

# Blaby District Council

## High-Level Heritage Impact Assessments



**Client:**  
Blaby District Council

**Date:**  
July 2026





# Blaby District Council

## High-Level Heritage Impact Assessments

### Project Details

Client: Blaby District Council  
Project Number: F4108  
Address: Council Officers  
Desford Road  
Narborough  
Leicestershire  
LE19 2EP

### Quality Assurance – Approval Status

Issue: 1  
Date: 01/07/2026  
Prepared By: Aysem Kilinc Unlu, Helen Saunders and Seren Wilson  
Checked By: Maria Kitts  
Approved By: Tim Murphy

### Prepared by:

#### Place Services

Essex County Council  
County Hall, Chelmsford, Essex CM1 1QH

T: +44 (0)333 013 6840  
E: [enquiries@placeservices.co.uk](mailto:enquiries@placeservices.co.uk)

[www.placeservices.co.uk](http://www.placeservices.co.uk)

### **Disclaimer**

This report has been prepared by Place Services with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the Client.

We disclaim any responsibility to the Client and others in respect of any matters outside the scope of the above.

This report is confidential to the Client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.

### **Copyright**

This report may contain material that is non-Place Services copyright (e.g. Ordnance Survey, British Geological Survey, Historic England), or the intellectual property of third parties, which Place Services is able to provide for limited reproduction under the terms of our own copyright licences or permissions, but for which copyright itself is not transferable by Place Services. Users of this report remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

All OS maps reproduced by permission of Ordnance Survey® on behalf of the Controller of Her Majesty's Stationery Office. ©Crown Copyright. Licence number **LA100019602**

Maps reproduced from Historic Ordnance Survey material are with permission and are © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2010).

# Contents

|                                                                         |            |
|-------------------------------------------------------------------------|------------|
| <b>Contents</b>                                                         | <b>4</b>   |
| <b>1. Introduction</b>                                                  | <b>5</b>   |
| <b>2. Methodology</b>                                                   | <b>6</b>   |
| <b>3. Site Assessments</b>                                              | <b>8</b>   |
| BLA031/034/039/040: Land North of Hospital Lane, Blaby                  | 8          |
| BLA038: Land East of Lutterworth Road (A426), Blaby                     | 17         |
| COS012: Land North of Countesthorpe Road, Cosby                         | 24         |
| COS014: Tudor Drive, Cosby                                              | 32         |
| COS015: Land North of Countesthorpe Road, South of Walnut Leys          | 41         |
| COS016: Land Opposite Cosby Cemetery                                    | 50         |
| COU042: Land East of Willoughby Road                                    | 55         |
| EAST001: Land West of M69 J2 and STO026: Land West of Stoney Stanton    | 61         |
| END009: Quarry Lane                                                     | 69         |
| GPA010: Land at Glen Ford Grange, Little Glen Road                      | 77         |
| HUN016: Land East of Huncote                                            | 85         |
| KIL002: Steeple Chase Farm, Main Street, Kilby                          | 92         |
| KIL006: Land to the South of Chapel Close and Main Street               | 101        |
| KIL008: Land to the Rear of 40 Main Street, Kilby                       | 108        |
| KMU020: Blood's Hill (small)                                            | 114        |
| KMU021: Blood's Hill (large)                                            | 122        |
| KMU023: Land at Roundhill                                               | 133        |
| KMU024: Land off Portland Road                                          | 143        |
| KMU025: Land North of Hinckley Road (South-West of The Oaks Farm)       | 153        |
| KMU026: Blood's Hill (south)                                            | 160        |
| NAR016/END028 (aka NAR022): Carlton Park/Enderby Golf Course            | 169        |
| SAP019/025/035: Land South of Hinckley Road                             | 178        |
| SHA009: Leicester Road, Sharnford                                       | 188        |
| WHE027: Whetstone Pastures                                              | 194        |
| <b>Appendix A: References and Sources</b>                               | <b>202</b> |
| <b>Appendix B: Legislation, National Planning Policy &amp; Guidance</b> | <b>204</b> |
| <b>Appendix C: Glossary</b>                                             | <b>205</b> |



# 1. Introduction

- 1.1. This High-Level Heritage Impact Assessment has been prepared by Place Services for Blaby District Council to inform the site allocation process within the forthcoming Local Plan.
- 1.2. Twenty-five sites have been identified by the Local Planning Authority as requiring assessment with regard to their impact upon the historic environment. These sites have been submitted to Blaby District Council following a Call for Sites as part of the Local Plan process.
- 1.3. For each Site Assessment, the report provides a summary baseline of identified heritage assets within a Study Area, based on documentary research. The aim is to assess the potential impact caused by development on the Site to the significance of the heritage assets identified. The scoping of heritage assets has been informed by the indicative yield, set out within the allocation.
- 1.4. This report identifies the designated and non-designated heritage assets within close proximity of the Site to provide a holistic understanding of the historic environment. The aim of the report is to identify the heritage assets that may be sensitive to change and have the potential to be impacted by future development on the Site.
- 1.5. As part of a planning application, any future development will require further detailed assessment to fully understand the potential impact to the significance of the identified designated and non-designated heritage assets (NDHAs).
- 1.6. This assessment follows best practice guidance produced by Historic England (see **Appendix B** for details) and the Chartered Institute for Archaeologists,<sup>1</sup> and is designed to meet the requirements of heritage planning policy contained in Section 16 of the National Planning Policy Framework (NPPF).<sup>2</sup>
- 1.7. Planning policy, legislation and guidance relating to the historic environment (see **Appendix B** for detail) sets out the need to consider all elements of the historic environment to inform the planning process and, where appropriate, measures to mitigate adverse impacts from proposed developments.

## The Sites

- 1.8. A total of twenty-five separate sites have been assessed, which are located across the district. The sites range considerably in size and are located both within urban and rural locations.
- 1.9. For the purposes of this assessment, the allocation area shall be referred to as 'the Site' and the 'Study Area' comprises a 500-metre Historic Environment Record (HER) search area (buffer).

---

<sup>1</sup> Chartered Institute for Archaeologists, January 2017. *Standard and guidance for historic environment desk-based assessment*

<sup>2</sup> Department for Communities and Local Government, 2023. *National Planning Policy Framework*

## 2. Methodology

- 2.1 This assessment has been undertaken to support the production of the new Blaby Local Plan. This is intended to provide an initial overview of the heritage assets which may be potentially affected and the form/extent of this impact.
- 2.2 The purpose of this document is to provide a detailed and proportionate historic environment evidence base, as required by Paragraphs 32 and 36 of the National Planning Policy Framework (NPPF, December 2024), to establish the suitability of the Site prior to formal allocation.
- 2.3 The data in this report should be combined with other specialist reports to help inform the Sites to be allocated for development into the Local Plan. Should any planning applications be submitted for the Sites included in this document, it is expected that a full and detailed Heritage Impact Assessment/ Archaeological Desk-Based Assessment (and any relevant field investigations) will be undertaken, as is required by Paragraph 200 of the NPPF. Future assessment should be informed by the nature of the proposed development. As such it should be noted that this assessment is not exhaustive and the exclusion of reference to a heritage asset does not imply that it would not be impacted by a future development.
- 2.4 To determine the historic environment potential of the Site, a broad range of standard documentary and cartographic evidence was examined to determine the likely nature, extent, preservation and significance of any known heritage assets that may be present within a 500-metre Study Area of each Site. A search of the HER has also been undertaken and this has informed the understanding of the Site, its historic context and relevant heritage assets for consideration.
- 2.5 The assessment of significance of the identified heritage assets follows the heritage interest-led approach set out in the NPPF; comprising archaeological, architectural, and historic interest. This has been guided by the definitions provided in the updated 'Planning Policy Guidance'.<sup>3</sup> The assessment of significance is also informed by Historic England's 'Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment' (GPA2, 2015)<sup>4</sup> and 'Advice Note 12: Statements of Heritage Significance – Analysing Significance in Heritage Assets' (2019).<sup>5</sup>
- 2.6 The assessment of the contribution made by the setting of the heritage assets follows the staged assessment approach set out in Historic England's guidance document 'Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets' (GPA3, 2017).<sup>6</sup>
- 2.7 Within this report, each Site Assessment includes:
  - Identification of any heritage assets potentially affected by future development and

<sup>3</sup> <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

<sup>4</sup> Historic England. 2015. *Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Taking in the Historic Environment'*.

<sup>5</sup> Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12*.

<sup>6</sup> Historic England 2017 *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets'* (GPA3)

the potential for unknown/unrecorded (archaeological) heritage assets, in line with GPA3 Step 1.

- A high-level assessment of the significance of the heritage assets potentially affected by future development, including the contribution made by their setting, in line with GPA3's Step 2. It also includes an assessment of archaeological potential of the Site.
- An assessment of the potential impact of a development on the identified heritage assets is presented in Section 5, in line with Historic England's GPA3.<sup>7</sup> Step 3 of the staged approach outlines that assessment should assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it. It also identifies impacts to the archaeological potential of the Site.
- Each Site Assessment concludes with a summary of the results of this assessment and provides recommendations relating to future development, in line with Step 4 of GPA3.
- Each Site Assessment is supported by a Built Heritage Asset Plan and Archaeological HER Asset Plan. The number references used in the text are the list entry numbers on the National Heritage List for England<sup>8</sup> or the unique identification numbers on the Leicestershire and Rutland HER.<sup>9</sup>

2.8 **Appendix A** lists out the references and sources consulted in the preparation of this report.

2.9 The relevant legislation and policy context are set out in **Appendix B** of this report and a Glossary of terms is outlined in **Appendix C**.

---

<sup>7</sup> *ibid*

<sup>8</sup> [Search the List: Map Search | Historic England](#)

<sup>9</sup> [Historic Environment Record Viewer \(arcgis.com\)](#)

### 3. Site Assessments

#### BLA031/034/039/040: Land North of Hospital Lane, Blaby

|                           |                    |                  |                                    |
|---------------------------|--------------------|------------------|------------------------------------|
| <b>Allocation ref no.</b> | BLA031/034/039/040 | <b>Site Name</b> | Land North of Hospital Lane, Blaby |
|---------------------------|--------------------|------------------|------------------------------------|

##### Site Summary

The Site is located to the southwest of South Wigston, to the east of Blaby and north of Countesthorpe. It covers an area of 48 hectares comprising Highfields Farm and an area of its farmland.

Mill Lane borders the northern boundary and Hospital Lane borders the southern boundary of the Site. Between South Wigston and the northern boundary of the Site is the River Sence and a canal.

##### Historic Environment Evidence Base

Grade I, Grade II\* and Grade II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

##### List Entry

| Number  | List Entry Name                             | Grade |
|---------|---------------------------------------------|-------|
| 1074758 | Boundary Wall To Churchyard                 | II    |
| 1074760 | Blaby Hall                                  | II    |
| 1074761 | Blaby Hall Mews                             | II    |
| 1074763 | Hall Farmhouse And Barns                    | II    |
| 1074764 | Milepost About 30 Metres South Of The Elms  | II    |
|         | Ice House 150 Metres South East Of Blaby    |       |
| 1252713 | Hall                                        | II    |
|         | Moat and hut circle at Glen Parva Scheduled |       |
| 1008259 | Monument                                    | N/A   |
| N/A     | Blaby Conservation Area                     | N/A   |
| N/A     | Grand Union Canal Conservation Area         | N/A   |

##### Potential Non-Designated Heritage Assets

- Blaby Mill (MLE23)
- Blaby Villa
- Old Chapel
- Old Mortuary Chapel

##### Entries on the HER

| MonUID | Name                                                             |
|--------|------------------------------------------------------------------|
| MLE17  | Post-medieval fishponds, Blaby Hall                              |
| MLE19  | Medieval remains, south-west of Blaby Hall, Bouskell Park, Blaby |
| MLE21  | Medieval watermill, Blaby Mill                                   |
| MLE22  | Possible post-medieval windmill site, Blaby Mill                 |
| MLE23  | Post-medieval watermill, Blaby Mill                              |
| MLE24  | Prehistoric cropmarks east of Highfields Farm, Blaby             |

|          |                                                                                                                                             |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------|
| MLE27    | Earthworks west of Glen Ford, Blaby                                                                                                         |
| MLE135   | Medieval village earthworks north of Glen Ford, Glen Parva                                                                                  |
| MLE138   | Possible post-medieval ditches east of Blaby Mill, Glen Parva                                                                               |
| MLE140   | Bronze Age site at Glen Parva moat, Glen Parva                                                                                              |
| MLE141   | Glen Parva medieval moated site                                                                                                             |
| MLE6254  | Bronze Age spearhead from south of Blaby Hospital                                                                                           |
| MLE6255  | Bronze Age palstave from west of Blaby Hospital                                                                                             |
| MLE6614  | Medieval purse frame found at 4 Chester Road, Blaby                                                                                         |
| MLE6615  | Medieval coins from west of Blaby Hospital                                                                                                  |
| MLE6616  | Medieval coins from south-west of Blaby Hospital                                                                                            |
| MLE9099  | Historic settlement core of Glen Parva                                                                                                      |
| MLE9336  | Historic settlement core of Blaby                                                                                                           |
| MLE9948  | Sixteenth/seventeenth bone knife from near Glen Parva Moat, Glen Parva                                                                      |
| MLE12236 | Church Of All Saints, Church Street (North Side), Blaby                                                                                     |
| MLE12248 | Boundary Wall To Churchyard, Church Street (North Side), Blaby                                                                              |
| MLE12257 | Blaby Hall, Church Street (South Side), Blaby                                                                                               |
| MLE12258 | Blaby Hall Mews, Church Street (South Side), Blaby                                                                                          |
| MLE12259 | Ice House 150 Metres S.E. Of Blaby Hall, Church Street (East Side), Blaby                                                                   |
| MLE12260 | Boundary Walls To Blaby Hall, Church Street (South Side), Blaby                                                                             |
| MLE12261 | Hall Farmhouse And Barns, Church Street (South Side), Blaby                                                                                 |
| MLE12262 | Milepost C.30 Metres South Of The Elms, Lutterworth Road (West Side), Blaby                                                                 |
| MLE16079 | Midland Counties Railway, Leicester to Rugby branch<br>Leicestershire & Northamptonshire Union Canal, Grand Union Canal (Leicester Section) |
| MLE16300 | Blaby Hospital                                                                                                                              |
| MLE16504 | Blaby Hospital                                                                                                                              |
| MLE21271 | Turnpike Road, Leicester to Lutterworth                                                                                                     |
| MLE21277 | Turnpike Road, Foston Lane to Osbaston                                                                                                      |
| MLE21957 | Post-medieval clay pit, Green Acres, Hospital Lane, Blaby                                                                                   |
| MLE22177 | Nineteenth cemetery, Mill Lane, Blaby                                                                                                       |
| MLE22452 | All Saints Church burial ground, Church Street, Blaby                                                                                       |
| MLE25870 | Roman activity, Blaby Hall Farm<br>Post-medieval clay pit and trackway, south-west of Blaby Hall, Bouskell Park, Blaby                      |
| MLE26561 | Blaby                                                                                                                                       |
| MLE26562 | Roman pottery from south of Blaby Hall, Bouskell Park, Blaby                                                                                |
| MLE26563 | Prehistoric flint from south of Blaby Hall, Bouskell Park, Blaby                                                                            |
| MLE27294 | Long Walk, tree belts east of Blaby Hall, Blaby                                                                                             |

### Built Heritage

#### Comments:

The Site is located to the south of the **Grand Union Canal Conservation Area**. The eastern length of the Conservation Area (south of Little Glen Road) is located just within the 500-metre Study Area.

The Conservation Area is a 48-kilometre-long linear area extending from Welford (located on the Northamptonshire and Leicestershire border) to the City of Leicester (at Aylestone), it includes the canal and all canal related facilities such as aqueducts, boatsheds, wharves, mileposts, and bollards, lock keeper's cottages, ponds, clay pits and canal-side facilities. The Grand Union Canal is a narrow linear waterway flanked by a towpath, crossed at regular intervals by bridges and controlled in height by locks. The Grand Union Canal was built between 1793 and 1814 as part of a pre-railway national transport link.

Late nineteenth century Ordnance Survey maps show that the Canal originally traversed through an open, rural landscape. Today, the historic landscape setting has largely been lost on its northern side, but the rural landscape to the south of the Canal remains largely as it was in the nineteenth century (even with the expansion of Blaby which has been confined mostly to the west and south of the historic settlement leaving undeveloped countryside to its north and east).

Due to the distance, intervening infrastructure and landscaping, the proposed Allocation is unlikely to harm the significance of the Conservation Area through change within its wider setting. The proposed Allocation is unlikely to affect or cause harm to the setting or significance of the designated heritage asset.

**Hall Farmhouse and Barns** (List Entry Number: 1074763) is located to the north west of the Site within the Blaby Conservation Area. The significance of the Farmhouse and Barns derives from the architectural and historic interest as an eighteenth-century Farmhouse that was remodelled in the nineteenth century built from brick (now covered in roughcast render) with Welsh slate roof, with an attached long range of contemporaneous barns that are constructed from brick on granite rubble plinth with Welsh slate and concrete tiled roofs. The Farmhouse and Barns comprised the home farm of Blaby Hall (a Grade II listed Country House) and once part of the estate with strong connection to Blaby Hall to its south and the rural working landscape to their east.

The Allocation of the Site is unlikely to change the way in which the assets are experienced. The modern residential development of Hall Farm Close has severed their relationship with the working rural landscape and its historic setting by introducing intervening modern housing.

Due to the intervening development, the proposed Allocation is unlikely to affect or cause harm to the setting or significance of the designated heritage asset.

**Blaby Hall** (List Entry Number: 1074760) is located to the north west of the Site within the Blaby Conservation Area. The significance of the building is primarily drawn from its architectural and historic interest as country house building in the Jacobean style in 1838 on the site of an earlier house that was built in 1727. Nineteenth century maps show that the Country House formed part of the rural settlement of Blaby, located to the south east of the village surrounded by its formal parkland and working landscape beyond to the east and south. Today, some of the rural landscape to the south of the parkland has been compromised by early-mid twentieth century ribbon development fronting Welford Road and Thirstly Meadow Primary School. Despite this, much of the rural land enveloping the parkland to the east and south survives, retaining a legible agrarian character. Blaby Hall's parkland is now a public park and a footpath leads from the parkland east through the Long Walk and agrarian fields meeting the bridle path north of Hospital Lane. The wider informal, farmed landscape beyond the parkland positively contributes to its significance its overall significance, enabling the appreciation of its historic context with a legible distinction from the formal parklands and working landscape.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of Blaby Hall by virtue of building on arable land compromising the openness of the surrounding landscape which was likely historically associated with it. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

**Blaby Hall Mews** is a Grade II listed building (List Entry Number: 1074761) located to the north west of the Site within the Blaby Conservation Area. The significance of the listed building is primarily drawn from its architectural and historic interest as a stable block built in 1838 to serve

Blaby Hall (contemporaneous with the current Blaby Hall) built from brick with a Welsh slate roof. Historic maps show that the stables were part of the Blaby Hall country estate, located northeast of principal house with the rural surroundings to the east. The setting of the asset, by reason of intervening modern development and landscaping, does not extend to the Site.

The proposed Allocation is unlikely to affect or cause harm to the setting or significance of the designated heritage asset.

The **Ice house 150m south east of Blaby Hall** is a Grade II listed building (List Entry Number: 1252713). The significance of the listed building is primarily drawn architectural and historic interest as a purpose-built structure dated to the early nineteenth century built to store ice for food preservation and cooling drinks for the county estate (Blaby Hall). The setting of the listed building, by virtue of distance and intervening landscaping, does not extend to the Site.

The proposed Allocation is unlikely to affect or cause harm to the setting or significance of the designated heritage asset.

The **Boundary Wall to All Saints Church** is a Grade II listed structure (List Entry Number: 1074758) located just within the 500-metre Study Area to the north west of the Site. The significance of the listed structure is primarily drawn from its architectural and historic interest, constructed from granite rubble with blue brick copings as an enclosure to the churchyard. The setting of the listed building, by virtue of distance and intervening development and landscaping, does not extend to the Site.

The proposed Allocation is unlikely to affect or cause harm to the setting or significance of the designated heritage asset.

The **Blaby Conservation Area** is partly located within the 500- metre Study Area. The southern section, south of Church Street is located with the 500-metre Study Area and this contains five listed buildings and comprises the gardens, parkland and home farm associated with Blaby Hall.

The Conservation Area boundary is drawn around the historic core of the village that lies on the eastern side of the settlement and is centred on the Grade I listed, All Saints Church (outside of the 500-metre Study Area). The Conservation Area consists of two distinct character areas, the post- Medieval settlement core that occupies the close network of streets to the north of the church (Wigston Road, Chapel Street and Home Close), and the later Victorian and Edwardian expansion to the north of this settlement (Northfield Street and Church Street). This area of predominantly close-knit housing contrasts with the largely undeveloped areas to the south of the church, associated with Blaby Hall and its open landscaped parkland, now contained within Bouskell Park. The chronological, social and economic development of the village has left a range of buildings of various architectural styles and types and includes many listed buildings. The designated and non-designated heritage assets provide a distinct traditional character and appearance to the Conservation Area and contribute to its character and appearance and overall significance.

The agricultural land surrounding the Conservation Area (which includes the Site) makes a positive contribution to its significance in terms of being able to appreciate and understand its significance as a historic rural settlement surrounded by the working landscape which was integral to its economic and social development.

The Allocation of the Site as the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance by virtue of building on arable historically undeveloped land comprising the open and rural landscape context of the Conservation Area.



**Blaby Mill** (MLE23) is located in the 500-metre Study Area, it is located immediately north of the Site on the opposite (north) side of Mill Lane. The building is recorded as a Late Post-medieval to Modern watermill on the site of an Anglo-Saxon watermill. It had an auxiliary steam engine and ceased production in 1926. The mill building with its tall steam stack survive. Based on cartographic evidence, the site surrounding Blaby Mill, annotated as Blaby Mill and Blaby Villa on historic maps, contains several other structures that are also present on historic maps and survive today. This includes an outbuilding immediately south east of the Blaby Mill and a large house (**Blaby Villa**) immediately south west of the Old Mill House. Based on desk-based research Blaby Villa dates from the mid-nineteenth century and is large brick-built country house in a simple Italianate style with a well-preserved character. The outbuildings are arranged on linear alignment directly opposite the mill, they are brick built with slate roofs with service bay openings on the elevation facing the mill. The outbuildings may be contemporary with the mill. These are considered non-designated heritage assets due to their age, architectural and historic interest and their group value.

Despite the construction of the modern equestrian buildings to the south west of Blaby Mill and Blaby Villa, their surroundings have been subject to a relatively low degree of change. The assets can still be experienced within their historic rural context adjacent to the River Sence (which was essential to the mill's function, which positively contributes to their overall significance).

The Allocation of the Site as the potential to adversely alter and/ or remove the contribution the Site makes to their setting and significance by virtue of building on historically undeveloped land within their proximity that comprises their open and rural landscape context.

To the west of the Site, within the 500-metre Study Area are two chapels on the east and west sides of the Cemetery. These chapels both appear to be present on the nineteenth century OS maps. They are now known as **Old Chapel** (located on the east side of the Cemetery) and **Old Mortuary Chapel** (located to the west of the Cemetery). The Old Chapel appears to be constructed mostly in red brick on a simple rectangular plan form under a steeply pitched gabled roof covered in slates, built in a late Victorian Gothic-style. The building is of clear architectural, historic and social interest and should be considered a non-designated heritage asset. Old Mortuary Chapel appears to be of stone construction, also on a simple rectangular plan form under a gable pitched roof. The building is of clear architectural, historic and social interest and should be considered a non-designated heritage asset.

Historic maps shows that they were surrounded by the open, rural landscape on the outskirts of the parish that they served. Today, despite the modern agricultural buildings to their south east, much of the historic setting remains unchanged (which includes the agrarian landscape within the Site), positively contributing to their overall significance.

The Allocation of the Site as the potential to adversely alter and/ or remove the contribution the Site makes to their setting and significance by virtue of building on historically undeveloped land comprising their open and rural landscape context.

#### **Recommendations/Mitigation:**

The proposed Allocation has to the potential to affect, and cause harm to, the setting and significance of **Blaby Hall** by virtue of building on arable land likely historically associated with it and compromising the openness of the surrounding landscape. Proposals should explore how this harm can be minimised through the preservation of green space to provide setbacks of development closest to the assets to sustain its rural, agrarian setting.

It is considered that, subject to the careful consideration of the location, orientation, density, and scale of development, utilising existing plantations to screen development and restricting built development to the western section of the Site (west of Hall Farm Woods) may provide appropriate mitigation measures to minimise the harm identified.

