated assets (Scheduled Monuments, Listed Buildings etc.), standing, buried or submerged remains, historic buildings and structures, parks and gardens and areas, sites and landscapes - whether designated or not.

Assessment Criteria

Archaeological Potential

Consideration of archaeological potential will be informed by the number, density and distribution of known heritage assets of a specific period and/or type within the Study Area. The proximity of such assets to the Site and/or the similarities/dissimilarities in topographical location between the Site and the location of known assets will also be a factor in determining potential. Previous land use on the Site will also be a consideration in assessing potential, as later disturbance may have removed or damaged earlier buried archaeological remains and therefore may have reduced the potential for archaeological remains to survive on Site. Consideration will also be given to evidence from landform change in the study area and the possibility that natural deposits such as colluvium or alluvium may have buried archaeological remains. The potential for surviving archaeological evidence of past activity within the Site is expressed in the report as ranging between the scales of:

- High – The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- Medium – The available evidence suggests a reasonable likelihood for past activity within the site and consequently there is a potential that archaeological evidence could survive;
- Low – The available evidence suggests archaeological evidence of activity is unlikely to survive within the site, although some minor land-use may have occurred; and
- Uncertain - Insufficient information to assess.

Buried archaeological evidence is, by its very nature, an unknown quantity which can never be 100% identified during a desk-based assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

Where known heritage assets are identified, the importance of such assets is determined by reference to existing designations where available. For assets where no designation has been assigned, an informed assessment has been made of the likely historic, artistic, or archaeological importance of that resource based on professional knowledge and judgement.

Adjustments to the classification (Table 4, below) are occasionally made, where appropriate; for some types of finds or assets where there is no consistent value, and the importance may vary. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

Table 2: Assessing the Importance of a Heritage Asset

Importance of Heritage Asset	
HIGH	Assets of high importance and rarity and those considered to be important at a national level., e.g. Scheduled Monuments (or non-designated assets of schedulable quality and importance), Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Garden and Registered Battlefields. Well preserved historic landscapes, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
MEDIUM	Assets of medium importance and rarity and those considered to be important at a regional level. Designated or non-designated assets including Grade II Listed Buildings and Conservation Areas; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatters of finds.
LOW	Assets of low importance and rarity and those considered to be important at a local level. Locally listed buildings or non-designated assets with some evidence of human activity which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include assets such as historic field systems and boundaries, agricultural features such as ridge and furrow, etc.
NEGLIGIBLE	Assets of very low importance which are common. Heritage assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

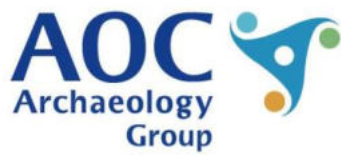
The likely magnitude of the impact of the Proposed Development works is determined by identifying the level of change from the Proposed Development upon the 'baseline' conditions of the Site and the heritage resource identified in the assessment. This effect can be either adverse (negative), beneficial (positive) or neutral. The criteria for assessing the magnitude of impact are set out in Table 5 below.

Table 3: Criteria for Determining Magnitude of Impact

LEVEL OF MAGNITUDE	DEFINITION
ADVERSE	
HIGH	Considerable impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of the asset or its setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a the setting of the asset resulting in considerable adverse change; significant increase in noise or changes in sound quality; extensive changes to use. Considerable impacts to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Listed Buildings, Registered Parks and Gardens, and World Heritage Sites.

MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of the asset or its setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the setting of the asset; and changes in noise levels or use of an asset that would result in detrimental changes to character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable impact on a known asset, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the significance of the asset
NEUTRAL	
NEUTRAL	A change to the asset or its setting which does not result in harm or benefit. This may occur where there is a perceptible change but that change does not diminish or enhance the significance of the asset or the ability to appreciate its significance
BENEFICIAL	
NEGLIGIBLE	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable impact on a known asset and little long term effect on the significance of the asset.
LOW	Minimal enhancement to an assets or its setting, such as removal of minor inappropriate features, limited improvements to setting or reduction in severance; slight changes in noise or sound quality; minor changes to use; resulting in a small improvement which would lead to enhancement of the ability to appreciate the significance of an asset.
MEDIUM	Changes to key to an asset or its setting resulting in material enhancements which allow for greater appreciation of the asset and/or its setting. For example, removal of an inappropriate later addition allowing for the assets significance to be reveal; removal of an inappropriate feature in an asset’s setting allowing the contribution of setting to the assets significance to be better understood or substantial reductions in noise or disturbance such that the significance of known asset would be enhanced.
HIGH	Substantial positive changes to an asset and key elements of its setting which would greatly enhance its significance and the ability to appreciate that significance; this might result from the removal of adverse or considerably distracting features from the setting of an asset; significant decrease in noise or changes in sound quality; changes to use or access.

In certain cases, it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement as to the scale of such impacts is applied.



AOC Archaeology Group, Edgefield Industrial Estate, Edgefield Road, Loanhead EH20 9SY
tel: 0131 555 4425 | fax: 0131 555 4426 | e-mail: edinburgh@aocarchaeology.com

www.aocarchaeology.com