The proposed Allocation has to the potential to affect, and cause harm to, the setting and significance of **Blaby Conservation Area** by virtue of building on historically undeveloped arable



land and compromising the openness of the surrounding landscape. Proposals should explore how this harm can be minimised through the preservation of green space to provide setbacks of development closest to the assets to sustain its rural, agrarian setting.

It is considered that, subject to the careful consideration of the location, orientation, density, and scale of development, and by restricting built development to the eastern half of the site may provide appropriate mitigation measure to minimise the harm identified.

The Allocation of the Site as the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of **Blaby Mill** (and associated structures) and **Blaby Villa** by virtue of building on historically undeveloped land within their more immediate proximity that comprises their open and rural landscape context.

It is considered that, subject to the careful consideration of the location, orientation, density, and scale of development, and by restricting built development in the north eastern quadrant of the site, the identified harm would be removed.

The Allocation of the Site as the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of **Old Chapel** and **Old Mortuary Chapel** by virtue of building on historically undeveloped land comprising their open and rural landscape context.

It is considered that, subject to the careful consideration of the location, orientation, density, and scale of development, and by providing set backs in built development along the western edges of the Site, the identified harm would be removed.

#### Archaeology

##### Comments:

Within the Site allocation the HER identifies a cropmark complex of rectangular enclosures and other archaeological marks east of Highfields Farm, including a possible drove-way. These cropmarks have a potential Iron Age date and may represent a settlement.

Within the Study Area, approximately 420m to the north-west of the Site, is the **Glen Parva Scheduled moated site (List Entry Number 1008259)**. This moated site is situated on the north bank of the River Sence and includes below ground prehistoric occupation features. The moated is dry and measures approximately 50m x 38m in overall dimensions including an outer bank 6m wide and 1m high situated on the southern side. The moat arms are up to 1.5m deep and 8m wide. In the centre of the moat island is a 1.5m high pillar of mortared granite which is the remains of a wall of unknown date and can be clearly seen on the Lidar.

While not recorded on the HER, a review of the available Lidar data shows that there are areas of extant ridge and furrow across the Site. These earthworks are likely to date from the medieval and post-medieval periods. The best-preserved earthworks are located within the south-east of the Site and include evidence for ridge and furrow with headland at either end and a possible earthwork platform. There is also evidence for further extant earthworks across the Study Area.

Within the Study Area, the HER records a limited number of Bronze Age finds, including the blade end of a socketed bronze axe and the tip of a Bronze Age bronze spearhead. To the north-west of the Site a gully at least 4m long that contained twenty-seven sherds of first-second century Roman pottery from four different vessels has been recorded. The gully maybe interpreted as a beam slot for a structure.

To the west of the Site the HER records that medieval pottery and ironworking slag were found in the

1990s, and various finds/features have been recorded dating from the twelfth to fourteenth century. To the north of the Site is a post-medieval water mill, which may have medieval origins and there are several medieval findspots recorded including medieval coins.

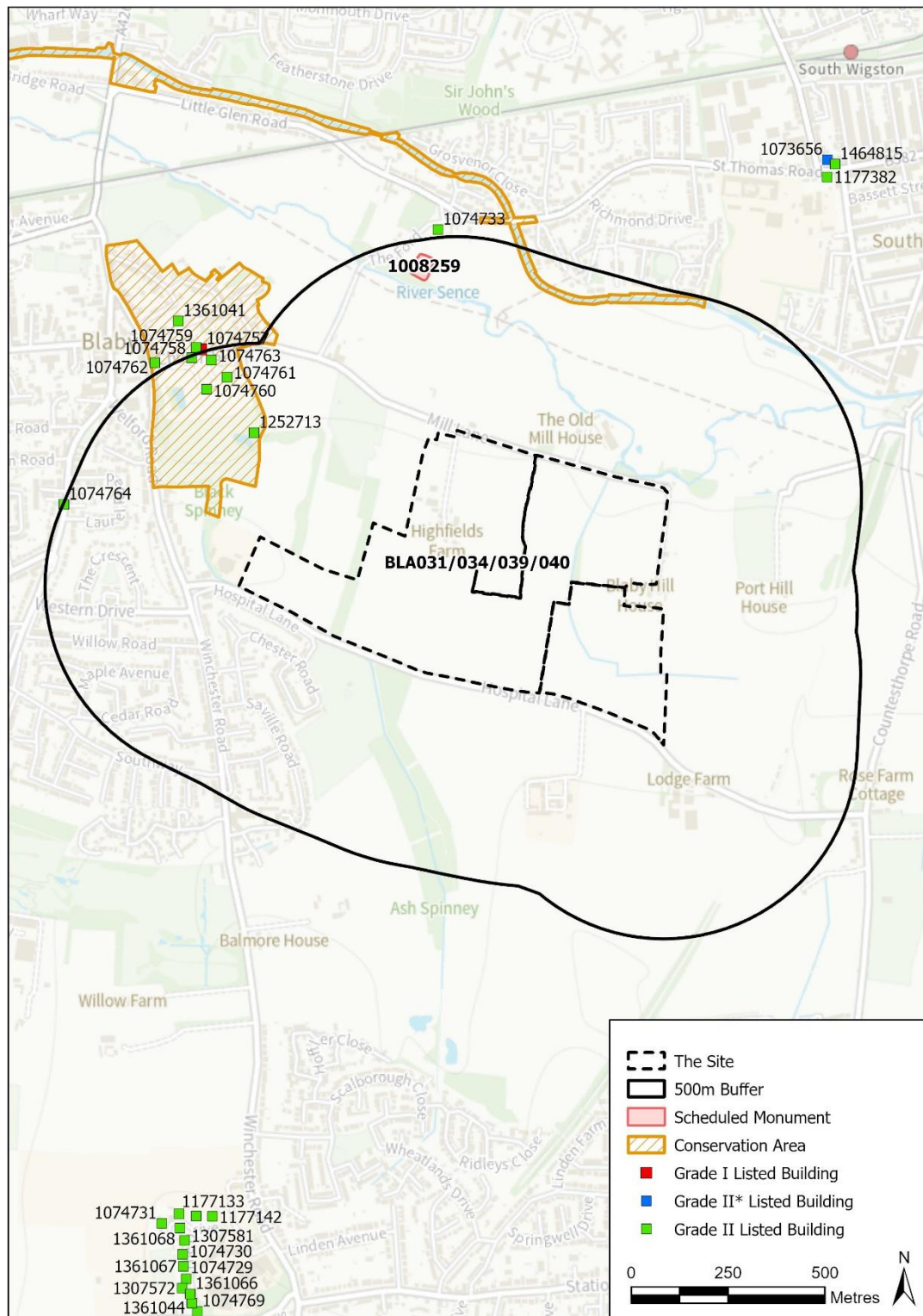
Initial research indicates there is potential for extensive historic activity within the immediate environs of the Site from the later prehistoric period onwards and the Site has high potential for further surviving archaeological deposits from the prehistoric through to the post medieval period.

**Recommendations/Mitigation:**

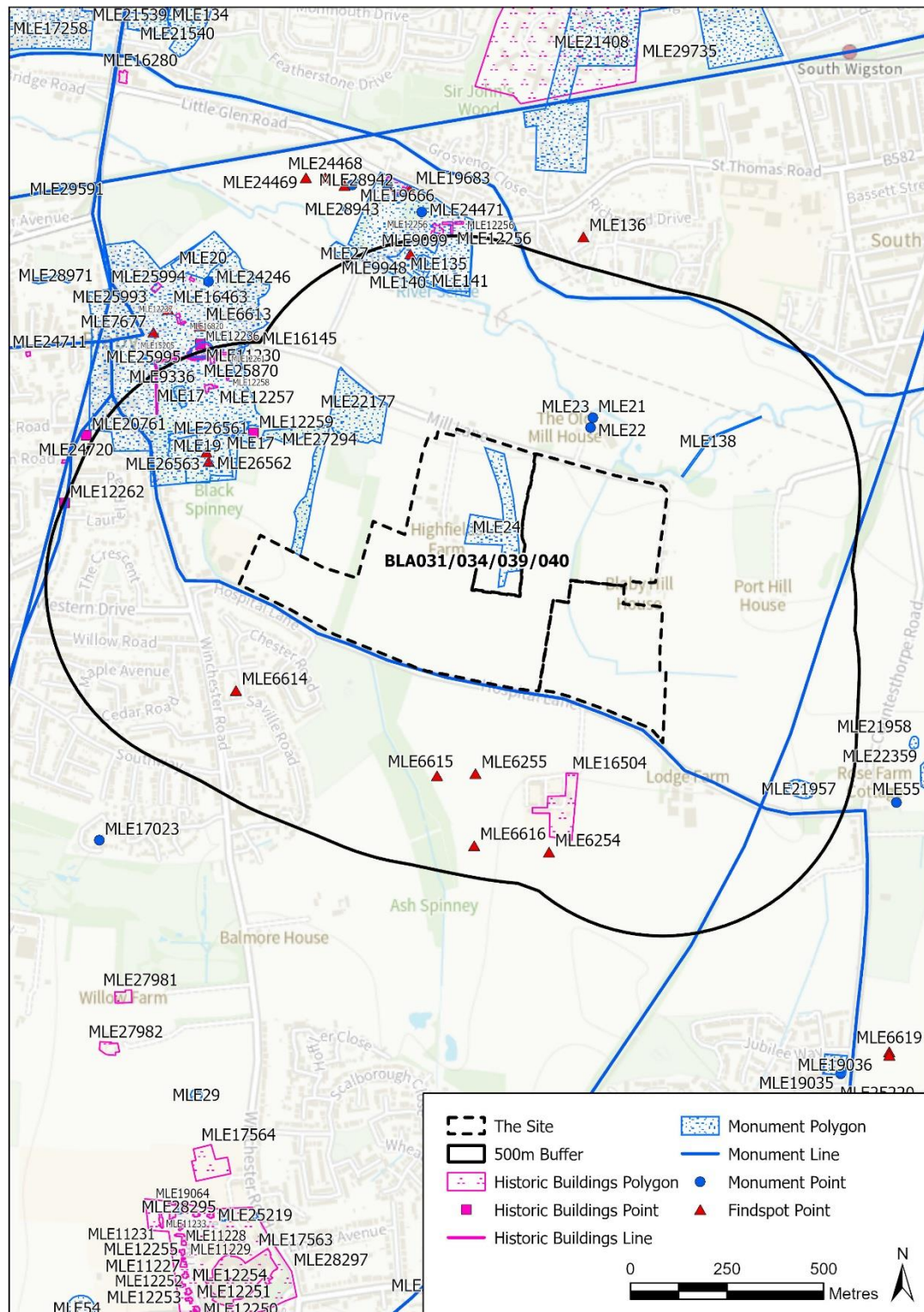
The proposed allocation has the potential to disturb a range of known heritage assets including potential Iron Age settlement enclosures and earthworks of extant ridge and furrow of medieval or post medieval date. While the Scheduled Monument is more than 400m to the north-west of the Site the land in between is open arable land and any planning application may require a setting assessment to consider if the Scheduled Monument would be impacted by any development.

At the planning application stage, a full detailed archaeological desk-based assessment should be required with any submitted application for the Site. Assessment within the DBA should be undertaken of the known archaeological deposits and the potential for identifying similar or associated deposits within the Site. An aerial and lidar assessment and/or earthwork survey should be undertaken to evaluate the preservation/condition of the earthworks and to 'preserve by record' their extent. The area will require a programme of non-intrusive field evaluation, such as geophysical survey, potentially supported by targeted trial trenching to support the application in identifying the heritage impact of the proposal.

Where extant archaeological features are present, they could be adversely affected by any development. Should significant below-ground archaeological deposits be identified during the evaluation phase the results will inform a mitigation strategy which could alter the extent of the development area and include preservation in-situ of the below-ground deposits.







## BLA038: Land East of Lutterworth Road (A426), Blaby

|                           |        |                  |                                             |
|---------------------------|--------|------------------|---------------------------------------------|
| <b>Allocation ref no.</b> | BLA038 | <b>Site Name</b> | Land East of Lutterworth Road (A426), Blaby |
|---------------------------|--------|------------------|---------------------------------------------|

### Site Summary

The Site is located to the south of Blaby covering an area of 29 hectares comprising primarily of agricultural fields.

The Site has a small number of existing properties with minor roads. Glebe Farm is located at the centre of the Site and Whetstone Athletic Football Club with its associated football pitches are to the southwest. Lutterworth Road (A426) is to the west and Winchester Road is to the east. Beyond the Site to the west and east is the built-up areas of Blaby and Countesthorpe, respectively, and to the north and south are fields with some development.

### Historic Environment Evidence Base

Grade I, Grade II\* and Grade II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

| List Entry Number | List Entry Name             | Grade |
|-------------------|-----------------------------|-------|
| 1074729           | 5, The Drive                | II    |
| 1074730           | 6, The Drive                | II    |
| 1074731           | The Infirmary               | II    |
| 1074732           | 8, The Drive                | II    |
| 1074769           | 1, The Drive                | II    |
| 1177133           | Boilerhouse And Water Tower | II    |
| 1177142           | 9, The Drive                | II    |
| 1307572           | 4, The Drive                | II    |
| 1307581           | The School                  | II    |
| 1361044           | 2, The Drive                | II    |
| 1361066           | 3, The Drive                | II    |
| 1361067           | The Residence               | II    |
| 1361068           | 7, The Drive                | II    |

### Potential Non-Designated Heritage Assets

- Glebe Farm (MLE27982)
- Willow Farm (MLE27981)
- Countesthorpe Community College (MLE17563)

### Entries on the HER

| MonUID   | Name                                                    |
|----------|---------------------------------------------------------|
| MLE29    | Cropmark south east of Glebe Farm, Blaby                |
| MLE54    | Undated mounds, Cosby Road, Countesthorpe               |
| MLE365   | Medieval trackway south of Bottom End Bridge, Whetstone |
| MLE11227 | 6 The Drive (North Side), Countesthorpe                 |
| MLE11228 | 7 The Drive (North Side), Countesthorpe                 |
| MLE11229 | The School, The Drive (West Side), Countesthorpe        |

|          |                                                                      |
|----------|----------------------------------------------------------------------|
| MLE11231 | The Infirmary, The Drive (West Side), Countesthorpe                  |
| MLE11232 | Boilerhouse & Water Tower, The Drive (West Side), Countesthorpe      |
| MLE11233 | 8 The Drive (North Side), Countesthorpe                              |
| MLE11234 | Cottage Home, 9, The Drive (North Side), Countesthorpe               |
| MLE12250 | 1 The Drive (West Side), Countesthorpe                               |
| MLE12251 | 2 The Drive (West Side), Countesthorpe                               |
| MLE12252 | 3 The Drive (West Side), Countesthorpe                               |
| MLE12253 | 4 The Drive (West Side), Countesthorpe                               |
| MLE12254 | 5 The Drive (West Side), Countesthorpe                               |
| MLE12255 | The Residence, 5a The Drive (West Side), Countesthorpe               |
| MLE17023 | Undated features at Winchester Road, Blaby                           |
| MLE17563 | Countesthorpe Community College, Winchester Road, Countesthorpe      |
| MLE17564 | Leysland High School, Winchester Road, Countesthorpe                 |
| MLE1902  | Roman road - Lutterworth Road                                        |
| MLE19064 | Outbuildings to north of the water tower, Countesthorpe              |
| MLE21271 | Turnpike Road, Leicester to Lutterworth                              |
| MLE21823 | Possible palaeochannel, Leicester Lions RFC, Lutterworth Road, Blaby |
| MLE25218 | Site of cottage home, The Drive, Countesthorpe                       |
| MLE25219 | Site of cottage home, Winchester Road, Countesthorpe                 |
| MLE27981 | Willow Farm, Winchester Road, Blaby                                  |
| MLE27982 | Glebe Farm, Winchester Road, Blaby                                   |
| MLE28295 | Former building, 7b, The Drive, Countesthorpe                        |
| MLE28297 | Countesthorpe Cottage Homes, The Drive, Countesthorpe                |
| MLE29767 | Medieval ridge and furrow earthworks south of Abbott Way, Whetstone  |

### Built Heritage

#### Comments:

A group of thirteen Grade II listed buildings are located within the 500-metre Study Area of the Site to the south. These comprise ten houses of the **Countesthorpe Cottage Homes**, built by the Leicester Poor Law Union in 1884, together with the associated infirmary, school, and boiler house and water tower. The significance of this group is derived from its special architectural and historic interest as a late nineteenth century institutional complex providing accommodation and services for pauper children, as a good example of Arts and Crafts architecture, and as the work of the prominent Leicester architect Isaac Barradale.

Historically, the surrounding fields formed an integral part of the setting of the Cottage Homes, as illustrated on the 1885 OS map. While the setting to the east and south has been compromised by the development of a school campus and the late twentieth-century residential development, the setting to the west and north remains relatively open and undeveloped. The Site forms part of the wider landscape setting of the Listed Buildings and contributes to the understanding and appreciation of their historic function and rural context.

The proposed Allocation has the potential to adversely affect this contribution by introducing built development and reducing the openness of the surrounding landscape, particularly to the north of the listed buildings. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

**Glebe Farm** (MLE27982), located within the Site, and **Willow Farm** (MLE27981), located immediately beyond the northern boundary, appear to be of architectural and historic interest, pending detailed assessment. Both farmsteads are arranged around a courtyard and feature farmhouses and outbuildings. Both farms appear on the 1885 OS map. The surrounding fields possibly formed part of the agricultural land associated with the farms. Today, their setting has been slightly compromised by the light industrial and commercial compounds to the west; however, the Site contributes positively to the farms' overall significance by providing an open and primarily agricultural setting.

The proposed Allocation has the potential to result in the total loss of Glebe Farm, which would result in the loss of its significance. It also has the potential to adversely alter and/or remove the contribution the Site makes to the setting and significance of Willow Farm by virtue of building on arable land and compromising the openness of the surrounding landscape to the south. This would likely give rise to harm, which should be further explored and minimised in any future assessment.

**Countesthorpe Academy** (MLE17563), formerly known as Countesthorpe Community College, is located on Winchester Road approximately 300m south of the Site. The school is potentially of historic and architectural interest as a late 1960s school building with a circular plan, designed by architect John Barton of Farmer and Dark. The practice was founded in 1934 and specialized in industrial and institutional buildings, including power stations, schools, desalination plants, laboratories, and crown courts. The single-storey school building is arranged around a central courtyard and is clad in brick with modest elevations. It has flat roofs incorporating rooflights which add architectural interest. The setting of the school relates more to the Countesthorpe Cottage Homes to the north and west, and the mid-twentieth century residential development to the east and south. It does not extend to the site.

As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the potential NDHA.

#### **Recommendations/Mitigation:**

The proposed Site Allocation has the potential to affect, and cause harm to, the setting and significance of Grade II listed buildings associated with the former **Countesthorpe Cottage Homes** by virtue of building on historically undeveloped/ arable land and compromising the openness of the surrounding landscape. Proposals should explore how this harm can be minimised through the creation of green space to provide set backs of development closest to the assets in order to sustain their rural setting.

In relation to **Glebe Farm** within the Site, a potential NDHA, the demolition of historic buildings would result in the complete loss of their significance which would result in harm that could not be mitigated. If the buildings are retained, the proposed Site Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the farm by building on historic agrarian land surrounding the farm. Proposals should explore how this harm can be minimised through the creation of green space to provide set backs of development closest to the asset in order to sustain its rural setting.

In relation to **Willow Farm**, a potential NDHA, the proposed Site Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the farm since it backs on the farm complex. Proposals should explore how this harm can be minimised through the creation of green space to provide set backs of development closest to the asset in order to sustain its rural setting.

It is considered that, subject to the careful consideration of the location, orientation, density, and scale of development, restricting built development to the western and eastern quadrants of the Site along A426 and Winchester Road may remove the identified harm to the above heritage assets.

## Archaeology

### Comments:

Within the Site the HER records a cropmark of a faint, sub-circular enclosure which may be later prehistoric in date (MLE29).

**Glebe Farm**, which is located at the centre of the Site is recorded on the 1<sup>st</sup> Edition 1886 Ordnance Survey mapping but may have earlier origins and is also recorded on the HER (MLE27982).

Within the wider Study Area there is no evidence for the prehistoric period. The route of a possible Roman road (MLE1902) running south from Ratae Corieltavorum (Leicester), to the small town of Tripontium, south of Lutterworth is located to the west of the Site is the only evidence for Roman activity within the Study Area.

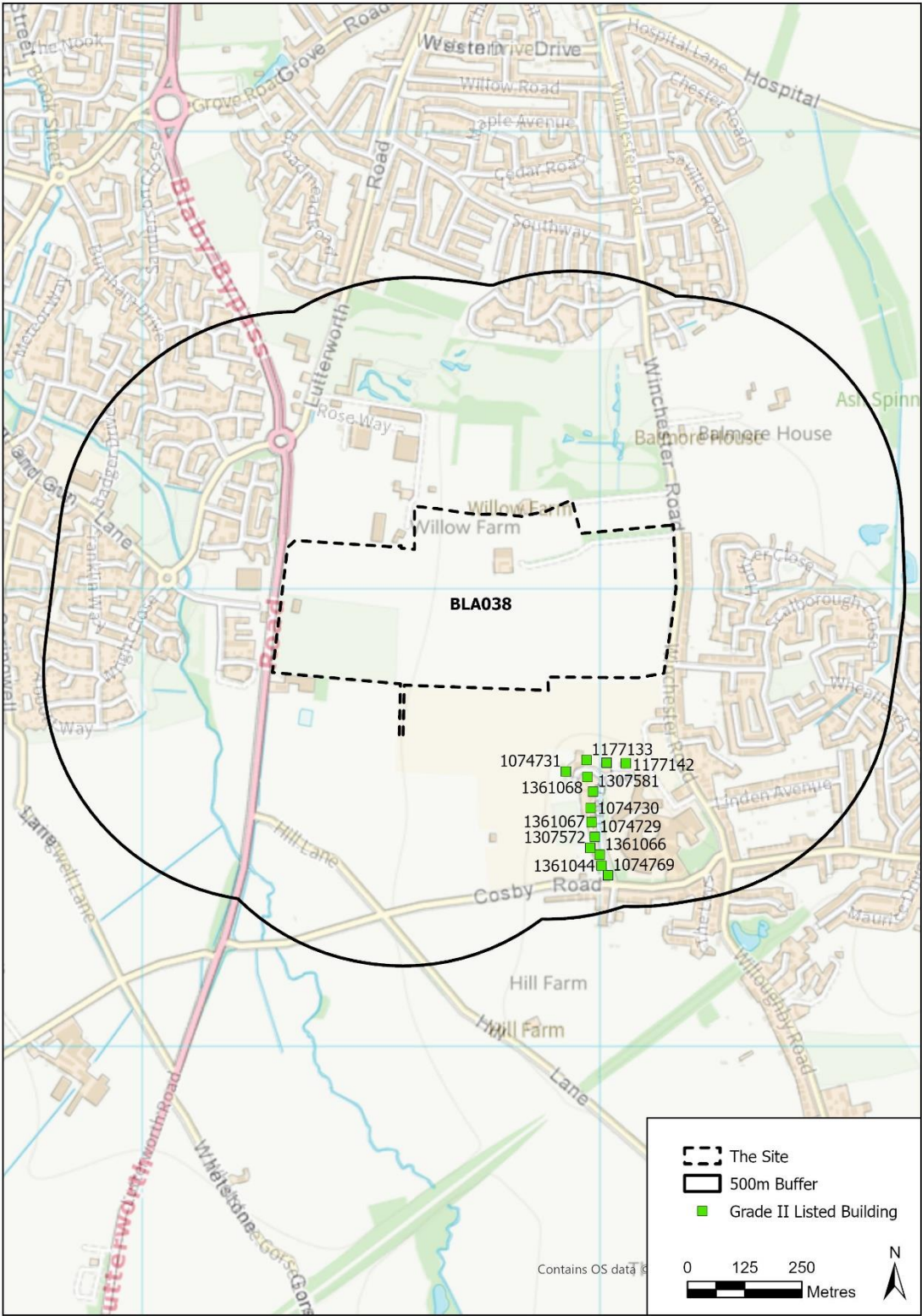
There is only limited evidence for the medieval period within the Study Area with small tracts of extant ridge and furrow in several locations.

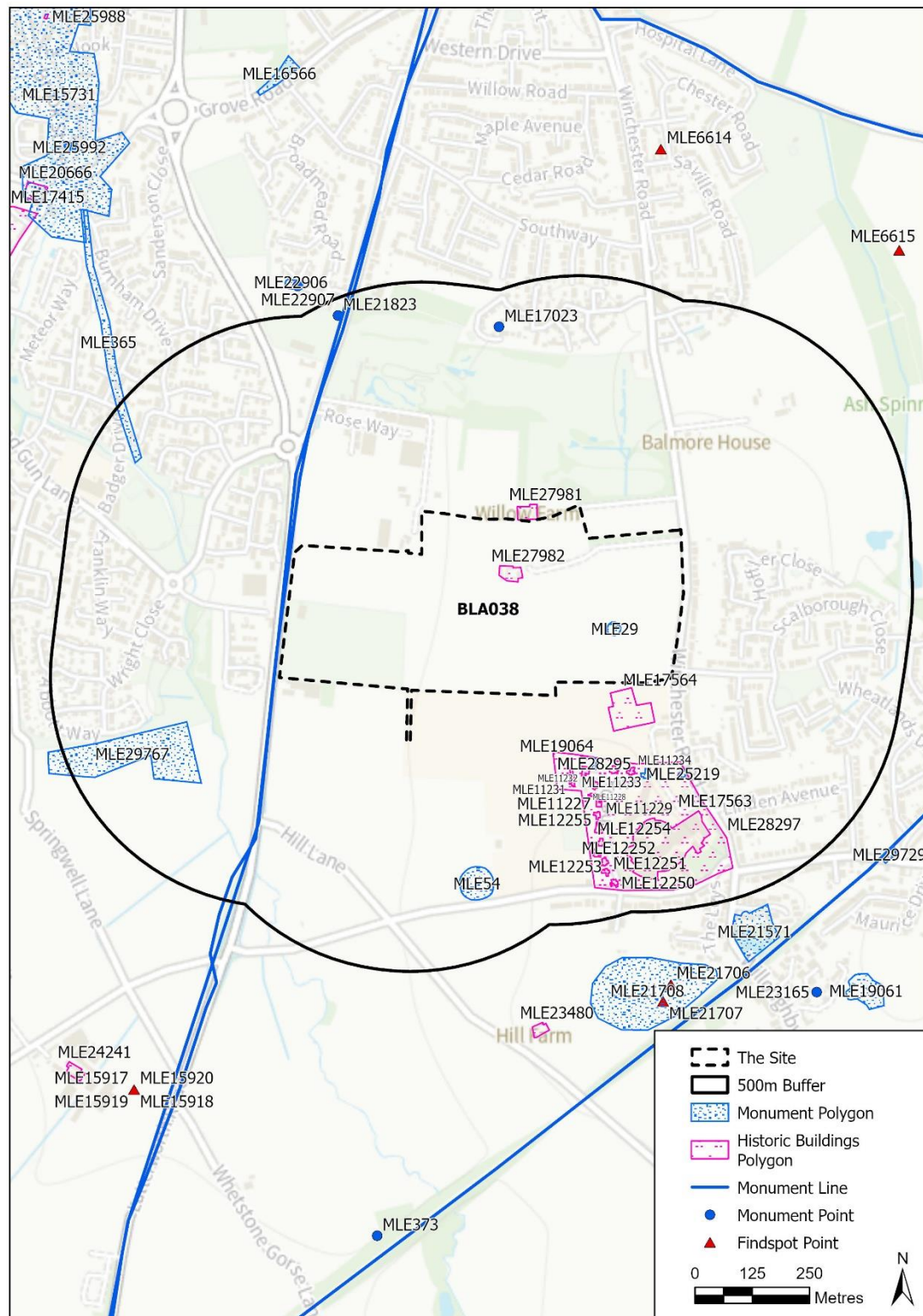
### Recommendations/Mitigation:

There is very limited archaeological information regarding this Site, with just a single record for a possible cropmark that may be later prehistoric in date within the Site. This is likely to be a result of lack of fieldwork within the Site rather than a lack of archaeology being present.

An archaeological desk-based assessment should be undertaken identifying the known archaeological deposits, and the potential for unknown assets surviving within the Site. The assessment should include any documentary evidence related to farm complexes within and to the north of the Site. Following the results of the desk-based assessment, non-intrusive survey such as geophysics and targeted trial trenching are likely to be required to further understand the potential and significance of archaeology within the Site allowing an informed decision to be made on the planning application.











## COS012: Land North of Countesthorpe Road, Cosby

|                           |        |                  |                                         |
|---------------------------|--------|------------------|-----------------------------------------|
| <b>Allocation ref no.</b> | COS012 | <b>Site Name</b> | Land North of Countesthorpe Road, Cosby |
|---------------------------|--------|------------------|-----------------------------------------|

### Site Summary

The Site covers an area of 5 hectares, located to the east of Cosby and the west of the M1 bisecting the rural landscape. It comprises an agrarian field with no features or buildings. To the north west and west of the Site is the residential development of Cosby and the south eastern part of the Site is bordered by Countesthorpe Road.

### Historic Environment Evidence Base

Grade I, Grade II\* and Grade II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

| List Entry Number | List Entry Name                              | Grade |
|-------------------|----------------------------------------------|-------|
| 1074685           | Stables 15 Metres North Of Cosby House       | II    |
| 1074686           | Barn And Stables At Nook Farmhouse           | II    |
| 1074687           | Brook's Edge                                 | II    |
|                   | War Memorial Sundial 10 Metres South East Of |       |
| 1074688           | Church Of St Michael                         | II    |
| 1074689           | The Thatch                                   | II    |
| 1074728           | Cosby House                                  | II    |
| 1177771           | 4, Chapel Lane                               | II    |
| 1361075           | K6 Telephone Kiosk                           | II    |
| 1361085           | Barn 50 Metres East Of Cosby House           | II    |
| 1361086           | Nook Farmhouse And Adjoining Coach House     | II    |
| 1361087           | Church Of St Michael And All Angels          | II*   |
| 1361088           | Coates Barn                                  | II    |
| 1361089           | 26, The Nook                                 | II    |
| N/A               | Cosby Conservation Area                      | N/A   |

### Entries on the HER

| MonUID   | Name                                                                                  |
|----------|---------------------------------------------------------------------------------------|
| MLE42    | Site of Seventeenth timber framed house, 1 and 3, Main Street, Cosby                  |
| MLE48    | Site of the post-medieval timber-framed manor house, Manor Farm, Cosby                |
| MLE50    | Site of Eighteenth farmhouse, Church Farmhouse, Cosby                                 |
| MLE53    | Medieval market, Cosby                                                                |
| MLE6574  | Iron Age/Roman quern from near the railway, Cosby                                     |
| MLE9589  | Late medieval/early post-medieval wall of timber framed house, 67, Main Street, Cosby |
| MLE10440 | Historic settlement core of Cosby                                                     |
| MLE11943 | Barn And Stables At Nook Farmhouse, Main Street (East Side), Cosby                    |
| MLE11944 | Brook's Edge, 62 Main Street (East Side), Cosby                                       |
| MLE11945 | Church Of St. Michael And All Angels, Main Street (West Side), Cosby                  |

|          |                                                                                         |
|----------|-----------------------------------------------------------------------------------------|
| MLE11946 | War Memorial Sundial 10 M. S.E. Of Church Of St Michael, Main Street (West Side), Cosby |
| MLE11947 | Coates Barn, Main Street (West Side), Cosby                                             |
| MLE11948 | The Thatch, 25 Main Street (West Side), Cosby                                           |
| MLE11949 | 26 The Nook (South Side), Cosby                                                         |
| MLE11950 | K6 Telephone Kiosk, The Nook, Cosby                                                     |
| MLE11953 | 4 Chapel Lane (North Side), Cosby                                                       |
| MLE11954 | Cosby House, Croft Road (SW Side), Cosby                                                |
| MLE11955 | Barn 50m East Of Cosby House, Croft Road (South-West Side), Cosby                       |
| MLE11956 | Stables 15 M North Of Cosby House, Croft Road (South-West Side), Cosby                  |
| MLE11957 | Nook Farmhouse & Adjoining Coach House, Main Street (East Side), Cosby                  |
| MLE16092 | Great Central Railway                                                                   |
| MLE16927 | Feature south of Cambridge Road, Cosby                                                  |
| MLE20505 | Brick privy at Brook's Edge, Cosby                                                      |
| MLE21566 | Post-medieval remains south-west of the church, Cosby                                   |
| MLE21567 | Medieval remains, west of the church, Cosby                                             |
| MLE21568 | Methodist Chapel, 39, Park Road, Cosby                                                  |
| MLE21569 | Baptist Chapel, Croft Road, Cosby                                                       |
| MLE21570 | St Michael & All Angels' Church burial ground, Main Street, Cosby                       |
| MLE22269 | Former cattle byres, Coates Barn, Main Street, Cosby                                    |
| MLE22680 | 9, The Nook, Cosby                                                                      |
| MLE22885 | 67, Main Street, Cosby                                                                  |
| MLE23201 | Possible medieval ditch south-west of 3, Bradbury Close, Cosby                          |
| MLE23881 | Site of cruck houses, The Nook, Cosby                                                   |
| MLE26009 | Former Primitive Methodist Chapel, 3, Chapel Lane, Cosby                                |
| MLE26150 | Site of Particular Baptist Chapel, 11, The Nook, Cosby                                  |
| MLE28719 | The Old Vicarage, 58, Main Street, Cosby                                                |
| MLE28720 | Cross Keys, 60, Main Street, Cosby                                                      |

### Built Heritage

#### Comments:

The **Cosby Conservation Area** is located to the west of the Site within the 500-metre Study Area.

Cosby is a settlement of medieval origins, centred on Cosby Brook which acts as a central spine running through the settlement. Cosby historically developed on an agriculture-based economy, but Enclosure and changing labour patterns gave rise to the cottage industry of framework-knitting in the eighteenth and nineteenth century. The Conservation Area contains 12 listed buildings, and a rich variety of buildings and structures, including the Church of St Michael and All Angels which has origins in the eleventh century, and houses and farm buildings dating from the seventeenth century onwards. It is from these buildings that the Conservation Area derives its special architectural interest. The historic settlement was surrounded by an open, arable landscape, having a strong relationship with its landscape context which contributed to its isolated and rural character. Today, much of the rural landscape context has been encroached upon by twentieth and twenty-first century residential development. The Conservation Area maintains its direct relationship with the surrounding landscape to the south east and south west, otherwise the asset and the surrounding countryside are separated by housing. Consequently, the contribution the Site makes to the setting and significance of the Conservation Area, whilst positive, is limited.



Nonetheless the proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of Cosby Conservation Area by virtue of building on arable land that forms part of its surviving undeveloped landscape setting. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

There are several Grade II listed buildings to the east/ south east of the Site (within the Conservation Area), these include **Church of St Michael and All Angels, Grade II\*** (List Entry Number: 1361087); **Nook Farmhouse and adjoining Coach House** (List Entry Number: 1361086); **Barn and Stable at Nook Farmhouse** (List Entry Number: 1074686); **Brooks Edge** (List Entry Number: 1074687); **Cosby House** (List Entry Number: 1074728); **Stable 15m north of Cosby House** (List Entry Number: 1074685); **Barn 50m north of Cosby House** (List Entry Number: 1361085); **K6 Telephone Kiosk** (List Entry Number: 1361075); **26 The Nook** (List Entry Number: 1361089); **Coates Barn** (List Entry Number: 1361088); **The Thatch** (List Entry Number: 1074689); **War Memorial Sundial** (List Entry Number: 1074688). The setting of these assets, by reason of intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage assets.

#### Recommendations/Mitigation:

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of **Cosby Conservation Area** by virtue of building on arable land that forms part of its surviving undeveloped landscape setting. Proposals should explore how this harm can be minimised through restricting built development on the southern third of the site where modern residential development does not project far beyond the Conservation Area boundary.

It is considered that, subject to the careful consideration of the location, orientation, density, and scale of development, restricting built development within to the northern half of the Site (north of Ridge Gardens) may remove the identified harm to the above heritage asset.

#### Archaeology

##### Comments:

The only HER monument recorded within the Site is the upper stone of a puddingstone quern of late Iron Age to Roman date (MLE6574), which was found in 1896 by someone returning to the centre of Cosby from work on the railway. It was apparently found between The Nook and the railway, so the exact find location is unclear.

There are no other HER sites recorded within the Site boundary. However, a review of the available lidar data shows that there are extensive extant ridge and furrow earthworks across the Site, with different parcels of land and varying direction of earthworks. These earthworks are part of a larger complex that extends to the south of the Site.

Adjacent to the Site, within the Study Area, is the Medieval and post-medieval historic settlement core of Cosby village (MLE10440). The village of Cosby was granted a market in 1338 (MLE53), and other medieval features have been recorded within the village. Trial trenching was undertaken in 2014 that recorded a pit and seven gullies/ditches with finds recovered including two sherds of Potters Marston ware pottery and four pieces of animal bone. The linears may be boundary or drainage ditches related to medieval settlement (MLE21567).

Initial research indicates there is potential for historic activity within the immediate environs of the Site particularly from the medieval period and the Site has high potential for surviving archaeological



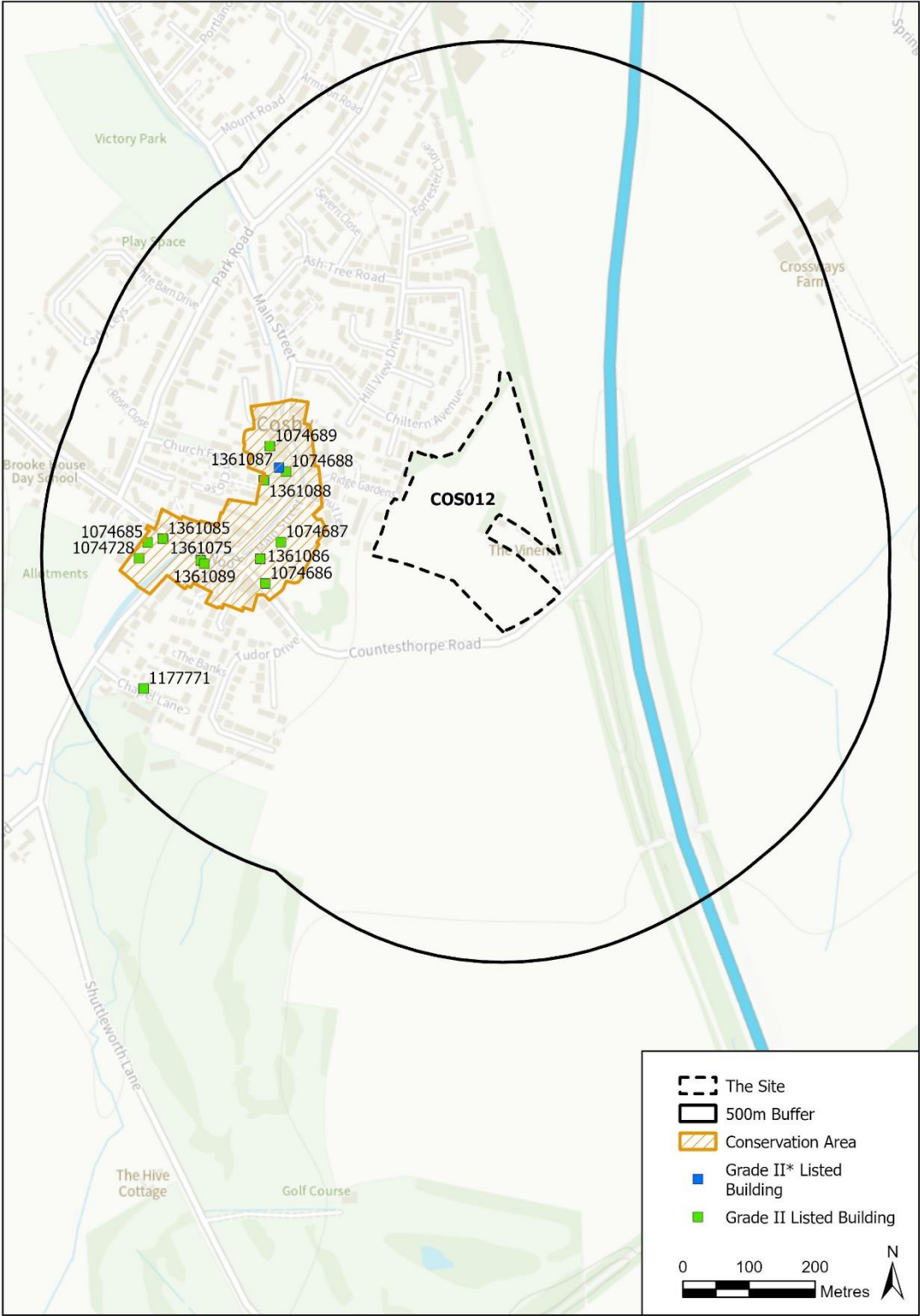
deposits from the medieval period. There may also be a medium potential for Iron Age and Roman activity within the Site.

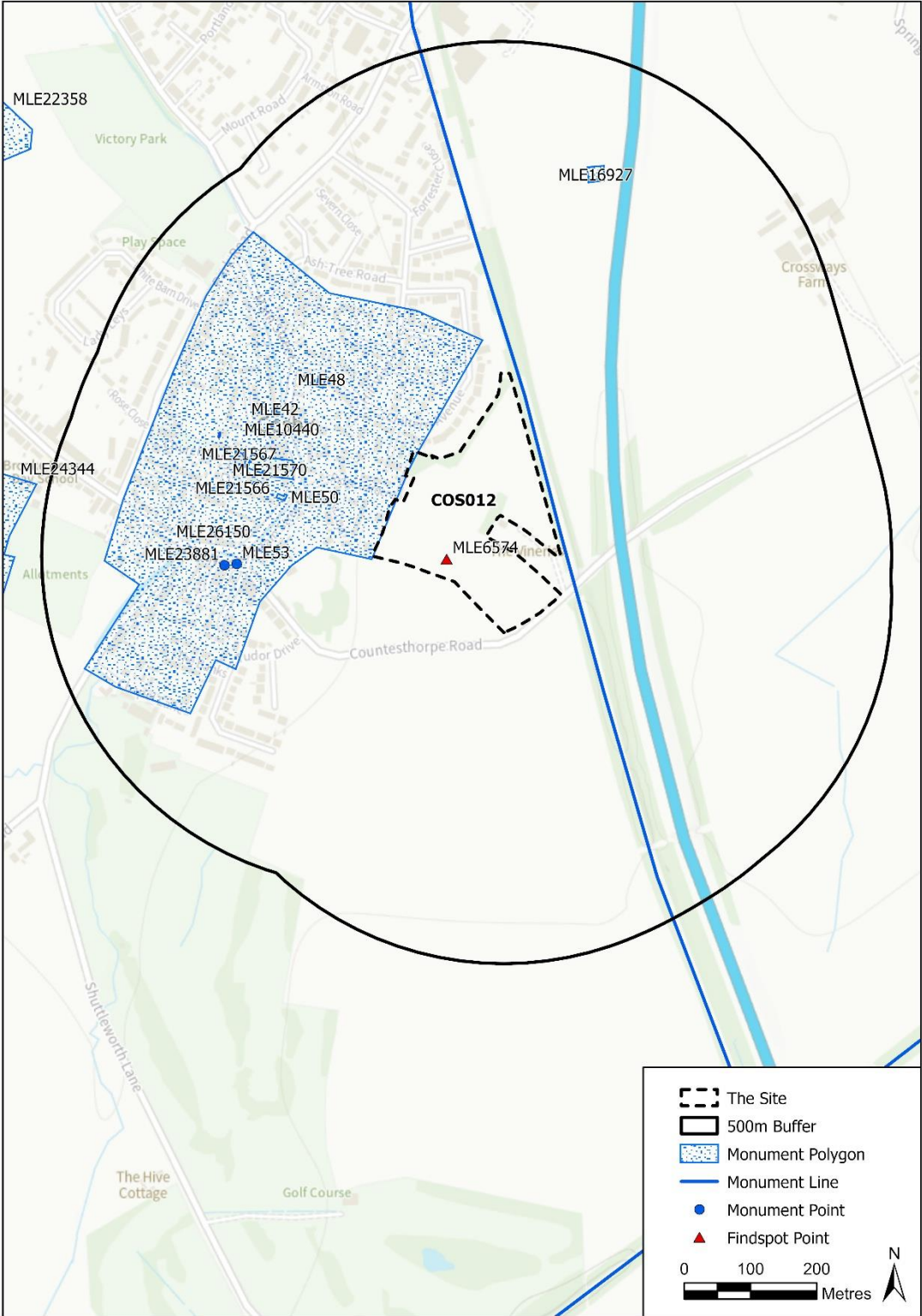
**Recommendations/Mitigation:**

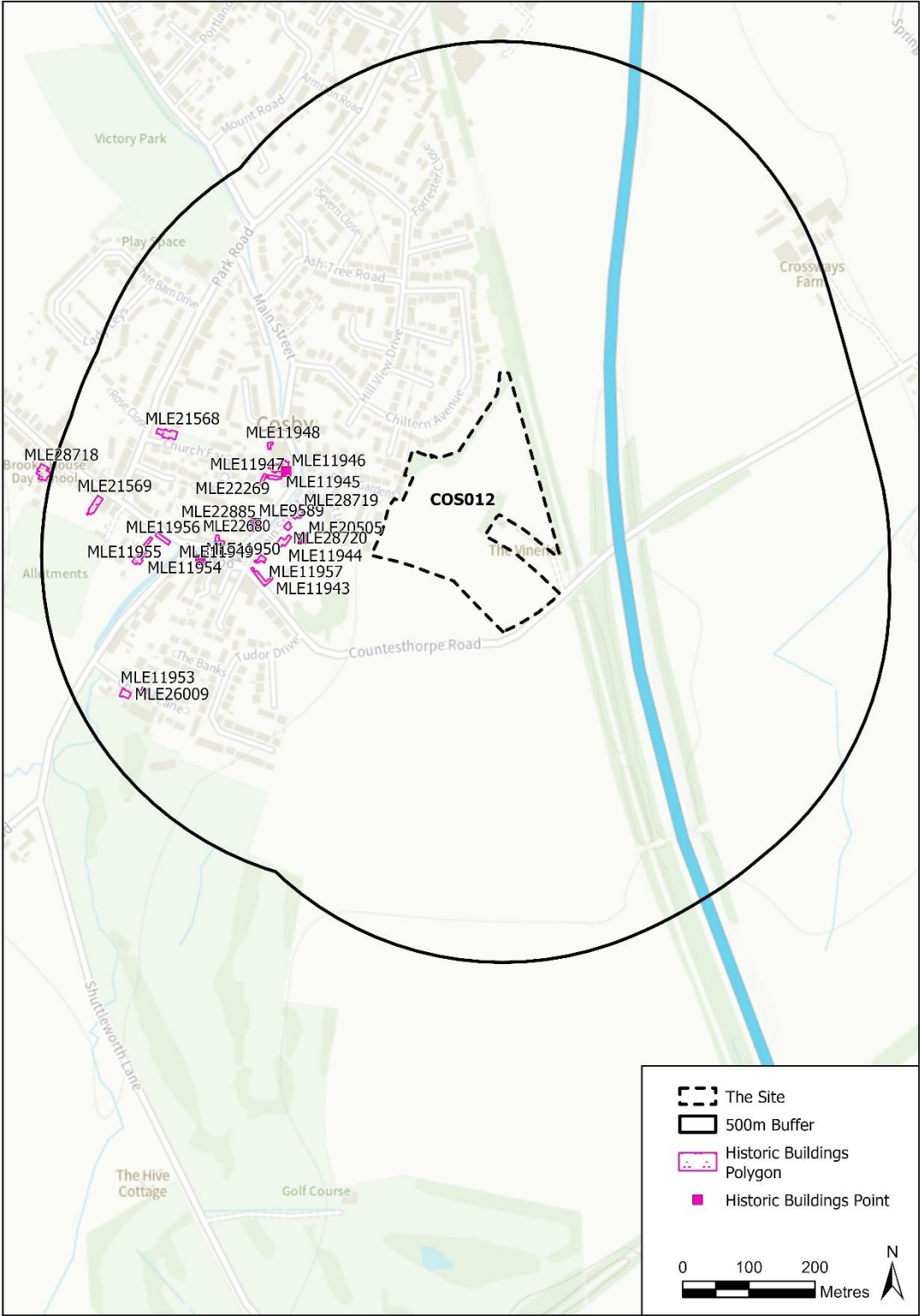
There are limited HER records, and no archaeological investigation has occurred within the Site. The medieval historic core of Cosby and the surviving earthworks surrounding the Site indicate considerable medieval agricultural exploitation of the landscape within the Site. The lack of archaeological records within the Site is likely to reflect the lack of archaeological investigation rather than lack of deposits being present.

At the planning application stage, a full detailed archaeological desk-based assessment should be submitted with the planning application for the Site. Assessment within the DBA should be undertaken of the known archaeological deposits and the potential for identifying similar or associated deposits within the Site. An aerial and lidar assessment and/or earthwork survey should be undertaken to evaluate the preservation/condition of the earthworks and to 'preserve by record' their extent. Other non-intrusive field evaluation, such as geophysical survey, potentially supported by targeted trial trenching could be undertaken to support the planning application in identifying previously unknown heritage assets and identifying their significance.

Where extant archaeological features are present, they could be adversely affected by any development. Should significant below-ground archaeological deposits be identified during the evaluation phase the results will inform a mitigation strategy which could alter the extent of the development area and include preservation in-situ of the below-ground deposits.













## COS014: Tudor Drive, Cosby

|                           |        |                  |                    |
|---------------------------|--------|------------------|--------------------|
| <b>Allocation ref no.</b> | COS014 | <b>Site Name</b> | Tudor Drive, Cosby |
|---------------------------|--------|------------------|--------------------|

### Site Summary

The site is located to the south of Cosby covering an area of 1 hectare comprising an agricultural field.

The Site does not feature any properties or roads; it is a linear field surrounded by hedges. Beyond the Site to the west and north is the built-up area of Cosby, to the east are fields, and to the west is the Cosby Golf Course.

### Historic Environment Evidence Base

Grade I, Grade II\* and Grade II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

| List Entry Number | List Entry Name                                                   | Grade |
|-------------------|-------------------------------------------------------------------|-------|
| 1074685           | Stables 15 Metres North Of Cosby House                            | II    |
| 1074686           | Barn And Stables At Nook Farmhouse                                | II    |
| 1074687           | Brook's Edge                                                      | II    |
| 1074688           | War Memorial Sundial 10 Metres South East Of Church Of St Michael | II    |
| 1074689           | The Thatch                                                        | II    |
| 1074728           | Cosby House                                                       | II    |
| 1177771           | 4, Chapel Lane                                                    | II    |
| 1361075           | K6 Telephone Kiosk                                                | II    |
| 1361085           | Barn 50 Metres East Of Cosby House                                | II    |
| 1361086           | Nook Farmhouse And Adjoining Coach House                          | II    |
| 1361087           | Church Of St Michael And All Angels                               | II*   |
| 1361088           | Coates Barn                                                       | II    |
| 1361089           | 26, The Nook                                                      | II    |
| N/A               | Cosby Conservation Area                                           | N/A   |

### Entries on the HER

| MonUID   | Name                                                                                  |
|----------|---------------------------------------------------------------------------------------|
| MLE42    | Site of Seventeenth timber framed house, 1 and 3, Main Street, Cosby                  |
| MLE48    | Site of the post-medieval timber-framed manor house, Manor Farm, Cosby                |
| MLE50    | Site of Eighteenth farmhouse, Church Farmhouse, Cosby                                 |
| MLE53    | Medieval market, Cosby                                                                |
| MLE6574  | Iron Age/Roman quern from near the railway, Cosby                                     |
| MLE9589  | Late medieval/early post-medieval wall of timber framed house, 67, Main Street, Cosby |
| MLE10440 | Historic settlement core of Cosby                                                     |

|          |                                                                                         |
|----------|-----------------------------------------------------------------------------------------|
| MLE11943 | Barn And Stables At Nook Farmhouse, Main Street (East Side), Cosby                      |
| MLE11944 | Brook's Edge, 62 Main Street (East Side), Cosby                                         |
| MLE11945 | Church Of St. Michael And All Angels, Main Street (West Side), Cosby                    |
| MLE11946 | War Memorial Sundial 10 M. S.E. Of Church Of St Michael, Main Street (West Side), Cosby |
| MLE11947 | Coates Barn, Main Street (West Side), Cosby                                             |
| MLE11948 | The Thatch, 25 Main Street (West Side), Cosby                                           |
| MLE11949 | 26 The Nook (South Side), Cosby                                                         |
| MLE11950 | K6 Telephone Kiosk, The Nook, Cosby                                                     |
| MLE11953 | 4 Chapel Lane (North Side), Cosby                                                       |
| MLE11954 | Cosby House, Croft Road (SW Side), Cosby                                                |
| MLE11955 | Barn 50m East Of Cosby House, Croft Road (South-West Side), Cosby                       |
| MLE11956 | Stables 15 M North Of Cosby House, Croft Road (South-West Side), Cosby                  |
| MLE11957 | Nook Farmhouse & Adjoining Coach House, Main Street (East Side), Cosby                  |
| MLE16092 | Great Central Railway                                                                   |
| MLE20505 | Brick privy at Brook's Edge, Cosby                                                      |
| MLE21566 | Post-medieval remains south-west of the church, Cosby                                   |
| MLE21567 | Medieval remains, west of the church, Cosby                                             |
| MLE21568 | Methodist Chapel, 39, Park Road, Cosby                                                  |
| MLE21569 | Baptist Chapel, Croft Road, Cosby                                                       |
| MLE21570 | St Michael & All Angels' Church burial ground, Main Street, Cosby                       |
| MLE22269 | Former cattle byres, Coates Barn, Main Street, Cosby                                    |
| MLE22680 | 9, The Nook, Cosby                                                                      |
| MLE22885 | 67, Main Street, Cosby                                                                  |
| MLE23201 | Possible medieval ditch south-west of 3, Bradbury Close, Cosby                          |
| MLE23881 | Site of cruck houses, The Nook, Cosby                                                   |
| MLE24344 | Cosby Land Settlement, Elm Tree Road/Kingsfield Road/Richmond Close                     |
| MLE26009 | Former Primitive Methodist Chapel, 3, Chapel Lane, Cosby                                |
| MLE26150 | Site of Particular Baptist Chapel, 11, The Nook, Cosby                                  |
| MLE28718 | Brook House School, Croft Road, Cosby                                                   |
| MLE28719 | The Old Vicarage, 58, Main Street, Cosby                                                |
| MLE28720 | Cross Keys, 60, Main Street, Cosby                                                      |

### Built Heritage

#### Comments:

**Nook Farmhouse and Adjoining Coach House** (List Entry Number: 1361086) together with **Barn and Stable at Nook Farmhouse** (List Entry Number: 1074686) are located to the north of the Site within the 500-metre Study Area. The significance of these buildings as a group derives from their special architectural and historic interest as a well-preserved farm complex with eighteenth-century origins. The Tithe Map and Apportionment of 1846 shows that the fields to the east, including the Site, comprised associated arable land owned by the executors of John Armston. On this basis, the Site, along with the wider undeveloped landscape to the east, is likely to share a historic functional relationship with the listed farmhouse and its outbuildings. The Site also contains visible ridge and furrow. The low-level earthworks are a physical testament of historic farming practices and reveals

how the land was historically managed. They contribute positively to the setting of the farmstead, enabling an appreciation and understanding of its historic agricultural function. For these reasons, the Site makes a positive, albeit limited, contribution to the wider setting and overall significance of the listed buildings.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of Nook Farmhouse and Adjoining Coach House, and Barn and Stable at Nook Farmhouse by virtue of building on historically undeveloped land (including ridge and furrow) that was likely associated with the farmstead and compromising the openness of the surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

The **Cosby Conservation Area** is located to the north of the Site within the 500-metre Study Area. Cosby is a settlement of medieval origins, centred on Cosby Brook which acts as a central spine running through the settlement. Cosby historically developed on an agriculture-based economy, but Enclosure and changing labour patterns gave rise to the cottage industry of framework-knitting in the eighteenth and nineteenth century. The Conservation Area contains 12 listed buildings, and a rich variety of buildings and structures, including the Church of St Michael and All Angels which has origins in the eleventh century, and houses and farm buildings dating from the seventeenth century onwards. It is from these buildings that the Conservation Area derives its special architectural interest. The historic settlement was surrounded by an open, arable landscape, having a strong relationship with its landscape context which contributed to its isolated and rural character. The surviving ridge and furrow earthworks on the Site forms part of this historic agricultural character. Today, much of the rural landscape context has been encroached upon by twentieth and twenty-first century residential development. The Conservation Area maintains its direct relationship with the surrounding landscape to the south east and south west, otherwise the asset and the surrounding countryside are separated by housing. Consequently, the contribution the Site makes to the setting and significance of the Conservation Area, whilst positive, is limited.

Nonetheless the proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of Cosby Conservation Area by virtue of building on arable land that forms part of its surviving undeveloped landscape setting. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

There are several Grade II listed buildings to the north and northwest of the Site (within the Conservation Area), these include **Church of St Michael and All Angels**, (List Entry Number: 1361087); **Cosby House** (List Entry Number: 1074728); **Stable 15m north of Cosby House** (List Entry Number: 1074685); **Barn 50m north of Cosby House** (List Entry Number: 1361085); **K6 Telephone Kiosk** (List Entry Number: 1361075); **26 The Nook** (List Entry Number: 1361089); **Coates Barn** (List Entry Number: 1361088); **The Thatch** (List Entry Number: 1074689); **War Memorial Sundial** (List Entry Number: 1074688); **Brooks Edge** (List Entry Number: 1074687). The setting of these assets, by reason of intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage assets.

**4, Chapel Lane** (List Entry Number: 1177771) is located to the west of the within the 500-metre Study Area. The setting of this asset, by reason of intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

**Recommendations/Mitigation:**

The proposed Site Allocation has the potential to affect, and cause harm to, the setting and significance of **Nook Farmhouse and Adjoining Coach House, Barn and Stable at Nook Farmhouse**, and the **Cosby Conservation Area** by virtue of building on historically associated agricultural land and compromising the openness of the surrounding landscape. Proposals should explore how this harm can be minimised through providing set backs of development closest to the assets in order to sustain their open agrarian settings.

It is considered that, subject to the careful consideration of the location, orientation, density, and scale of development, restricting built development to southernmost half of the Site at the end of Tudor Drive may remove the identified harm to the above heritage assets. This will however need to consider the potential harm to archaeological features that may be located in the southern area of the site.

**Archaeology****Comments:**

There are no HER monuments recorded within the Site. However, a review of the available lidar data shows that there are extensive extant ridge and furrow earthworks across the Site (though there is better preservation of the earthworks in the south of the Site), which have not been recorded on the HER. These earthworks are part of a larger complex that extends to the north, south and east of the Site.

To the north-east of the Site an upper stone of a puddingstone quern of late Iron Age to Roman date (MLE6574) was found in 1896 by someone returning to the centre of Cosby from work on the railway. It was apparently found between The Nook and the railway, so the exact find location is unclear.

To the north-west of the Site, within the Study Area is the Medieval and post-medieval historic settlement core of Cosby village (MLE10440). The village of Cosby was granted a market in 1338 (MLE53), and other medieval features have been recorded within the village. Trial trenching was undertaken in 2014 that recorded a pit and seven gullies/ditches with finds recovered including 2 sherds of Potters Marston ware pottery and four pieces of animal bone. The linears may be boundary or drainage ditches related to medieval settlement (MLE21567).

Initial research indicates there is potential for historic activity within the immediate environs of the Site particularly from the medieval period and the Site has high potential for surviving archaeological deposits from the medieval period. There may also be a medium potential for Iron Age and Roman activity within the Site.

**Recommendations/Mitigation:**

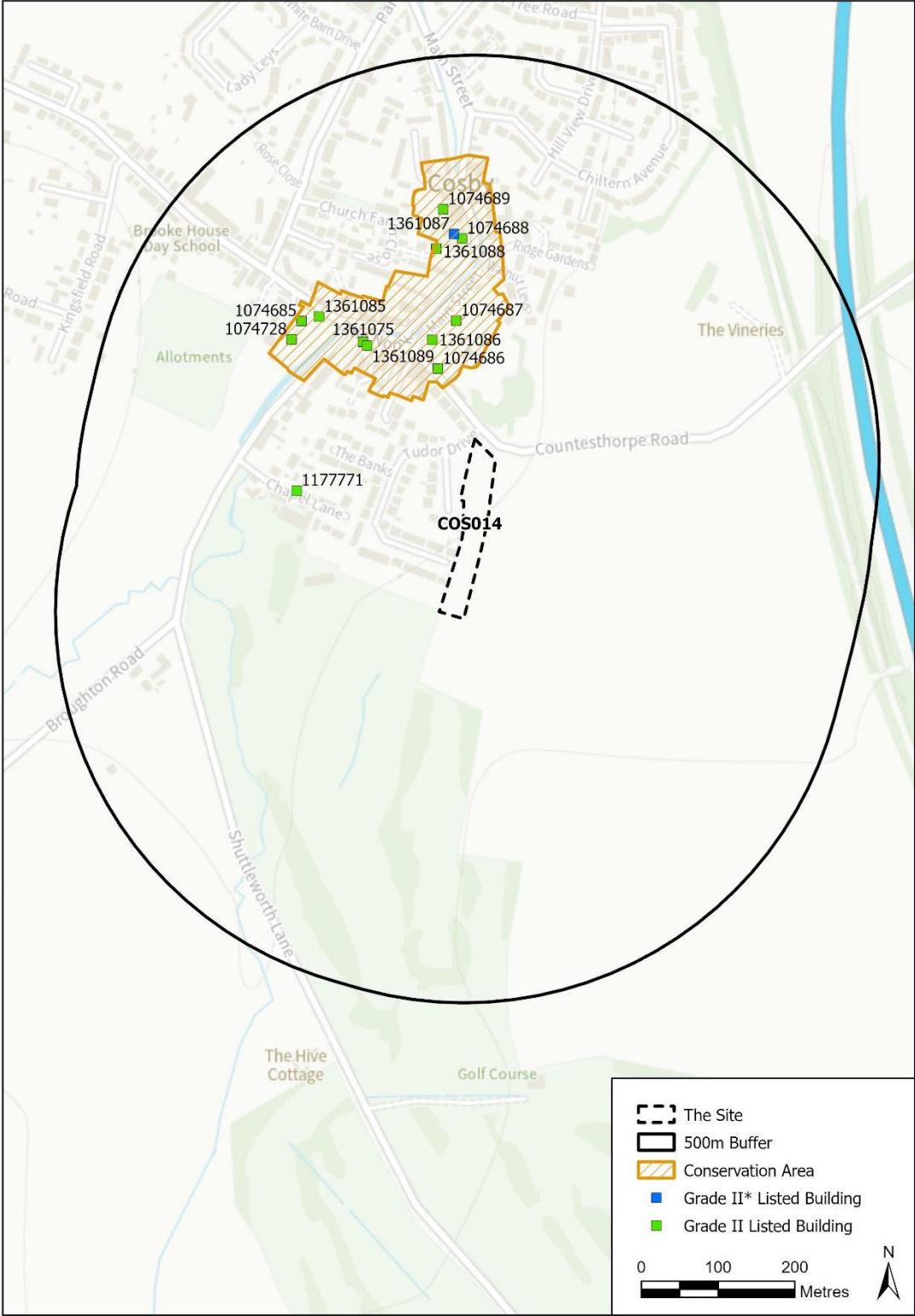
There are no HER records within the Site and no archaeological investigation has occurred. The medieval historic core of Cosby and the surviving earthworks surrounding the Site indicate considerable medieval agricultural exploitation of the landscape within the Site. The lack of archaeological records within the Site is likely to reflect the lack of archaeological investigation rather than lack of deposits being present.

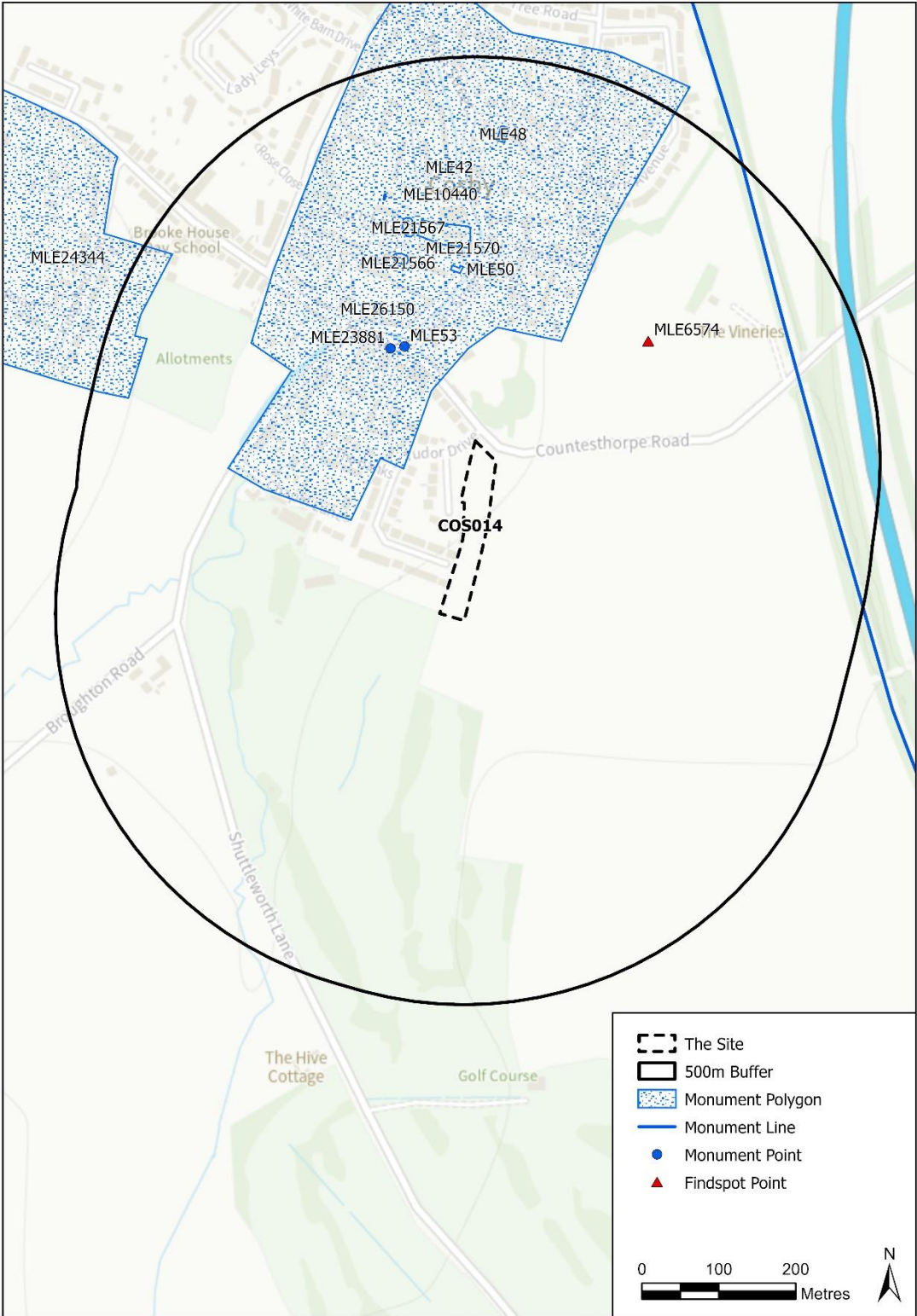
At the planning application stage, a full detailed archaeological desk-based assessment should be submitted with the planning application for the Site. Assessment within the DBA should be undertaken of the known archaeological deposits and the potential for identifying similar or associated deposits within the Site. An aerial and lidar assessment and/or earthwork survey should be undertaken to evaluate the preservation/condition of the earthworks and to 'preserve by record' their extent. Other non-intrusive field evaluation, such as geophysical survey, potentially supported by targeted trial trenching could be undertaken to support the planning application in identifying

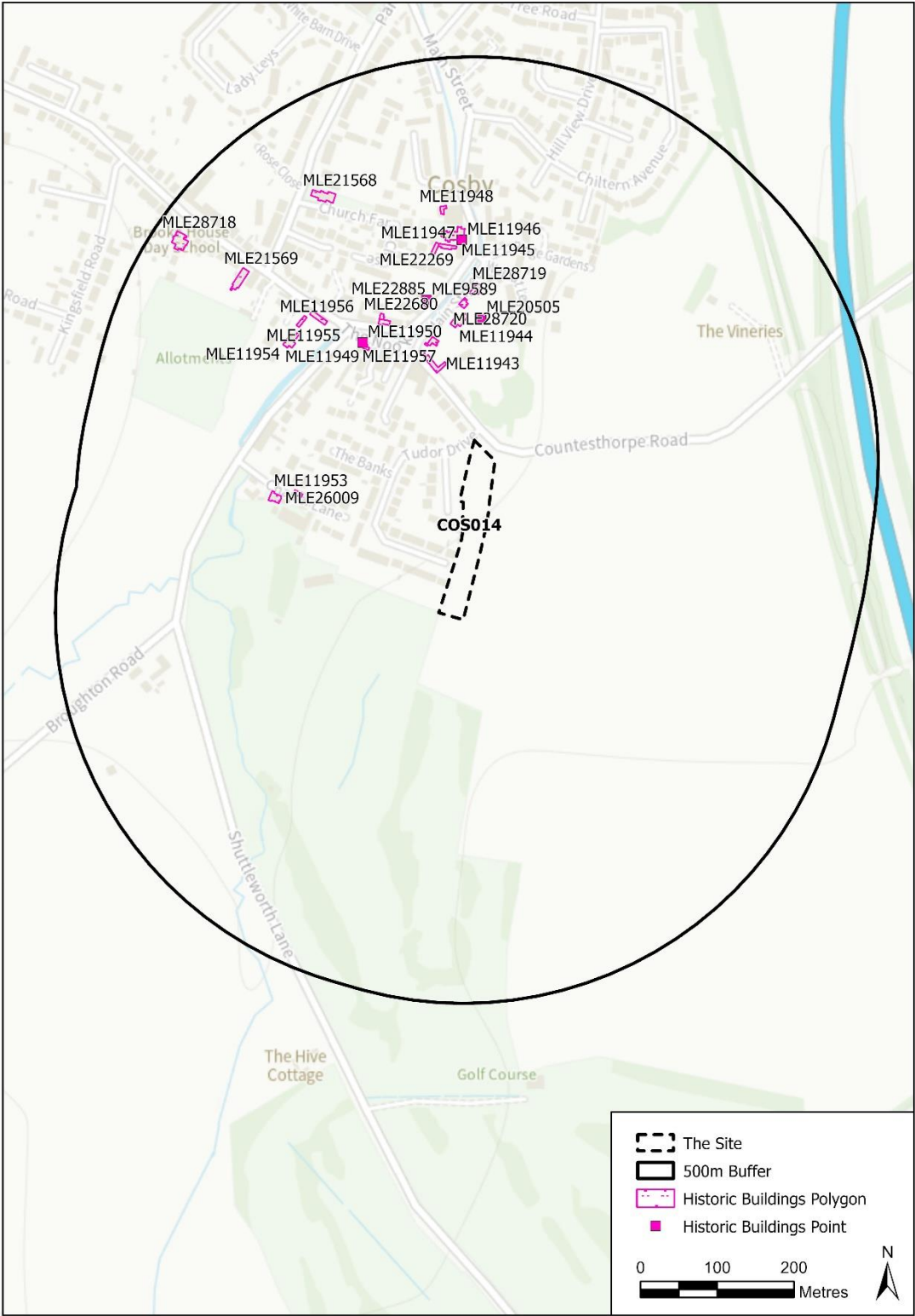


previously unknown heritage assets and identifying their significance.

Where extant archaeological features are present, they could be adversely affected by any development. Should significant below-ground archaeological deposits be identified during the evaluation phase the results will inform a mitigation strategy which could alter the extent of the development area and include preservation in-situ of the below-ground deposits.













## COS015: Land North of Countesthorpe Road, South of Walnut Leys

|                           |         |                  |                                                        |
|---------------------------|---------|------------------|--------------------------------------------------------|
| <b>Allocation ref no.</b> | COS015: | <b>Site Name</b> | Land North of Countesthorpe Road, South of Walnut Leys |
|---------------------------|---------|------------------|--------------------------------------------------------|

### Site Summary

The site is located to the southeast of Cosby covering an area of 3 hectares comprising primarily agricultural fields and woodland with mature hedges.

Beyond the Site to the west and northwest is the built-up area of Cosby, and to the north, east and south are fields. The M1 motorway is located approx. 175m to the west, bisecting the rural landscape.

### Historic Environment Evidence Base

Grade I, Grade II\* and Grade II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

| List Entry Number | List Entry Name                                                   | Grade |
|-------------------|-------------------------------------------------------------------|-------|
| 1074685           | Stables 15 Metres North Of Cosby House                            | II    |
| 1074686           | Barn And Stables At Nook Farmhouse                                | II    |
| 1074687           | Brook's Edge                                                      | II    |
| 1074688           | War Memorial Sundial 10 Metres South East Of Church Of St Michael | II    |
| 1074689           | The Thatch                                                        | II    |
| 1074728           | Cosby House                                                       | II    |
| 1177771           | 4, Chapel Lane                                                    | II    |
| 1361075           | K6 Telephone Kiosk                                                | II    |
| 1361085           | Barn 50 Metres East Of Cosby House                                | II    |
| 1361086           | Nook Farmhouse And Adjoining Coach House                          | II    |
| 1361087           | Church Of St Michael And All Angels                               | II*   |
| 1361088           | Coates Barn                                                       | II    |
| 1361089           | 26, The Nook                                                      | II    |
| N/A               | Cosby Conservation Area                                           | N/A   |

### Entries on the HER

| MonUID   | Name                                                                                  |
|----------|---------------------------------------------------------------------------------------|
| MLE42    | Site of Seventeenth timber framed house, 1 and 3, Main Street, Cosby                  |
| MLE48    | Site of the post-medieval timber-framed manor house, Manor Farm, Cosby                |
| MLE50    | Site of Eighteenth farmhouse, Church Farmhouse, Cosby                                 |
| MLE53    | Medieval market, Cosby                                                                |
| MLE6574  | Iron Age/Roman quern from near the railway, Cosby                                     |
| MLE9589  | Late medieval/early post-medieval wall of timber framed house, 67, Main Street, Cosby |
| MLE10440 | Historic settlement core of Cosby                                                     |

|          |                                                                                         |
|----------|-----------------------------------------------------------------------------------------|
| MLE11943 | Barn And Stables At Nook Farmhouse, Main Street (East Side), Cosby                      |
| MLE11944 | Brook's Edge, 62 Main Street (East Side), Cosby                                         |
| MLE11945 | Church Of St. Michael And All Angels, Main Street (West Side), Cosby                    |
| MLE11946 | War Memorial Sundial 10 M. S.E. Of Church Of St Michael, Main Street (West Side), Cosby |
| MLE11947 | Coates Barn, Main Street (West Side), Cosby                                             |
| MLE11948 | The Thatch, 25 Main Street (West Side), Cosby                                           |
| MLE11949 | 26 The Nook (South Side), Cosby                                                         |
| MLE11950 | K6 Telephone Kiosk, The Nook, Cosby                                                     |
| MLE11953 | 4 Chapel Lane (North Side), Cosby                                                       |
| MLE11954 | Cosby House, Croft Road (SW Side), Cosby                                                |
| MLE11955 | Barn 50m East Of Cosby House, Croft Road (South-West Side), Cosby                       |
| MLE11956 | Stables 15 M North Of Cosby House, Croft Road (South-West Side), Cosby                  |
| MLE11957 | Nook Farmhouse & Adjoining Coach House, Main Street (East Side), Cosby                  |
| MLE16092 | Great Central Railway                                                                   |
| MLE20505 | Brick privy at Brook's Edge, Cosby                                                      |
| MLE21566 | Post-medieval remains south-west of the church, Cosby                                   |
| MLE21567 | Medieval remains, west of the church, Cosby                                             |
| MLE21568 | Methodist Chapel, 39, Park Road, Cosby                                                  |
| MLE21569 | Baptist Chapel, Croft Road, Cosby                                                       |
| MLE21570 | St Michael & All Angels' Church burial ground, Main Street, Cosby                       |
| MLE22269 | Former cattle byres, Coates Barn, Main Street, Cosby                                    |
| MLE22680 | 9, The Nook, Cosby                                                                      |
| MLE22885 | 67, Main Street, Cosby                                                                  |
| MLE23201 | Possible medieval ditch south-west of 3, Bradbury Close, Cosby                          |
| MLE23881 | Site of cruck houses, The Nook, Cosby                                                   |
| MLE24344 | Cosby Land Settlement, Elm Tree Road/Kingsfield Road/Richmond Close                     |
| MLE26009 | Former Primitive Methodist Chapel, 3, Chapel Lane, Cosby                                |
| MLE26150 | Site of Particular Baptist Chapel, 11, The Nook, Cosby                                  |
| MLE28718 | Brook House School, Croft Road, Cosby                                                   |
| MLE28719 | The Old Vicarage, 58, Main Street, Cosby                                                |
| MLE28720 | Cross Keys, 60, Main Street, Cosby                                                      |

### Built Heritage

#### Comments:

**Nook Farmhouse and Adjoining Coach House** (List Entry Number: 1361086) together with **Barn and Stable at Nook Farmhouse** (List Entry Number: 1074686) are located to the west of the Site within the 500-metre Study Area. The significance of these buildings as a group derives from their special architectural and historic interest as a well-preserved farm complex with eighteenth-century origins. The Tithe Map and Apportionment of 1846 shows that the fields to the east of the farmstead, including the Site, comprised associated arable land owned by the executors of John Armston. On this basis, the Site, along with the wider undeveloped landscape to the east, is likely to share a historic functional relationship with the listed farmhouse and its outbuildings. The Site also contains visible ridge and furrow. The low-level earthworks are a physical testament of historic

farming practices and reveals how the land was historically managed. They contribute positively to the setting of the farmstead, enabling an appreciation and understanding of its historic agricultural function. For these reasons, the Site makes a positive contribution to the wider setting and overall significance of the listed buildings.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of Nook Farmhouse and Adjoining Coach House, and Barn and Stable at Nook Farmhouse by virtue of building on historically undeveloped land (including ridge and furrow) that was likely associated with the farmstead and compromising the openness of the surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

**Brooks Edge** (List Entry Number: 1074687) is located to the northwest of the Site within the 500-metre Study Area. Its significance derives from its special architectural and historic interest as a well-preserved mid-eighteenth-century house and adjoining service wing. While it is not clear if the arable land to the southeast has shared a historically functional relationship with the house (requires further research), it nonetheless contributes to its rural character. As such, the Site makes a positive contribution to the wider setting and overall significance of the heritage asset.

The **Cosby Conservation Area** is located to the northwest of the Site within the 500-metre Study Area. Cosby is a settlement of medieval origins, centred on Cosby Brook which acts as a central spine running through the settlement. Cosby historically developed on an agriculture-based economy, but Enclosure and changing labour patterns gave rise to the cottage industry of framework-knitting in the eighteenth and nineteenth century. The Conservation Area contains 12 listed buildings, and a rich variety of buildings and structures, including the Church of St Michael and All Angels which has origins in the eleventh century, and houses and farm buildings dating from the seventeenth century onwards. It is from these buildings that the Conservation Area derives its special architectural interest. The historic settlement was surrounded by an open, arable landscape, having a strong relationship with its landscape context which contributed to its isolated and rural character. The surviving ridge and furrow earthworks on the Site forms part of this historic agricultural character. Today, much of the rural landscape context has been encroached upon by twentieth and twenty-first century residential development. The Conservation Area maintains its direct relationship with the surrounding landscape to the south east and south west, otherwise the asset and the surrounding countryside are separated by housing. Consequently, the contribution the Site makes to the setting and significance of the Conservation Area, whilst positive, is limited.

Nonetheless the proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of Cosby Conservation by virtue of building on arable land that forms part of its surviving undeveloped landscape setting. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

There are several Grade II listed buildings to the north and northwest of the Site (within the Conservation Area), these include **Church of St Michael and All Angels**, (List Entry Number: 1361087); **Cosby House** (List Entry Number: 1074728); **Stable 15m north of Cosby House** (List Entry Number: 1074685); **Barn 50m north of Cosby House** (List Entry Number: 1361085); **K6 Telephone Kiosk** (List Entry Number: 1361075); **26 The Nook** (List Entry Number: 1361089); **Coates Barn** (List Entry Number: 1361088); **The Thatch** (List Entry Number: 1074689); **War Memorial Sundial** (List Entry Number: 1074688). The setting of these assets, by reason of intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage assets.

**4, Chapel Lane** (List Entry Number: 1177771) is located to the southwest of the within the 500-metre Study Area. The setting of this asset, by reason of intervening development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

**Recommendations/Mitigation:**

The proposed Site Allocation has the potential to affect, and cause harm to, the setting and significance of **Nook Farmhouse and Adjoining Coach House, Barn and Stable at Nook Farmhouse, Brooks Edge** and the **Cosby Conservation Area** by virtue of building on potentially associated agricultural land and compromising the openness of the surrounding landscape.

Overall, any built development on the Site is likely to affect, or cause harm to the heritage assets, and it is unlikely that this can be wholly removed.

**Archaeology****Comments:**

There are no HER monuments recorded within the Site. However, a review of the available lidar data shows that there are extensive extant ridge and furrow earthworks across the Site, which is very well preserved, with different parcels of land and varying direction of earthworks, which have not been recorded on the HER. These earthworks are part of a larger complex that extends to the north and south of the Site.

To the north-east of the Site an upper stone of a puddingstone quern of late Iron Age to Roman date (MLE6574) was found in 1896 by someone returning to the centre of Cosby from work on the railway. It was apparently found between The Nook and the railway, so the exact find location is unclear.

Adjacent to the Site, within the Study Area is the Medieval and post-medieval historic settlement core of Cosby village (MLE10440). The village of Cosby was granted a market in 1338 (MLE53), and other medieval features have been recorded within the village. Trial trenching was undertaken in 2014 that recorded a pit and seven gullies/ditches with finds recovered including two sherds of Potters Marston ware pottery and four pieces of animal bone. The linears may be boundary or drainage ditches related to medieval settlement (MLE21567).

Initial research indicates there is potential for historic activity within the immediate environs of the Site particularly from the medieval period and the Site has high potential for surviving archaeological deposits from the medieval period. There may also a medium potential for Iron Age and Roman activity within the Site.

**Recommendations/Mitigation:**

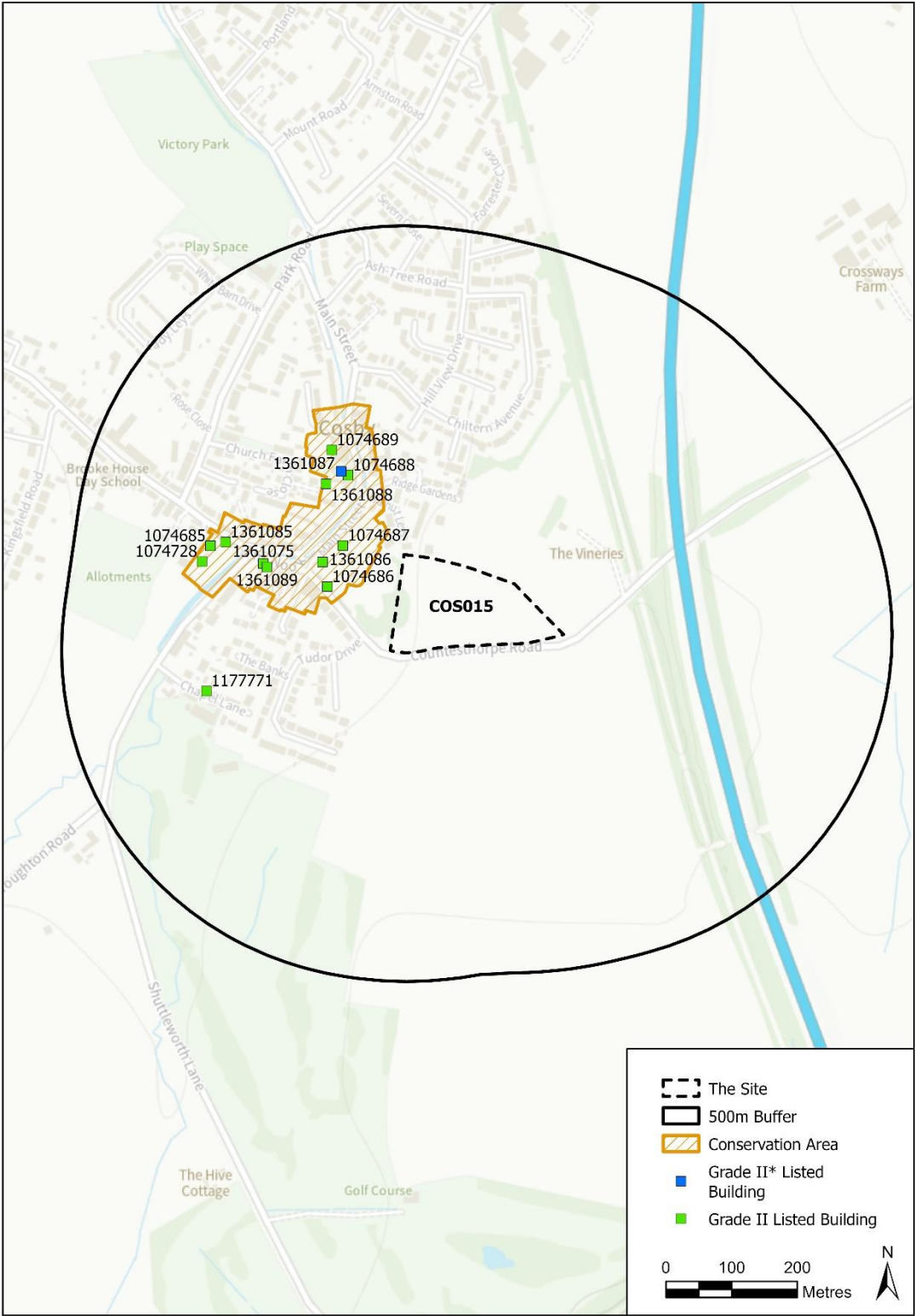
There are no HER records within the Site and no archaeological investigation has occurred. The medieval historic core of Cosby and the surviving earthworks surrounding the Site indicate considerable medieval agricultural exploitation of the landscape within the Site. The lack of archaeological records within the Site is likely to reflect the lack of archaeological investigation rather than lack of deposits being present.

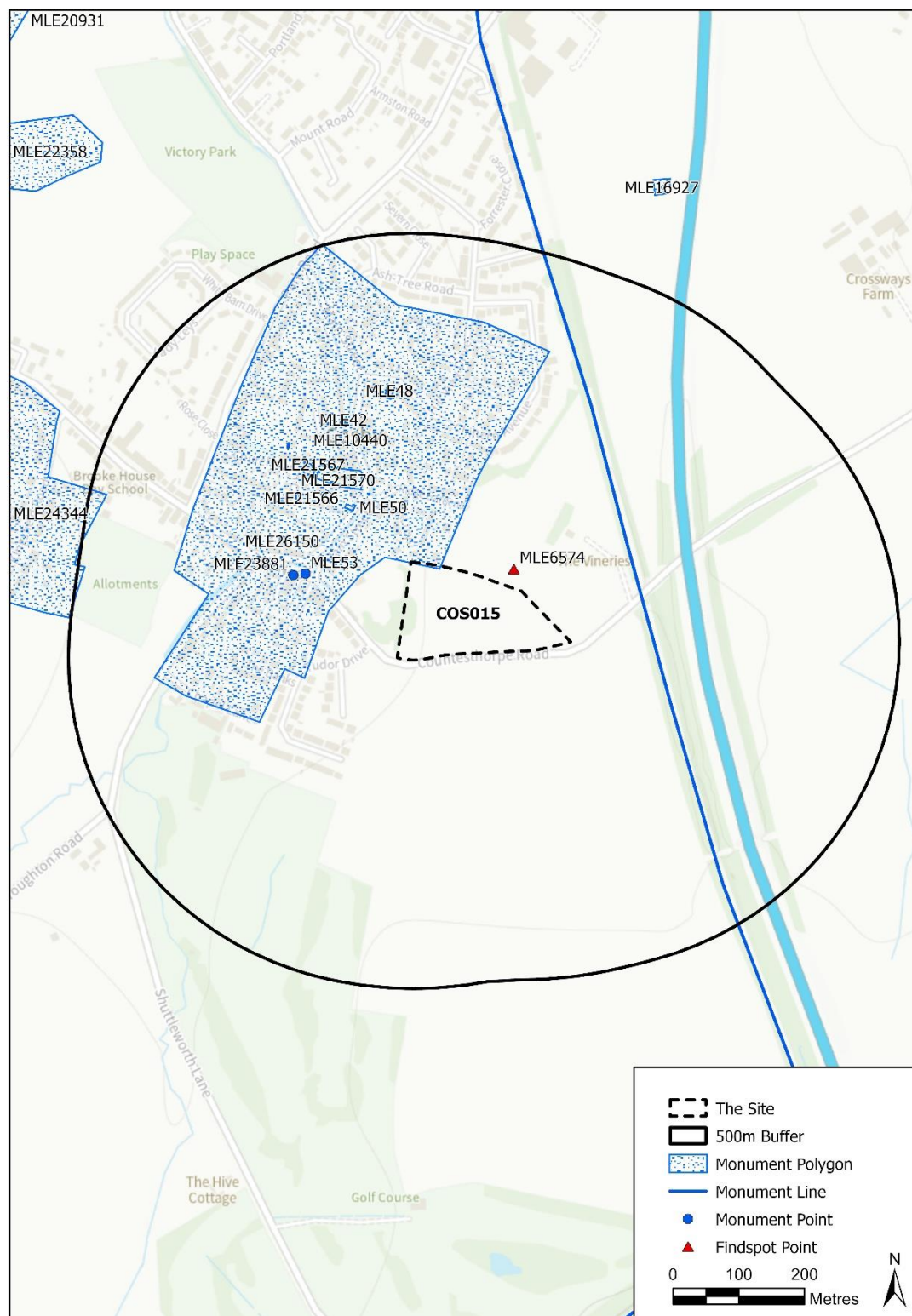
At the planning application stage, a full detailed archaeological desk-based assessment should be submitted with the planning application for the Site. Assessment within the DBA should be undertaken of the known archaeological deposits and the potential for identifying similar or associated deposits within the Site.

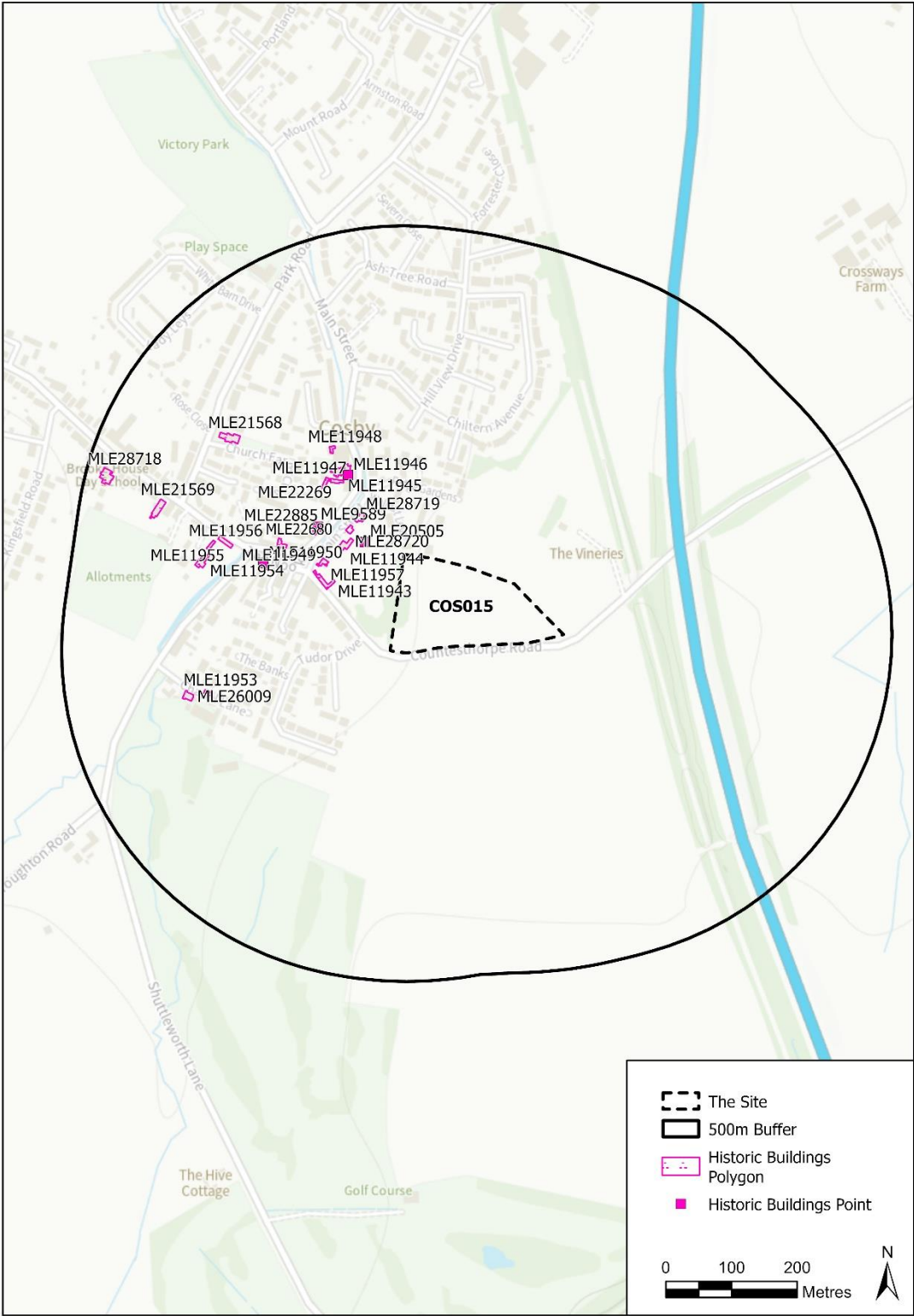
An aerial and lidar assessment and/or earthwork survey should be undertaken to evaluate the preservation/condition of the earthworks and to 'preserve by record' their extent. The earthworks are part of a wider relict landscape so any mapping undertaken should include a buffer. Other non-intrusive field evaluation, such as geophysical survey, potentially supported by targeted trial trenching could be undertaken to support the planning application in identifying previously unknown heritage assets and identifying their significance.



Where extant archaeological features are present, they could be adversely affected by any development. Should significant below-ground archaeological deposits be identified during the evaluation phase the results will inform a mitigation strategy which could alter the extent of the development area and include preservation in-situ of the below-ground deposits.











## COS016: Land Opposite Cosby Cemetery

|                           |        |                  |                              |
|---------------------------|--------|------------------|------------------------------|
| <b>Allocation ref no.</b> | COS016 | <b>Site Name</b> | Land Opposite Cosby Cemetery |
|---------------------------|--------|------------------|------------------------------|

### Site Summary

The site is located to the south of Cosby covering an area of 2 hectares comprising an agricultural field with mature hedges.

Beyond the Site to the east is the urban development of Cosby, and to the north, west and south are fields.

### Historic Environment Evidence Base

Grade I, Grade II\* and Grade II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

N/A

### Entries on the HER

| MonUID   | Name                                                              |
|----------|-------------------------------------------------------------------|
| MLE32    | Linear feature south-east of White Barn Farm, Cosby               |
| MLE34    | Enclosure cropmark south-east of White Barn Farm, Cosby           |
| MLE36    | Possible prehistoric cropmarks north of Foxlands Farm, Cosby      |
| MLE40    | Ring ditch cropmark south-east of White Barn Farm, Cosby          |
| MLE43    | Ring ditch cropmark east of White Barn Farm, Cosby                |
| MLE6618  | Medieval pottery from near Portland Street/Cambridge Road, Cosby  |
| MLE7681  | Roman pottery from north-east of White Barn Farm, Cosby           |
| MLE9551  | Possible ring ditch cropmark south-east of White Barn Farm, Cosby |
| MLE10440 | Historic settlement core of Cosby                                 |
| MLE16092 | Great Central Railway                                             |
| MLE16365 | Cropmark north-east of Foxlands Farm, Cosby                       |
| MLE20931 | Possible barrow cemetery, Cosby                                   |
| MLE22358 | Iron Age site east of Foxlands Farm, Cosby                        |
| MLE22726 | Late Bronze Age site, east of Foxlands Farm, Cosby                |
| MLE22727 | Possible Anglo-Saxon site, east of Foxlands Farm, Cosby           |
| MLE22728 | Roman pottery from east of Foxlands Farm, Cosby                   |
| MLE26415 | Ctventieth cemetery, Narborough Road, Cosby                       |
| MLE29059 | Roman ditch north-west of Recreation Ground, Cosby                |
| MLE29754 | World War II jet engine production site, White Barn Farm, Cosby   |

### Built Heritage

#### Comments:

There are no built heritage assets within the Site or within the 500-metre Study Area.

**Recommendations/Mitigation:**

N/A

**Archaeology****Comments:**

There are no HER monuments recorded within the Site.

However, adjacent to the Site, within the Study Area are extensive cropmarks of ring-ditches, which probably represent a barrow cemetery of Bronze Age date (MLE20931). The cropmarks include a ring ditch c.24m in diameter, another c.14m in diameter, parallel ditches c.40m long and a ditch running for c.60m.

A large area to the south of the Site was evaluated by geophysical survey and subsequent trial trenching in 2016. The trial trenching recorded various features including a pit containing mid-late Iron Age pottery, a linear feature with pottery, and the two parallel linears recorded in the geophysics to the west of the 'enclosure' (apparently a trackway with a surface in between the ditches). Twenty-nine sherds of mid-late Iron Age pottery were recovered in total, one piece of fired clay, and environmental sampling recovered wheat seeds (MLE22358). The trenching also recorded a small pit containing seven sherds of Late Bronze Age pottery, flint and environmental samples such as wheat and barley. To the east of this pit were five large pits that could also be of this date (MLE2276).

A Roman ditch was recorded during trial trenching undertaken to the south of the Site in 2024 (MLE29059). The ditch contained sixty-five sherds of pottery from two greyware jars and a single sherd of a Samian dish.

Also recorded during the 2016 evaluation were four possible Early Anglo-Saxon pottery sherds within the remains of what could be a sunken-featured building (MLE22727).

The evidence for the medieval period is limited within the Study Area with the medieval and post-medieval historic core of Cosby located to the south-east of the Site. Some medieval pottery was recovered to the east of the Site during building work (MLE6618).

Initial research indicates there is a high potential for historic activity within the immediate environs of the Site particularly from the later prehistoric and Roman periods and the Site has a high potential for surviving archaeological deposits from the later prehistoric period, particularly from the Iron Age and Roman.

**Recommendations/Mitigation:**

The proposed Site allocation has the potential to disturb a range of unknown heritage assets of a later prehistoric date and Roman date. The lack of archaeological records within the Site could reflect the lack of archaeological investigation rather than lack of deposits being present.

From the evidence across the site and the surrounding environs, there is high potential for surviving archaeological deposits from the prehistoric through to the Roman period. The extensive HER cropmark sites to the east of the Site show a wide range of archaeological features, including a probable Bronze Age barrow cemetery, the extent of which is currently unknown.

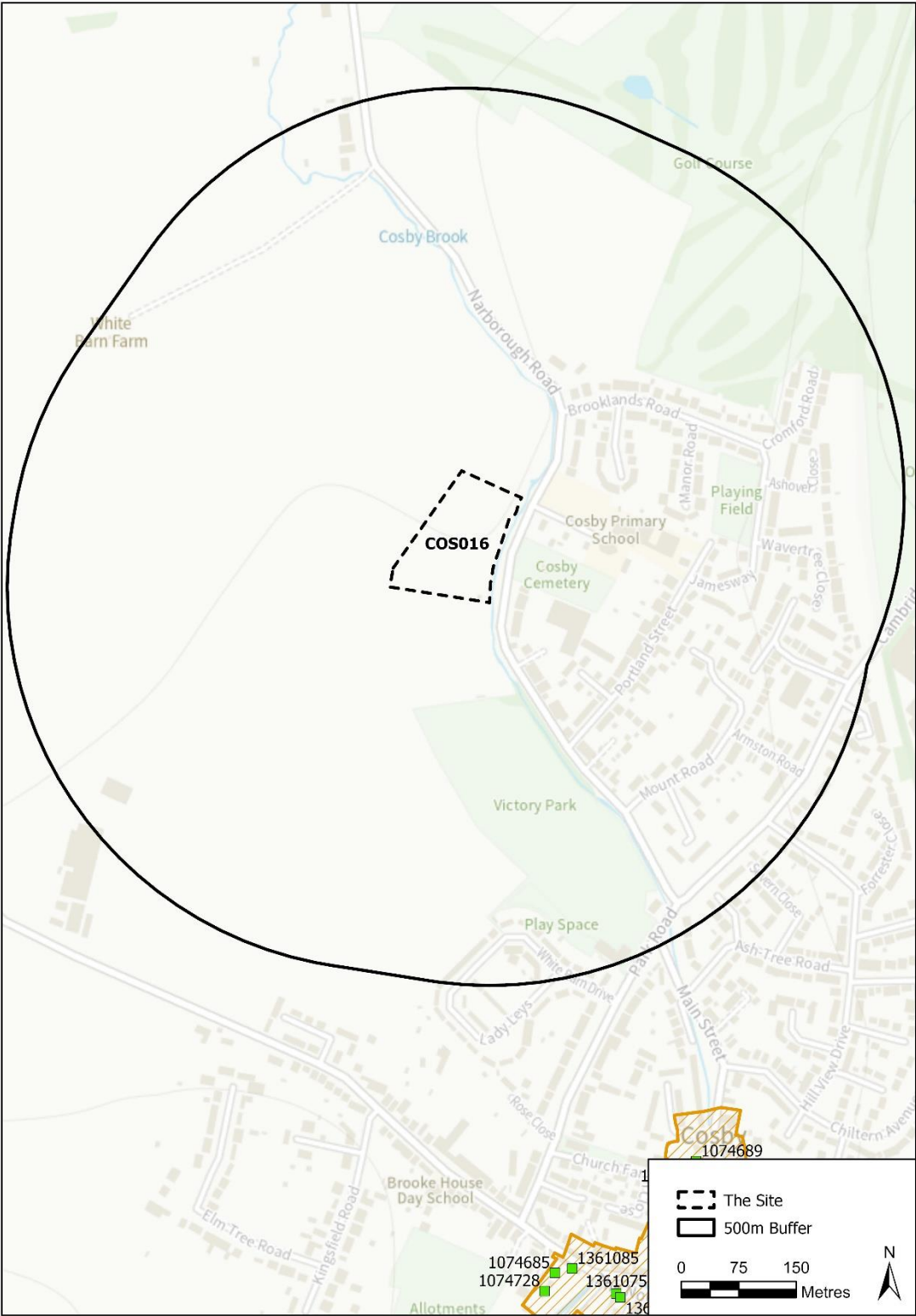
While there has been some archaeological evaluation within the Study Area there is no evidence for

work being undertaken within the Site.

At the planning application stage, a full detailed archaeological desk-based assessment would be required with any submitted application for the Site. Assessment within the DBA should be undertaken of the known archaeological deposits and the potential for identifying similar or associated deposits within the Site. The area may require a further programme of non-intrusive field evaluation, such as geophysical survey, potentially supported by targeted trial trenching to support the application in identifying the heritage impact of the proposal.

Should significant below-ground archaeological deposits be identified during the evaluation phase the results will inform a mitigation strategy which could alter the extent of the development area and include preservation in-situ of the below-ground deposits.







## COU042: Land East of Willoughby Road

|                           |        |                  |                              |
|---------------------------|--------|------------------|------------------------------|
| <b>Allocation ref no.</b> | COU042 | <b>Site Name</b> | Land East of Willoughby Road |
|---------------------------|--------|------------------|------------------------------|

### Site Summary

The Site is located to the south of Countesthorpe and covers an area of 18 hectares comprising farmland with ridge and furrow.

The northern border of the Site is bound the residential development of Countesthorpe, Willoughby Road and Glebe Farm are located to the immediate west of the Site, and to the east and south of the Site is open farmland.

### Historic Environment Evidence Base

Grade I, Grade II\* and Grade II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

N/A

#### Potential Non-Designated Heritage Assets

- Glebe Farm (MLE23479)

### Entries on the HER

| MonUID   | Name                                                                           |
|----------|--------------------------------------------------------------------------------|
| MLE2239  | Medieval track, Mere Lane, Willoughby Waterleys/Peatling Magna                 |
| MLE6256  | Prehistoric finds from 42, Station Road, Countesthorpe                         |
| MLE12250 | 1 The Drive (West Side), Countesthorpe                                         |
| MLE16079 | Midland Counties Railway, Leicester to Rugby branch                            |
| MLE17563 | Countesthorpe Community College, Winchester Road, Countesthorpe                |
| MLE19061 | Iron Age site east of Willoughby Road, Countesthorpe                           |
| MLE21571 | Countesthorpe Brick and Tile Works, Willoughby Road, Countesthorpe             |
| MLE21706 | Prehistoric flint from north-east of Hill Farm, Countesthorpe                  |
| MLE21707 | Roman pottery from north-east of Hill Farm, Countesthorpe                      |
| MLE21708 | Medieval and post-medieval pottery from north-east of Hill Farm, Countesthorpe |
| MLE23165 | Possible Iron Age ditch east of 12, Willoughby Road, Countesthorpe             |
| MLE23479 | Glebe Farm, Willoughby Road, Countesthorpe                                     |
| MLE25219 | Site of cottage home, Winchester Road, Countesthorpe                           |
| MLE28297 | Countesthorpe Cottage Homes, The Drive, Countesthorpe                          |
| MLE29729 | Site of Countesthorpe Railway Station, Station Road, Countesthorpe             |

### Built Heritage



**Comments:**

There are no designated heritage assets within the 500-metre Study Area.

Immediately to the west of the Site is **Glebe Farm** (MLE23479); the western border of the Site and the southern and eastern border of Glebe Farm are contiguous.

The HER records a farm complex that is shown on the 1814 Ordnance Surveyor's Drawing. Nineteenth century OS maps show the farmstead called Glebe Farm comprised a collection of L-shaped buildings, with a detached structure, orchard and pond to the south of the farmyard. The maps show that the farmstead was isolated and surrounded wide-reaching farmland.

Based on cartographic evidence and current satellite images, some of these historic farm buildings appear to survive, comprising linear structures set on an east-west axis between Number 34 and 36 Willoughby Road. Parts of these buildings can be seen on Google Streetview and are built of red brick with gable ends covered in corrugated metal roofs. There may be other surviving historic farm buildings subject to further review.

The survival of historic farm buildings provides tangible evidence of local farm practices and land use from at least the nineteenth century. There is also interest in the survival of their fabric, built using traditional materials and using traditional construction techniques. Glebe Farm likely shared a functional connection with the agricultural landscape that surrounds it (which includes the Site), allowing the farm to be continually appreciated and experienced in the open landscape which it shared a working relationship with. Despite the modern ribbon development on the west side of Willoughby Road and modern housing estates further north of Glebe Farm, it continues to be surrounded by agrarian, rural land to the north, east and south which positively contributes to appreciation and understanding of the historic function and overall special interest.

The field immediately adjacent to the farmstead which forms part of the Site (east and wrapping around to its south) contains visible ridge and furrow. The low-level earthworks are a physical testament of historic farming practices and reveals how the land was historically managed. It positively contributes to the setting of the historic farmstead, by permitting the ability to appreciate and understand the long-standing historic function of the land.

The surviving historic outbuildings could be considered NDHAs subject to further assessment.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting of the farm buildings at Glebe Farm by virtue of building on agricultural land (which includes ridge and furrow) that was likely associated with it and compromising the openness of the surrounding landscape. This would likely cause harm to the significance of the NDHA which should be further explored and minimised in any future assessment.

**Recommendations/Mitigation:**

The proposed Site Allocation has the potential to adversely affect the setting and significance of NDHAs at **Glebe Farm** by developing on their immediate agrarian and open setting with which they likely shared a function relationship with.

Proposals should explore how this harm can be minimised through the creation of green space to provide set backs of development closest to the asset in order to sustain its rural, agrarian setting and through the retention of the ridge and furrow earthworks in the southern part of the Site.

It is considered that, subject to the careful consideration of the location, orientation, density, and



scale of development, restricting built development to the northernmost half of the Site may remove the identified harm to the above heritage assets.

## Archaeology

### Comments:

The HER only records one monument within the Site. A geophysical survey in 2010 recorded a series of curvilinear and rectangular enclosures and probable associated ditches, with evidence for circular ditches inside the enclosures (possibly roundhouses); these results were confirmed by trial trenching in 2014 (MLE19061).

The route of a medieval track (MLE2239) is located to the south of the site, with a post-medieval brick and tile works located to the west of the site.

A review of the available lidar data shows that there is widespread preservation of ridge and furrow earthworks within Site that has not been recorded on the HER. These earthworks are part of the agrarian landscape associated with local farmsteads and settlements and are likely to date from the medieval and post-medieval periods. Some of the ridge and furrow earthworks are well preserved.

Within the Study Area there are further examples of widespread well-preserved ridge and furrow earthworks and other relict field systems.

From the evidence across the Site and the surrounding environs there is potential for historic activity from the later prehistoric period onwards and the Site has high potential for further surviving archaeological deposits from the prehistoric through to the medieval period.

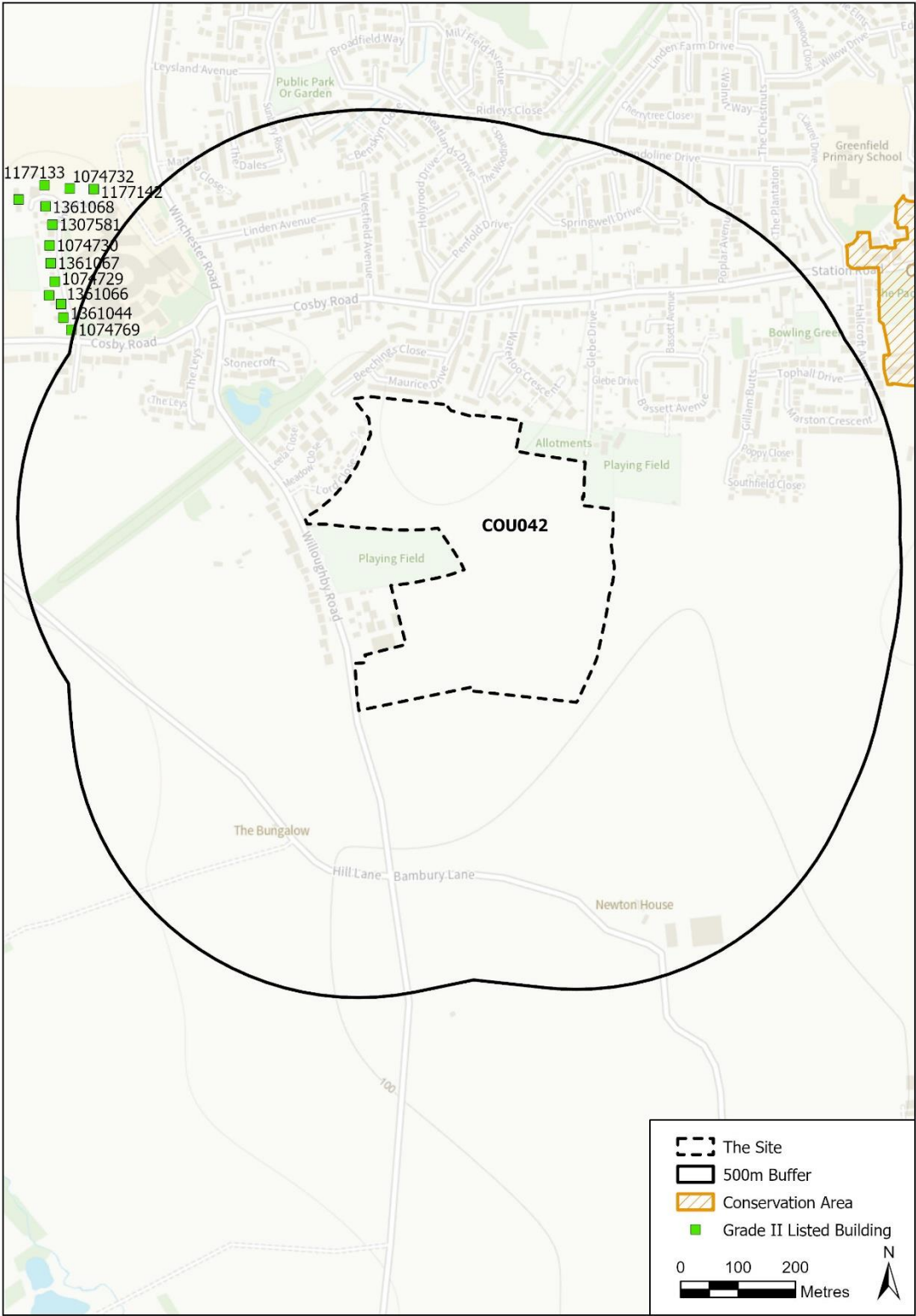
### Recommendations/Mitigation:

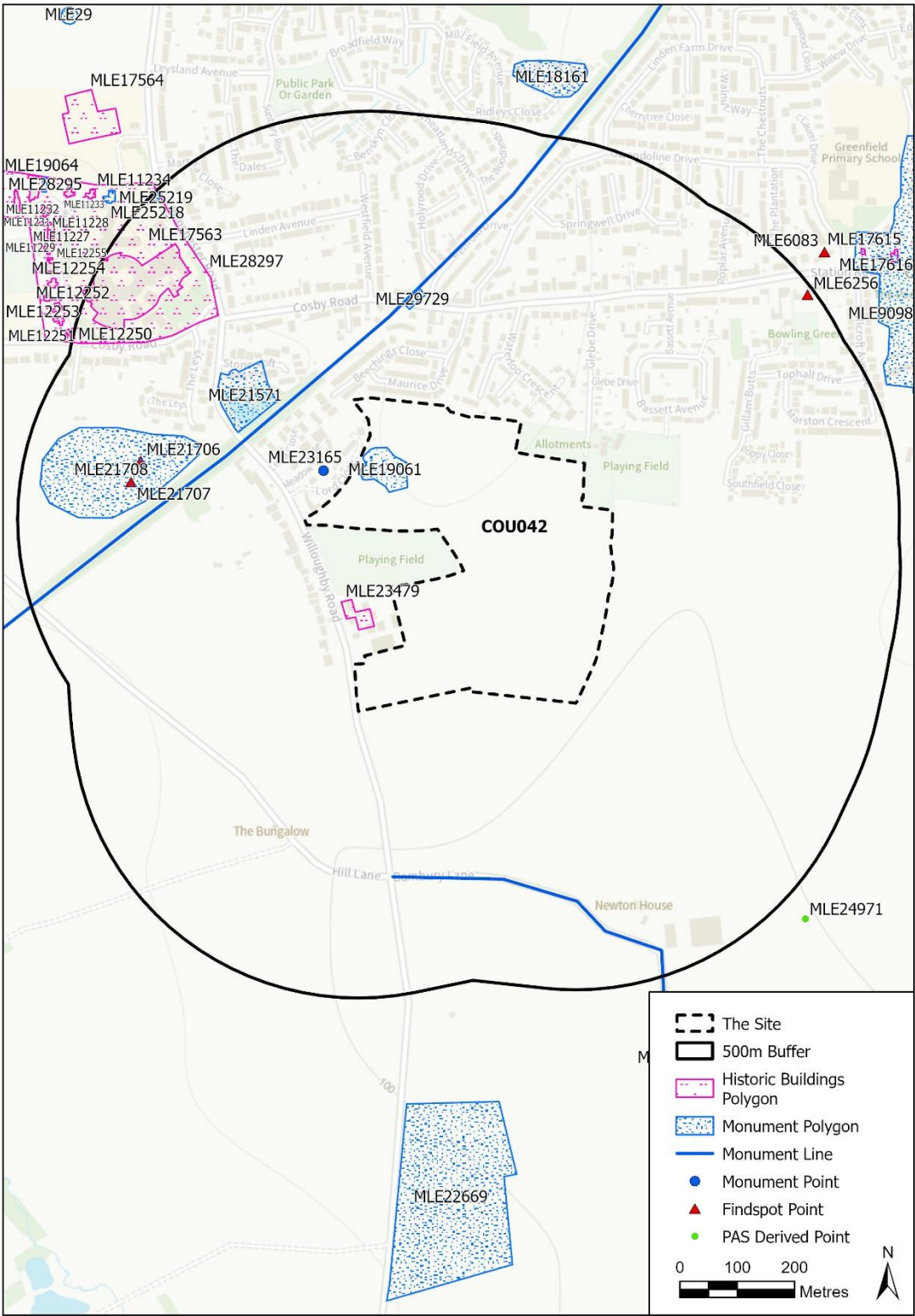
There are only a limited number of HER records within the Site and little or no archaeological investigation has occurred. The lack of archaeological records within the Site could reflect the lack of archaeological investigation rather than lack of deposits being present.

At the planning application stage, a full detailed archaeological desk-based assessment should be submitted with the planning application for the Site. Assessment within the DBA should be undertaken of the known archaeological deposits and the potential for identifying similar or associated deposits within the Site.

Given the evidence from the brief lidar review an aerial and lidar assessment and/or earthwork survey should be undertaken to evaluate the preservation/condition of the extensive earthworks and to 'preserve by record' their extent across the Site. The results from this survey should be incorporated into the DBA. Other non-intrusive field evaluation, such as geophysical survey, potentially supported by targeted trial trenching could be undertaken to support the planning application in identifying previously unknown heritage assets and identifying their significance.

Where extant archaeological features are present, they could be adversely affected by any development. Should significant below-ground archaeological deposits be identified during the evaluation phase the results will inform a mitigation strategy which could alter the extent of the development area and include preservation in-situ of the below-ground deposits.











## EAST001: Land West of M69 J2 and STO026: Land West of Stoney Stanton

|                           |                |                  |                                                  |
|---------------------------|----------------|------------------|--------------------------------------------------|
| <b>Allocation ref no.</b> | EAST001/STO026 | <b>Site Name</b> | Land West of M69 J2, Land West of Stoney Stanton |
|---------------------------|----------------|------------------|--------------------------------------------------|

### Site Summary

The Site covers an area of 44 hectares of farmland located to the east of Hinkley and immediately west of the M69. The eastern border of the Site and the M69 are contiguous. The northern border of the Site is contiguous with Hinckley Road (B4669) and the southern border contiguous with Aston Lane. Beyond the Site, to the south is Aston Flamville, separated by fields and the M69.

### Historic Environment Evidence Base

Grade I, Grade II\* and Grade II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

| List Entry Number | List Entry Name                     | Grade |
|-------------------|-------------------------------------|-------|
| 1074726           | K6 Telephone Kiosk                  | II    |
| 1074727           | The Manor House                     | II    |
| 1177757           | Church Farm Court And Boundary Wall | II    |
| 1177769           | Pigeoncote At Manor Farm            | II    |
| 1361065           | Church Of St Peter                  | II    |
| N/A               | Aston Flamville Conservation Area   | N/A   |

### Entries on the HER

| MonUID   | Name                                                                                 |
|----------|--------------------------------------------------------------------------------------|
| MLE2     | Post-medieval garden earthworks, west of Manor House, Aston Flamville                |
| MLE4     | Ring ditch cropmark south-east of Aston Firs, Aston Flamville                        |
| MLE6     | Post-medieval earthwork north-west of Pond Spinney, Aston Flamville                  |
| MLE13    | Hollow way west of the Manor House, Aston Flamville                                  |
| MLE15    | Historic settlement core of Aston Flamville                                          |
| MLE11913 | Church Farm Court And Boundary Wall, 1-3 Hinckley Road (North Side), Aston Flamville |
| MLE11916 | Boundary Wall To Church Farmhouse, Hinckley Road (North Side), Aston Flamville       |
| MLE11917 | Church Of St. Peter, Lychgate Lane (East Side), Aston Flamville                      |
| MLE11918 | Pigeoncote At Manor Farm, Lychgate Lane (East Side), Aston Flamville                 |
| MLE11932 | The Manor House, Lychgate Lane (West Side), Aston Flamville                          |
| MLE11942 | K6 Telephone Box, Church Lane (East Side), Aston Flamville                           |
| MLE16175 | Roman coin hoard found north-east of Cottage Farm, Aston Flamville                   |
| MLE18018 | Prehistoric flint from north of Cottage Farm, Burbage                                |
| MLE20174 | Village earthworks, west of the Manor House, Aston Flamville                         |
| MLE20946 | Village earthworks, east of the Manor House, Aston Flamville                         |
| MLE20947 | Village earthworks north of the church                                               |
| MLE21284 | Turnpike Road, Burbage to Narborough                                                 |
| MLE25410 | Old School, Hinckley Road, Aston Flamville                                           |
| MLE25411 | Church Farm Cottage, Hinckley Road, Aston Flamville                                  |
| MLE28019 | Nineteenth brickworks, Averley House Farm, Hinckley Road, Sapcote                    |

|          |                                                                 |
|----------|-----------------------------------------------------------------|
| MLE28020 | Averley House Farm, Hinckley Road, Sapcote                      |
| MLE28983 | Undated linear south of Aston Lane, Aston Flamville             |
| MLE6552  | Iron Age/Roman quern from north of Church Farm, Aston Flamville |
| MLE7676  | Roman brooch from north of Aston Firs House, Aston Flamville    |

### Built Heritage

#### Comments:

There are five Grade II listed buildings and part of a conservation area within the 500-metre Study Area. The Site is located to the north west of the designated heritage assets.

The **Church of St Peter** is a Grade II listed building (List Entry Number: 1361065) of eleventh and thirteenth century origins, with the nave, porch and tower rebuilt in 1873 to the designs of William Smith at the charge of Sir J. W. C. Hartopp. The significance of the church is primarily drawn from its architectural and historic interest. The Tithe map (1850) shows that the church was set within its churchyard surrounded by farmsteads to the south east and north west, the Manor House to the south west and rural fields. This has been subject to low degree of change and today its setting remains much the same. The setting of the church makes a positive contribution to the appreciation of its significance as a multi-phased rural parish church that can still be experienced as a focal point within the rural parish that it serves, a situation that has existed since it first constructed just over nine centuries ago.

Due to the distance, intervening roads and built form, and foliage of the trees and hedgerows, the proposed allocation is unlikely to affect or cause harm to the significance of the listed building.

**Church Farm Court and Boundary Wall** is a Grade II listed building (List Entry Number: 1177757). Its significance is primarily drawn from its architectural and historic interest as former farmhouse of eighteenth-century derivation, with nineteenth and twentieth century additions and alterations built using traditional construction techniques and vernacular materials, including red brick and thatched and clay tiled roof. Its setting comprises the immediate historic associated farmstead, Church Farm Cottages and the surrounding fields which all likely shared a functional link. The Tithe Map and Apportionment show that the fields immediately to the north and east of the farmhouse as associated farmstead formed part of the agricultural land associated with the homestead. The Tithe also shows that the fields within the Site and Church Farm Court were owned by the same person, demonstrating that the homestead was part of a network of farmsteads that managed the agricultural landscape serving a large landholding estate. The surrounding rural landscape contributes to the ability to appreciate and experience the asset's significance.

Today, the historically undeveloped rural landscape has been intervened by the development of the M69. Consequently, the Site makes a limited contribution to the ability to appreciate the asset's significance.

Due to the distance, intervening roads and built form, and foliage of the trees and hedgerows, the proposed allocation is unlikely to affect or cause harm to the significance of the listed building.

The **K6 Telephone Box** is a Grade II listed building (List Entry Number: 1074726). Its significance is primarily drawn from its architectural and historic interest as a one of Britain's most recognisable twentieth century industrial designs, by renowned architect Sir Giles Gilbert Scott, providing vital communications services across the country due to widespread installations.

The setting of the listed building makes a positive contribution to its significance. It remains a notable structure within the street scene, located on a prominent junction outside the St Peter's

Church (a focal point of the community). It can still be experienced as part of and within the rural village it served. However, the setting of the listed building is mostly contained to its more immediate surroundings and the village which it served a function for. Therefore, its setting does not extend to the Site.

The proposed Allocation is unlikely to affect or cause harm to the setting or significance of the designated heritage asset.

**The Manor House** is a Grade II listed building (List Entry Number: 1074727). Its significance primarily derives from its architectural and historic interest as a multi-phased Manor with origins in the late sixteenth century that was remodelled in the eighteenth century with changes and alterations in the nineteenth century. It is of brick construction with stone dressings, under a gabled roof covered in plain tiles and slates.

The Tithe Apportionment shows the Manor House and surrounding farmland, including the Site, were once part of the same landholding estate. The Site was part of the agricultural land that was in the same ownership and occupation. Today, the historically undeveloped rural landscape has been intervened by the development of the M69. Consequently, the Site makes a limited contribution to the ability to appreciate the asset's significance.

Due to the distance, intervening roads and built form, and foliage of the trees and hedgerows, the proposed allocation is unlikely to affect or cause harm to the significance of the listed building.

**Pigeoncote at Manor Farm** is a Grade II listed building (List Entry Number: 1177769). The significance of the listed building is primarily derived from its architectural and historic interest, built in 1715 and altered in the nineteenth century, it is constructed from brick with a pyramidal roof covered in plain tiles. The structure housed pigeons that would have been used for food and feathers for the estate. Pigeoncotes were also a status symbol, signifying the wealth of the owner.

The Pigeoncote is solitary structure in an open field, located opposite the Manor House. The setting makes a positive contribution to its significance, by contributing to the way in which it is experienced as part of wealthy rural manor and the appreciation of its architectural and historic interest. By virtue of the distance and intervening built development and infrastructure, the setting of the listed building does not extend to the Site.

The proposed Allocation is unlikely to impact the setting and significance of the designated heritage asset.

**Aston Flamville Conservation Area** is small rural village of medieval origins, originally called Eston in the Domesday book (1086) and its current name derives from the Flamville family who were the landowners of the manor from 1100. The Conservation Area comprises the historic and modern development along the primary routes of Hinckley Road/ Sharnford Road and Lynchgate Lane. The settlement developed on an agriculture-based economy and surrounding a manorial estate that comprised the church, manor house, dispersed with small cottages and farmsteads, many of which survive today, and some are listed at Grade II. The area contains well-preserved historic buildings that are good examples of vernacular architecture, some of which are of national significance as shown above. Although the area has been subject to modern infill development, this has been limited, and it has a well-preserved rural village character with a strong relationship with the surrounding open countryside.

The Conservation Area and the Site are separated by several open fields and the M69. Despite

this, there is intervisibility between the two because of the topography of the land. The fields immediately north of the Conservation Area are flat and then the land gently rises towards the Site with some of the Site on a gently rolling hill. As a result, there are long views looking across the fields and over the M69 of the Site (particularly from the dwellings in the north west part of the Conservation along Hinckley Road and from within their rear gardens during winter months). The setting makes a positive contribution to the significance of the Conservation Area as the settlement formed and grew as part of an agrarian-based economy. The Site forms part of the broader rural landscape context of the Conservation Area and reinforces an understanding and appreciation of the area's extensive rural historic setting.

The proposed Allocation has the potential to affect, and cause harm to, the setting and significance of the Aston Flamville Conservation Area, by virtue of building on historically undeveloped land and compromising the openness of the surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

#### **Recommendations/Mitigation:**

The proposed Allocation has the potential to affect, and cause harm to, the setting and significance of **Aston Flamville Conservation Area**, by virtue of building on historically undeveloped land and compromising the openness of the surrounding landscape.

Whilst the Site forms part of the Conservation Area's broader undeveloped landscape setting, there is intervisibility between the asset and Site. Therefore, proposals should explore how this harm can be minimised through considered siting, density and orientation of development as well as implementation of robust landscaping plan. A Landscape and Visual Impact Assessment should be undertaken to establish the visual impact and scope of building within the Site.

Subject to the careful consideration of the location, orientation, density, and scale of development, and restricting built development in the areas of the Site visible from within the Conservation Area, the visual impacts of built development within the Site would likely be mitigated and may remove the identified harm.

### **Archaeology**

#### **Comments:**

There is only one site recorded on the HER within the Site allocation; a cropmark of a ring-ditch which may be Bronze Age in date and represent a ploughed-out round barrow (MLE4). A review of the available lidar shows that there are some low-level extant earthwork banks within the Site that may represent field boundaries.

Within the wider Study Area there is some further limited evidence for prehistoric activity with some later prehistoric findspots including a scraper and some struck flakes (MLE18018). A beehive quern of an Iron Age- roman date was also found to the west of the Site (MLE6552).

Within the Study Area there is some limited evidence for Roman activity with two findspots, including a brooch (MLE7676).

The evidence for the medieval period within the Study Area includes the medieval shrunken village of Aston Flamville located to the south-east of the Site (MLE15). Elsewhere within the Study Area are tracts of extant ridge and furrow in several locations.

Initial research indicates there is potential for historic activity within the immediate environs of the Site since the later prehistoric period onwards and the Site has a medium potential for further

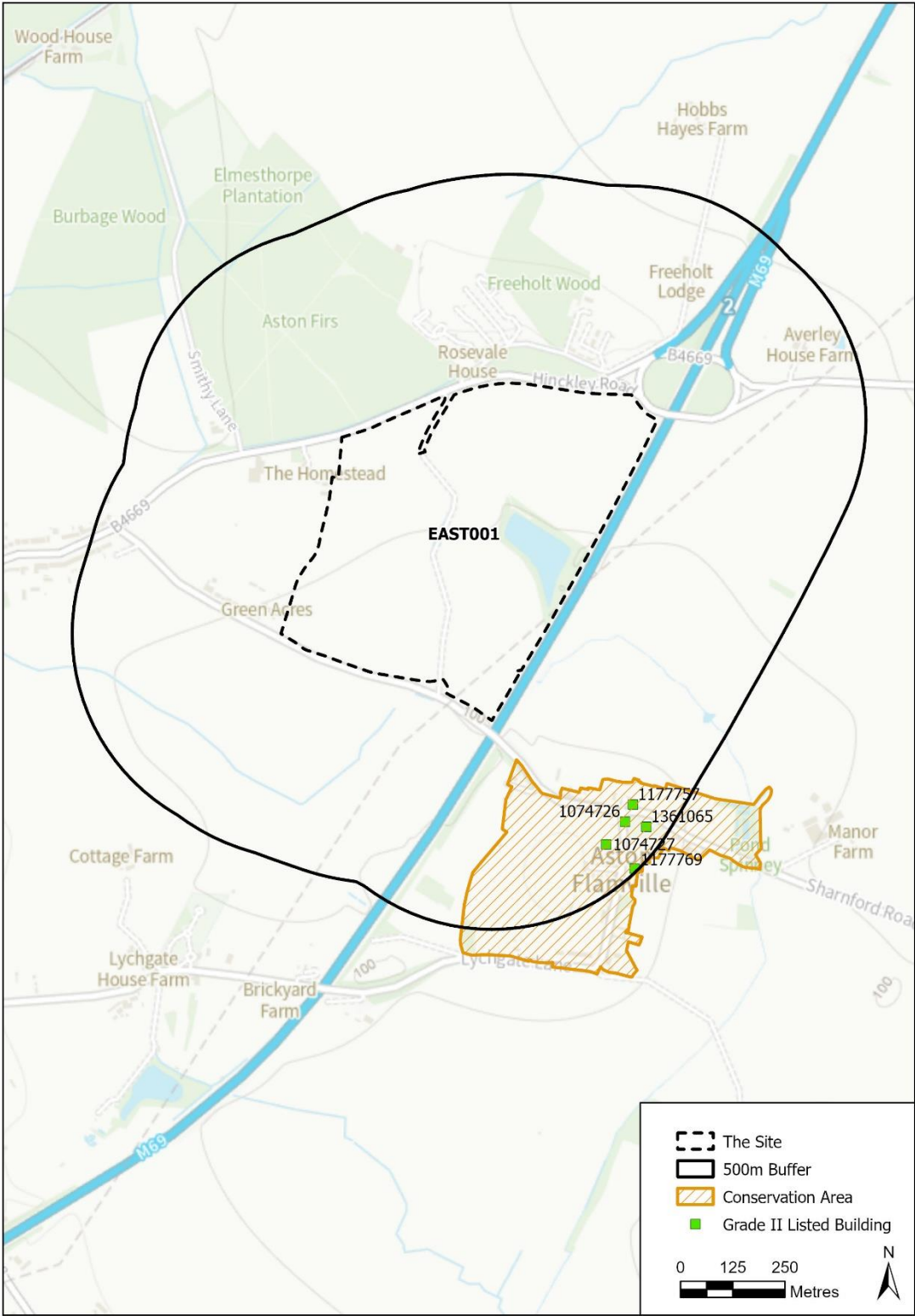


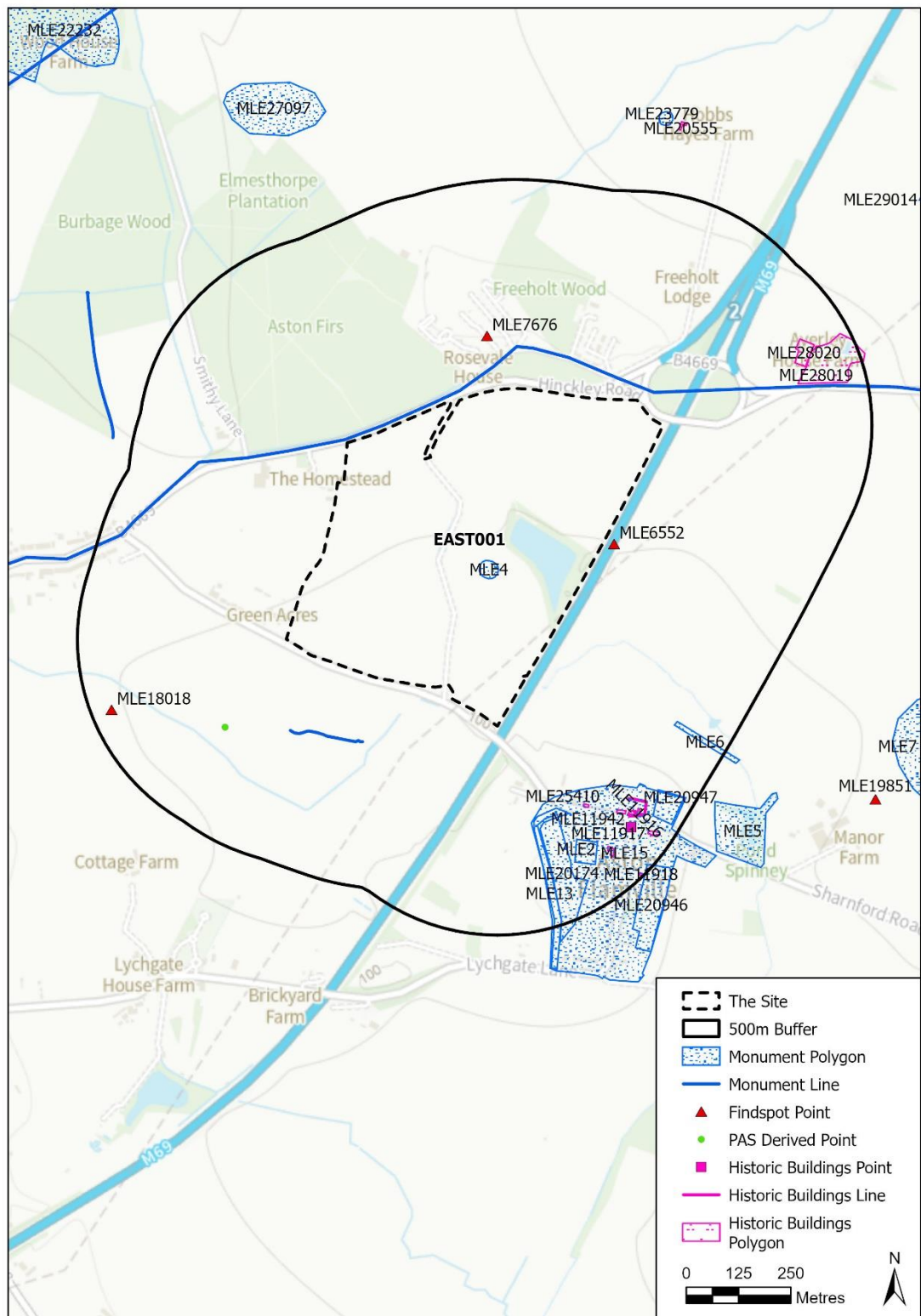
surviving archaeological deposits from the prehistoric through to the medieval period.

**Recommendations/Mitigation:**

There is very limited archaeological information regarding this Site, with just a single record for a cropmark of a ring-ditch that may represent a ploughed-out Bronze Age round barrow. This is likely to be a result of lack of fieldwork within the Site rather than a lack of archaeology being present.

An archaeological desk-based assessment should be undertaken identifying the known archaeological deposits, and the potential for unknown assets surviving within the Site. An assessment of the aerial photographic resources may be beneficial to ensure the accurate location of the recorded cropmark feature within the site and to map the nature and extent of the surviving earthworks. Following the results of the desk-based assessment, non-intrusive survey such as geophysics and targeted trial trenching are likely to be required to further understand the potential and significance of archaeology within the Site allowing an informed decision to be made on the planning application.











## END009: Quarry Lane

|                           |        |                  |             |
|---------------------------|--------|------------------|-------------|
| <b>Allocation ref no.</b> | END009 | <b>Site Name</b> | Quarry Lane |
|---------------------------|--------|------------------|-------------|

### Site Summary

The site is located to the south of the M69 motorway and the west of the M1 motorway, at the northern edge of Enderby, covering an area of 4 hectares. It comprises predominantly wooded land.

The Site is bordered by the built-up residential areas of Enderby to the southwest and southeast. To the north, it adjoins primarily light industrial uses, with woodland along its north-western boundary.

### Historic Environment Evidence Base

Grade I, Grade II\* and Grade II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

| List Entry Number | List Entry Name                                                         | Grade |
|-------------------|-------------------------------------------------------------------------|-------|
| 1074743           | Brockington Art And Design Centre                                       | II    |
| 1074744           | The Old Manor House                                                     | II    |
| 1074745           | The Red House                                                           | II    |
| 1074746           | Barclays Bank                                                           | II    |
| 1074747           | 3, The Cross                                                            | II    |
| 1074748           | Workshop 10 Metres East Of Junction With Shortridge Lane                | II    |
| 1074749           | The Firs                                                                | II    |
| 1177047           | Congregational Chapel Hall                                              | II    |
| 1177064           | The Hollies                                                             | II    |
| 1177083           | 1, High Street                                                          | II    |
| 1177086           | New Inn                                                                 | II    |
| 1307575           | Enderby Hall                                                            | II    |
| 1307597           | 2, Hall Walk                                                            | II    |
| 1307626           | 2, THE CROSS (See Details For Further Address Information)              | II    |
| 1361035           | The Court                                                               | II    |
| 1361071           | Monument To Charles Brook                                               | II    |
| 1361072           | Church Of St John The Baptist                                           | II*   |
| 1361073           | The Cedars                                                              | II    |
| 1361074           | 4, The Cross                                                            | II    |
| N/A               | Historic Parkland Important to the Setting of Enderby Conservation Area | N/A   |
| N/A               | Enderby Conservation Area                                               | N/A   |

### Potential Non-Designated Heritage Assets

- Hilltop Thatch, 26, Chapel Street, Enderby (MLE25526)
- The United Reformed Church, Chapel Street, Enderby (MLE15566)
- 23, Chapel Street, Enderby (MLE25529)

### Entries on the HER

| MonUID   | Name                                                                         |
|----------|------------------------------------------------------------------------------|
| MLE105   | Fishpond, Enderby Park, Enderby                                              |
| MLE106   | Possible rabbit warren, Conery Hill, Enderby                                 |
| MLE6625  | Medieval coin from Mill Hill, Enderby                                        |
| MLE9536  | Historic settlement core of Enderby                                          |
| MLE9566  | Roman coin from north of Hardwicke Lodge Farm, Enderby                       |
| MLE11117 | Barclays Bank, 4 & 6 Broad Street, Enderby                                   |
| MLE11118 | Congregational Chapel Hall, Chapel Street, Enderby                           |
| MLE11119 | 3 The Cross, Enderby                                                         |
| MLE11120 | 2 The Cross, Enderby                                                         |
| MLE11121 | 40 High Street, Enderby                                                      |
| MLE11122 | 4 The Cross, Enderby                                                         |
| MLE11123 | The Hollies, 6 The Cross, Enderby                                            |
| MLE11124 | Workshop 10 M East Of Junction With Shortridge Lane, George Street, Enderby  |
| MLE11125 | 2 Hall Walk, Enderby                                                         |
| MLE11126 | The Court, Hall Walk, Enderby                                                |
| MLE11127 | 1 High Street, Enderby                                                       |
| MLE11128 | The Firs, 39, High Street, Enderby                                           |
| MLE11129 | New Inn, High Street, Enderby                                                |
| MLE11130 | Enderby Hall, 1 - 4 Leicester Lane, Enderby                                  |
| MLE11131 | The Old School, Blaby Road, Enderby                                          |
| MLE11132 | Monument To Charles Brook, Blaby Road, Enderby                               |
| MLE11133 | The Old Manor House, Blaby Road, Enderby                                     |
| MLE11134 | Church Of St John The Baptist, Blaby Road, Enderby                           |
| MLE11135 | The Red House, 1, Broad Street, Enderby                                      |
| MLE11136 | The Cedars, 3, Broad Street, Enderby                                         |
| MLE15566 | The United Reformed Church, Chapel Street, Enderby                           |
| MLE16185 | London & North Western & Midland Joint Railway, Enderby Branch, Narborough   |
| MLE17943 | Medieval remains, 16, Broad Street, Enderby                                  |
| MLE17944 | Post-medieval remains, 16, Broad Street, Enderby                             |
| MLE18107 | Medieval coins from north of Hardwicke Lodge Farm, Enderby                   |
| MLE18128 | Enderby Park                                                                 |
| MLE20625 | Site of Rose Cottage, Strawberry Gardens, Enderby                            |
| MLE20645 | Post-medieval watercourse/culvert, Seine Lane, Enderby                       |
| MLE20691 | Seine Lane, Enderby                                                          |
| MLE21277 | Turnpike Road, Foston Lane to Osbaston                                       |
| MLE21475 | St John's Church burial ground, Blaby Road, Enderby                          |
| MLE21541 | Enderby Hill Quarries, Enderby                                               |
| MLE21542 | Froane's Hill quarry, Enderby                                                |
| MLE21543 | Enderby Warren Farm Quarry, Enderby                                          |
| MLE21654 | Post-medieval barns at The Cedars, Broad Street, Enderby                     |
| MLE22293 | Post-medieval well, The Orchard, Blaby Road, Enderby                         |
| MLE24952 | Park Lodge, Harolds Lane, Enderby                                            |
| MLE24954 | Pen Crag, Harolds Lane, Enderby                                              |
| MLE25520 | 42-44, High Street & Conservative Club, 1, The Cross, Enderby                |
| MLE25521 | Part of 45, High Street, Enderby                                             |
| MLE25522 | Enderby Co-operative Society bank and drapery shop, 2, Cross Street, Enderby |

|          |                                                       |
|----------|-------------------------------------------------------|
| MLE25524 | Co-operative Cottages, 4-18, Cross Street, Enderby    |
| MLE25525 | Methodist Chapel, Cross Street, Enderby               |
| MLE25526 | Hilltop Thatch, 26, Chapel Street, Enderby            |
| MLE25529 | 23, Chapel Street, Enderby                            |
| MLE26318 | Townsend Road Infants School, Townsend Road, Enderby  |
| MLE26422 | Enderby Dissenters' Cemetery, Blaby Road, Enderby     |
| MLE29749 | Site of Eighteenth house, 29-37, High Street, Enderby |
| MLE29752 | Undated oval feature, Enderby Park                    |

## Built Heritage

### Comments:

The Site was recorded as the "Enderby Hill Quarries" on the 1886 and subsequent Ordnance Survey maps, with the Great Northern and London and North Western Joint Railway Enderby Branch extending to the northwest of the site. Quarrying developed significantly in Enderby during the nineteenth century, with sites located to the north and east of the village. By the turn of the twentieth century, Leicestershire quarries had established markets in northern cities and London. Following the Second World War, however, most of these quarries had closed. The remains of several quarries are still evident around the village, including within the Site. Some have been repurposed as landfill sites and the others remain unused.

The Grade II listed **Congregational Chapel Hall** (List Entry Number: 1177047) is located on western side of Chapel Street, within the 500-metre Study Area. Its significance derives from its special architectural and historic interest as a former nineteenth-century brick chapel with a slate gabled roof, now in use as a hall, illustrating the growth of non-conformity in the village. The Site contributes to its semi-rural character and makes a positive contribution to the wider setting and overall significance of the heritage asset.

**Enderby Conservation Area** is located outside the site boundary, primarily to the east, extending to the southern tip of the Site within the 500-metre Study Area. Its special interest is derived from its historic development as a village centre, its relatively intact eighteenth-century street pattern, and its varied building stock. The relative openness of the Site, together with its association with the village's industrial past, makes a positive, albeit limited, contribution to the setting and significance of the Conservation Area.

**Hilltop Thatch** (MLE25526), **23 Chapel Street** (MLE25529) and **The United Reformed Church** (MLE15566), located on Chapel Street within the Conservation Area, appear to be of architectural and historic interest, pending detailed assessment, and have the potential to be identified as non-designated heritage assets. These properties lie to the southeast of the Site within the Conservation area and the 500-meter Study Area. The two thatched dwellings are shown on the late nineteenth century OS maps, and the Church was constructed ca. 1910. All three are identified as positive contributors to the Enderby Conservation Area. The Site makes a positive, albeit limited, contribution to their setting and significance by providing an area of openness at the end of Chapel Street and reinforcing its semi-rural character.

The proposed Allocation has the potential to affect, and cause harm to, the setting and significance of the Grade II listed Congregational Chapel Hall, the Enderby Conservation Area, and the three potential non-designated heritage assets, through the development of the currently undeveloped former quarry site and detracting from the character and appearance of Chapel Street. As noted in the Enderby Conservation Area Designation and Character Statement (October 2002), "from the top of the hill, views towards west, towards the overgrown sides of the disused quarry and countryside beyond give this part of the street a semi-rural feel". This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

Fourteen additional Grade II and II\* listed buildings are located to the southeast of the Site within the 500-metre Study Area and the Conservation Area. These assets are situated within established built-up areas, and their setting does not extend to the Site due to intervening built development and distance. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of these designated heritage assets.

**Recommendations/Mitigation:**

The proposed Allocation has the potential to affect, and cause harm to, the setting and significance of the Grade II listed **Congregational Chapel Hall**, the **Enderby Conservation Area**, and potential non-designated heritage assets (**Hilltop Thatch**, **23 Chapel Street** and **The United Reformed Church**) by virtue of introducing new built development on the Site, extending into a historically undeveloped former quarry area and eroding the semi-rural character of the surrounding landscape. Proposals should explore how this harm can be minimised.

It is considered that, subject to the careful consideration of the location, orientation, density, and scale of development, restricting built development to the west part of the Site may remove the identified harm to the above heritage assets.

**Archaeology**

**Comments:**

The HER shows that the Site is within a former quarry (MLE21541). The quarry is shown on the 2<sup>nd</sup> and 3<sup>rd</sup> Edition Ordnance Survey mapping. This quarry appears to have gone out of use by the 1950s. The HER also shows that based on place name evidence (Middle Conery and Conery Hill on the Tithe map, 1849) the land was the site of a rabbit warren of medieval date (MLE106). However, any evidence for this has been removed by Enderby Hill Quarry.

To the east of the Site is the historic medieval and post-medieval core of Enderby (MLE9536) and there are several records of medieval activity in the area (e.g. MLE17943). There are also further quarries to the north of the Site (MLE21542 and MLE21543).

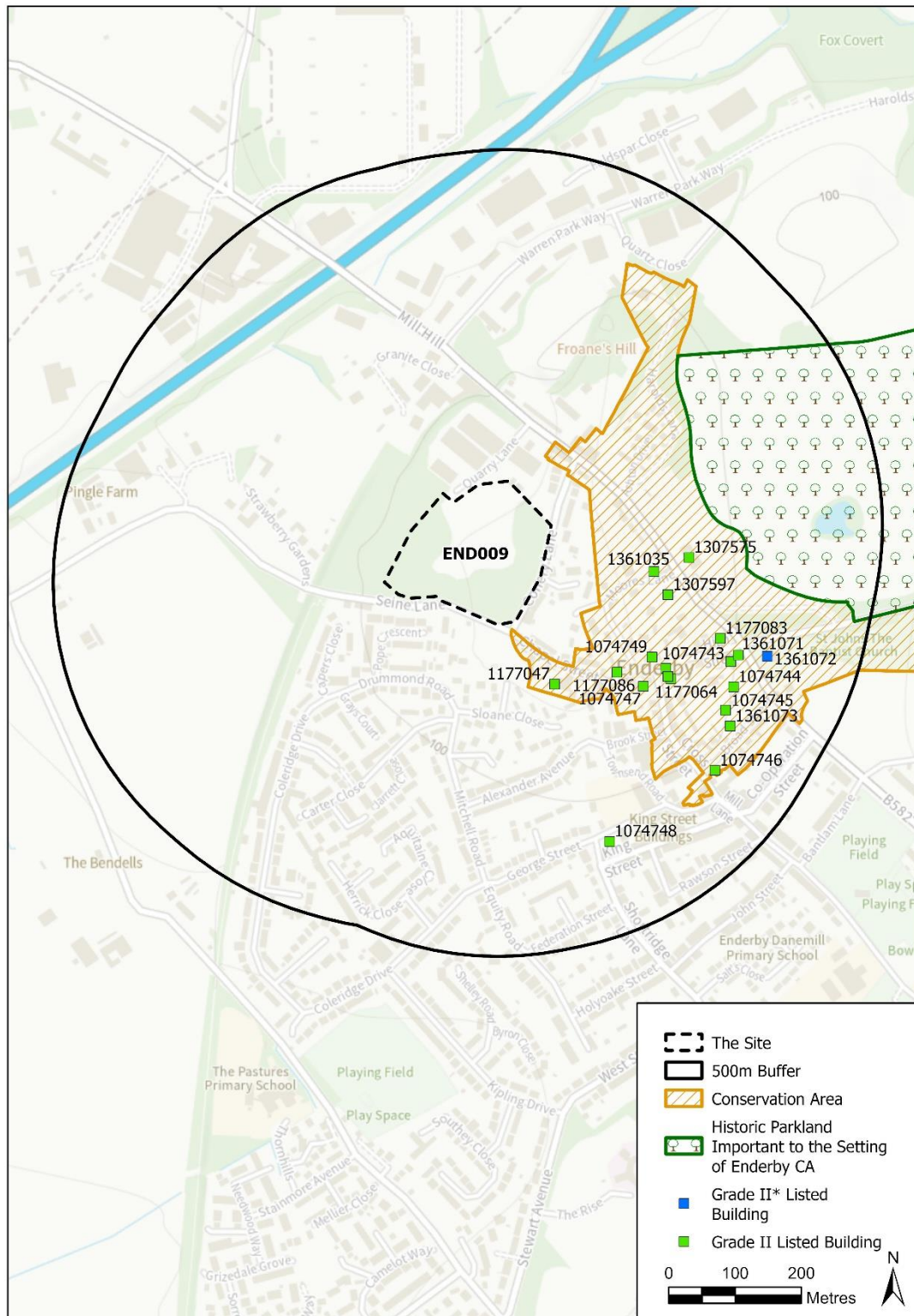
While initial research indicates there is potential for historic activity within the immediate environs of the Site the quarrying activity will have removed any archaeological potential within the Site itself.

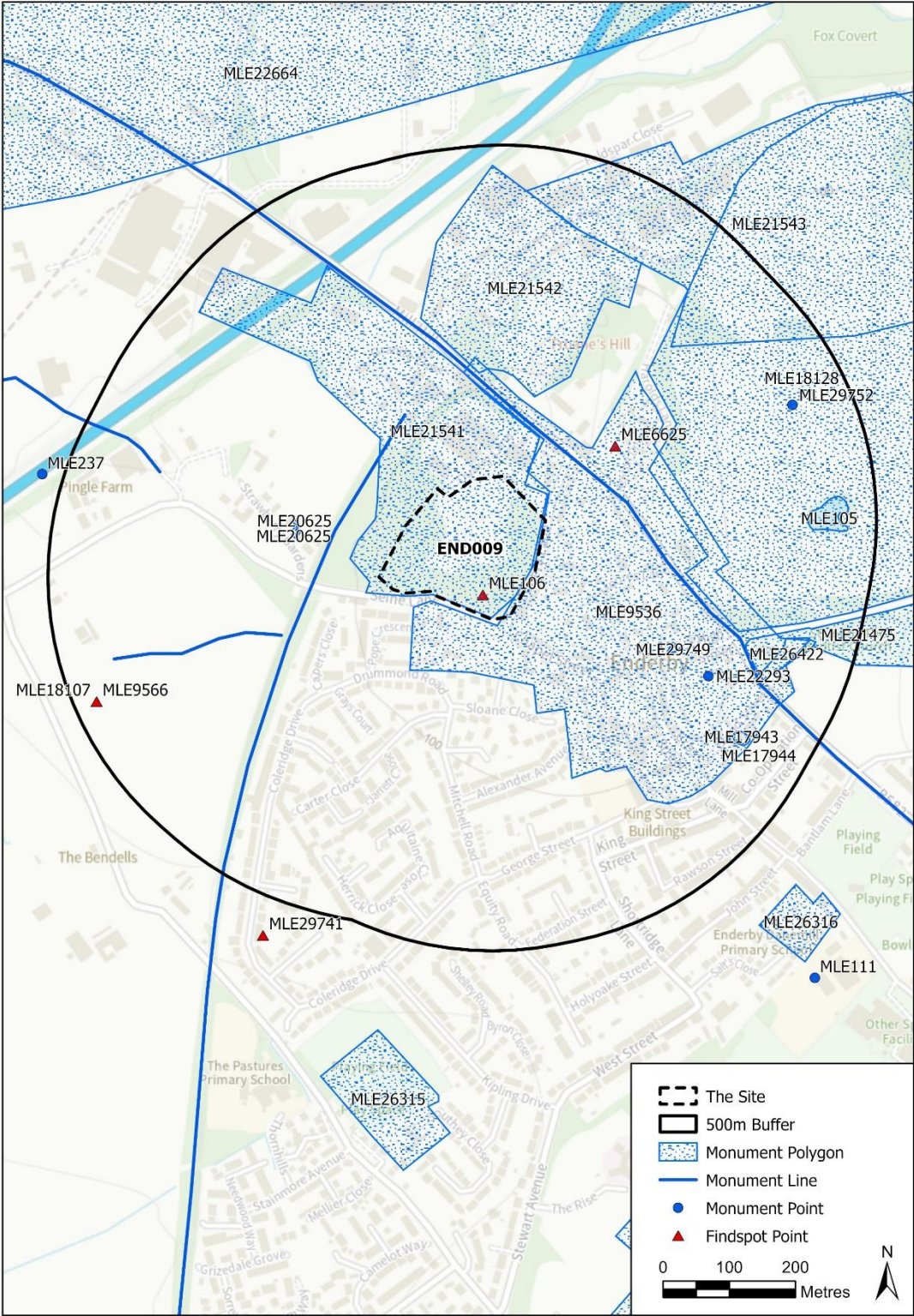
**Recommendations/Mitigation:**

Given the HER and the lidar show that the Site is entirely within the extent of the former Enderby Hill quarry the archaeological potential of the Site is negligible.

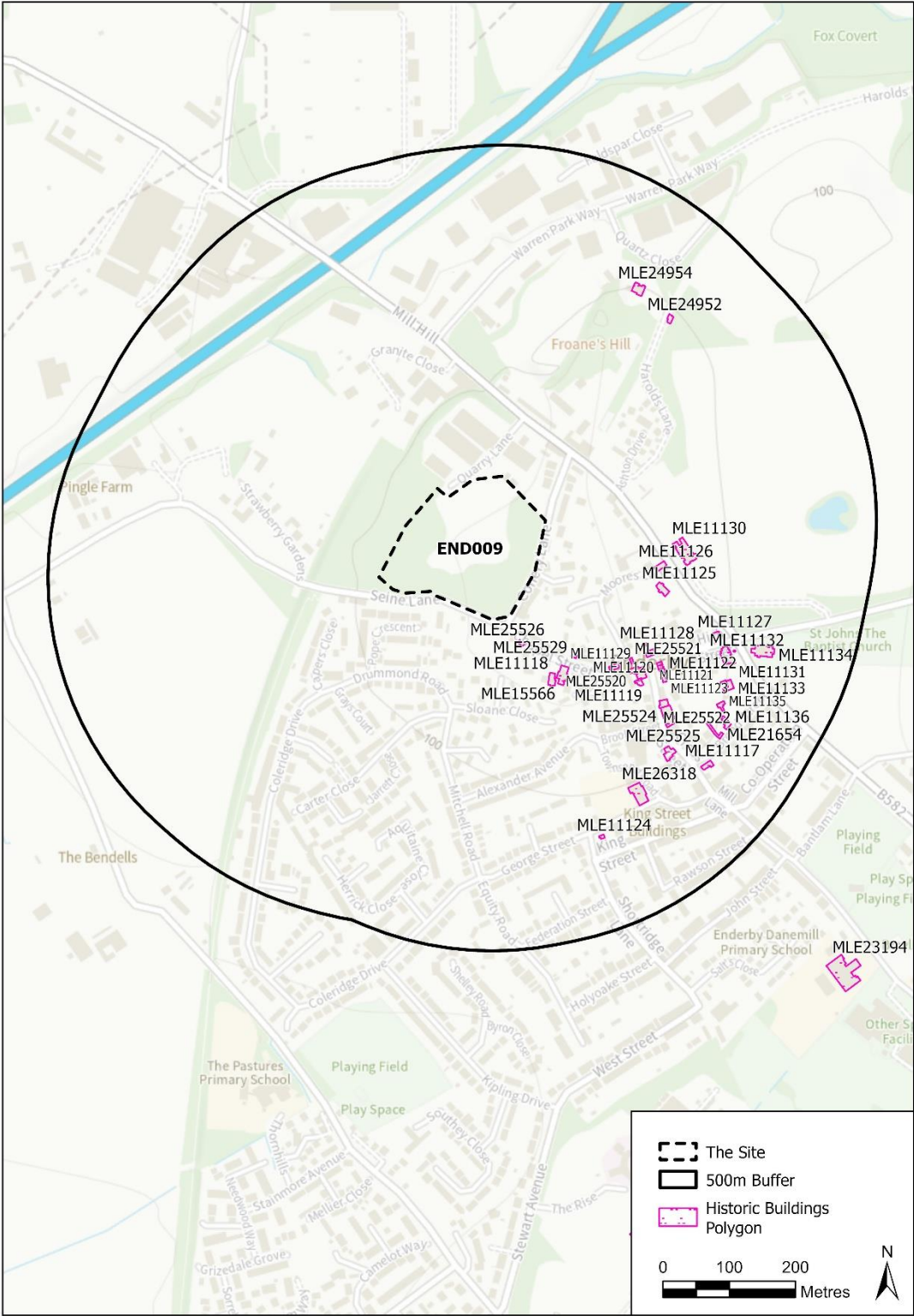
At the planning application stage, an archaeological desk-based assessment may be required to confirm the extent of the known quarry area and to assess if there is any remaining archaeological potential within the site.

















## GPA010: Land at Glen Ford Grange, Little Glen Road

|                           |        |                  |                                            |
|---------------------------|--------|------------------|--------------------------------------------|
| <b>Allocation ref no.</b> | GPA010 | <b>Site Name</b> | Land at Glen Ford Grange, Little Glen Road |
|---------------------------|--------|------------------|--------------------------------------------|

### Site Summary

The Site covers an area of 1 hectare and comprises a historic and modern buildings of Glen Ford Grange.

It is located to the south west of South Wigston and its northern border is contiguous with Little Glen Road. The Site is surrounded by woodland to the east and farmland to the south and west. Beyond the Site to the south is the River Sence and south west is Blaby. North of the Site, beyond Little Glen Road and the residential development is the Grand Union Canal.

### Historic Environment Evidence Base

Grade I, Grade II\* and Grade II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

| List Entry Number | List Entry Name                     | Grade     |
|-------------------|-------------------------------------|-----------|
| 1074733           | The Manor Restaurant                | II        |
| 1008259           | Moat and hut circle at Glen Parva   | Scheduled |
| N/A               | Blaby Conservation Area             | N/A       |
| N/A               | Grand Union Canal Conservation Area | N/A       |

### Potential Non-Designated Heritage Assets

- Glen Ford Grange (MLE19654)

### Entries on the HER

| MonUID   | Name                                                                       |
|----------|----------------------------------------------------------------------------|
| MLE20    | Earthworks north of Chapel Street, Blaby                                   |
| MLE27    | Earthworks west of Glen Ford, Blaby                                        |
| MLE135   | Medieval village earthworks north of Glen Ford, Glen Parva                 |
| MLE136   | Roman and Anglo-Saxon finds possibly from 'the Kirkdale Close', Glen Parva |
| MLE139   | Roman finds north of Glen Ford, Glen Parva                                 |
| MLE140   | Bronze Age site at Glen Parva moat, Glen Parva                             |
| MLE141   | Glen Parva medieval moated site                                            |
| MLE142   | Chapel at Glen Parva                                                       |
| MLE9099  | Historic settlement core of Glen Parva                                     |
| MLE9336  | Historic settlement core of Blaby                                          |
| MLE9948  | Sixteenth/Seventeenth bone knife from near Glen Parva Moat, Glen Parva     |
| MLE12256 | The Manor Restaurant, Little Glen Road (South Side), Glen Parva            |
| MLE16084 | London & North Western Railway, South Leicestershire branch                |

|          |                                                                                           |
|----------|-------------------------------------------------------------------------------------------|
| MLE16145 | Neolithic/Bronze Age flint, 63 Wigston Road, Blaby                                        |
| MLE16300 | Leicestershire & Northamptonshire Union Canal, Grand Union Canal (Leicester Section)      |
| MLE19654 | Glen Ford Grange, Little Glen Road, Glen Parva                                            |
| MLE19666 | Medieval remains, Glen Ford Grange, Glen Parva                                            |
| MLE19678 | Post-medieval remains, Glen Ford Grange, Glen Parva                                       |
| MLE19683 | Roman tile, Glen Ford Grange, Glen Parva                                                  |
| MLE21408 | Glen Parva Barracks, Saffron Road, Glen Parva                                             |
| MLE22177 | Nineteenth cemetery, Mill Lane, Blaby                                                     |
| MLE24246 | Post-medieval well and pottery, 22, Chapel Street, Blaby                                  |
| MLE24468 | Medieval pottery from west of Glen Ford Grange, Glen Parva                                |
| MLE24469 | Prehistoric flake from west of Glen Ford Grange, Glen Parva                               |
| MLE24470 | Medieval tile and pottery from area of Glen Ford Grange, Glen Parva                       |
| MLE24471 | Well, medieval and post-medieval finds, south-east of Glen Ford Grange, Glen Parva        |
| MLE24472 | Undated ditch, west of Glen Ford Grange, Glen Parva                                       |
| MLE28942 | Undated possible pit west of Glen Ford Grange, Little Glen Road, Glen Parva               |
| MLE28943 | Possible undated curvilinear ditch west of Glen Ford Grange, Little Glen Road, Glen Parva |
| MLE29735 | Glen Parva Prison/Fosse Way Prison, Tigers Road, Wigston                                  |

### Built Heritage

#### Comments:

The Site contains historic farm buildings at **Glen Ford Grange** (MLE19654). The collection of buildings to the north section of the site, set around a courtyard appear to be present on Tithe Map (1839) and are therefore at least mid-nineteenth century in derivation. They a historic farmhouse and barns, all constructed from red brick some with Swithland slate roofs. They have been subject to a degree of alteration and deterioration. However, they retain a legible, historic farmstead character and their survival permits an understanding of historic land use and farming practices. Due to their age, architectural and historic interest as well as their group value, they are considered non-designated heritage assets.

East of the historic farm buildings is a collection of three brick-built structures, some with slate roofs (in various conditions). These are present on the 1885 OS maps. A long range oriented north-south and located to the south of the courtyard is present on the 1902-1904 OS map and was built sometime between 1885 and 1902. Subject to further assessment of these buildings they may also be considered as non-designated heritage assets as they were clearly part of the historic farmstead.

The proposed Allocation of the Site has the potential to result in the demolition and total loss of the significance of the non-designated heritage assets, which would amount to substantial harm. The proposed Allocation also has the potential to adversely alter and/or remove the contribution the Site makes to the setting and significance of the non-designated heritage assets by virtue of building on its historically associated farmland and compromising the openness of the surrounding landscape.

**Blaby Conservation Area** is located to the south west of the Site and is partly located within the

500-metre Study Area. The Conservation Area boundary is drawn around the historic core of the village that lies on the eastern side of the village centred on the Grade I listed, All Saints Church (outside of the 500-metre Study Area). The Conservation Area consists of two distinct character areas, the post-Medieval settlement core that occupies the closed network of streets to the north of the church (Wigston Road, Chapel Street and Home Close), and the later Victorian and Edwardian expansion to the north of this settlement, (Northfield Street and Church Street). This area of predominantly close-knit housing contrasts with the largely undeveloped areas to the south of the church, associated with Blaby Hall and its open landscaped parkland, now contained within Bouskell Park. The chronological, social and economic development of the village has left a range of buildings of various architectural styles and types, that includes many listed buildings. The designated and non-designated heritage assets provide a distinct traditional character and appearance of the Conservation area and contribute to its character and appearance and overall significance.

The agricultural land surrounding the Conservation Area (which includes the Site) makes a positive contribution to its significance in terms of being able to appreciate and understand its significance as a historic rural settlement surrounded by the working landscape which was integral to its economic and social development.

The Site contains historic farm buildings (at least nineteenth century in derivation) and forms part of the Conservation Area's broader rural context. The character and appearance of the Site have been eroded by the current use, nevertheless, it positively contributes to the appreciation of the Conservation Area as a historic rural settlement. A PRoW extends from Wigston Road, opposite the church (within the Conservation Area) along The Jitty through fields and forks around the Site. This footpath is also present on historic maps, indicating that it provided route and connection between Blaby and the outlying rural development of Glen Parva.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of Blaby Conservation Area by building land the forms part of its historic rural surroundings. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

The Grade II listed **The Manor Restaurant** (List Entry Number: 1074733) is located to the south east of the Site within the 500-metre Study Area. The significance of the listed building primarily derives from its architectural and historic interest as a later sixteenth – early seventeenth century dwelling that was extended and altered circa 1860. The first phase of construction is of timber frame with brick nogging, and the nineteenth century additions are brick with Welsh slate and Swithland slate roof. The property represents two phases of vernacular and traditional construction.

Historic maps show that the listed building was historically experienced at the centre of Glen Parva, a historic rural hamlet that was surrounded by extensive farmland (including land and historic farm buildings within the Site). To the west of the Site (west of The Manor Restaurant) are a collection of historic outbuildings arranged on a T-shape with single storey brick ranges running parallel with The Ford and a long-range running perpendicular comprises two-storey and single storey structures. The buildings are present on the Tithe Map (1839), and the Tithe Apportionments records them being in the same ownership and occupation as the manor (listed as The Manor Restaurant). Subject to further information regarding their ownership at the time of listing, the collection of buildings could be considered curtilage listed.

Today, the rural landscape setting north of the Little Glen Road replaced by twentieth century residential development. However, south of Little Glen Road the historic landscape context has

been well-preserved. Despite the current use of the Site, they retain a legible farmstead character and the survival of the historic farm buildings within the Site and rural setting make a positive contribution to the listed building's overall significance by permitting a continued understanding and appreciation of its historic context.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of The Manor Restaurant, by virtue of removing historic farm buildings and compromising its historic landscape context. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

The **Grand Union Canal Conservation Area** is located to the north of the Site located in the 500-metre Study Area. The setting of the Conservation Area by reason of the intervening development and distance, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the Grand Union Canal Conservation Area.

#### Recommendations/Mitigation:

In relation to **Glen Ford Grange** within the Site, a potential NDHA, the demolition of historic buildings would result in the complete loss of their significance. This harm could not be mitigated. However, retention, repair and appropriate conversion of the NDHAs and restricting new development within the site, the identified harm could be mitigated.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of **Blaby Conservation Area** by building land the forms part of its historic rural surroundings. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

It is considered that, due to the small scale of the site and subject to the careful consideration of the location, orientation, density, and scale of development, may remove the identified harm to Blaby Conservation Area.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of **The Manor Restaurant**, by virtue of removing historic farm buildings and compromising its historic landscape context. Proposals should explore how this harm can be minimised through retention and conversion of existing historic farm buildings. It is considered that, subject to sensitive redevelopment of the Site, and careful consideration of the location, orientation, density, and scale of new development, may remove the identified harm to the above heritage asset.

#### Archaeology

##### Comments:

The HER shows that the Site is located within the medieval core of Glen Parva (MLE9099). The village appears to have been fairly populous in the medieval period but declined after the thirteenth century and was enclosed in 1653. Various earthworks survive across the Study Area but are located outside of the Site allocation boundary. In the ninth century Great Glen was the centre of an Anglo-Saxon royal estate that stretched from the source of the river near Billesdon to at least Newton Harcourt and Fleckney. The name of Glen Parva, situated where the River Glen/Sence joins the River Soar, would suggest that the Anglo-Saxon estate stretched along the whole length of the river; unfortunately, there is no evidence to support this.



Medieval and post-medieval pottery and tile have been recovered on site in the 1970s (MLE24470).

During a limited trial trenching evaluation with the Site in 2011 comprising 5 trenches in accessible parts of the Site a possible track/hollow way with a flanking ditch of thirteenth to fourteenth century date and 14 sherds of medieval pottery were recovered. There was also evidence for levelling of the site in the eighteenth century, possibly associated with the development of Glen Ford Grange, as well as later truncation and levelling.

The trial trenching also recorded abraded Roman tegular within one of the trenches and it was concluded that the presence of Roman tile on the Site was not surprising considering that Roman pottery and building material was encountered c.100m to the west of the proposed development site (MLE139) and c.470m east of the site (MLE136), and provides further evidence of Roman activity in the general vicinity.

Approximately 103m to the south-east is the **Glen Parva Scheduled moated site** (List Entry Number 1008259). This moated site is situated on the north bank of the River Sence and includes below ground prehistoric occupation features. The moat is dry and measures approximately 50m x 38m in overall dimensions including an outer bank 6m wide and 1m high situated on the southern side. The moat arms are up to 1.5m deep and 8m wide. In the centre of the moat island is a 1.5m high pillar of mortared granite which is the remains of a wall of unknown date and can be clearly seen on the Lidar.

Within the Study Area are extensive extant medieval earthworks, including ridge and furrow that are not recorded on the HER. These earthworks maybe associated with the moated site and the medieval core of Glen Parva village. Due to the development that already exists within the Site no earthworks remain.

Initial research, and the previously conducted evaluation, indicates there is potential for historic activity within the immediate environs of the Site from the later prehistoric period onwards and the Site has a high potential for further surviving archaeological deposits from the prehistoric through to the medieval period.

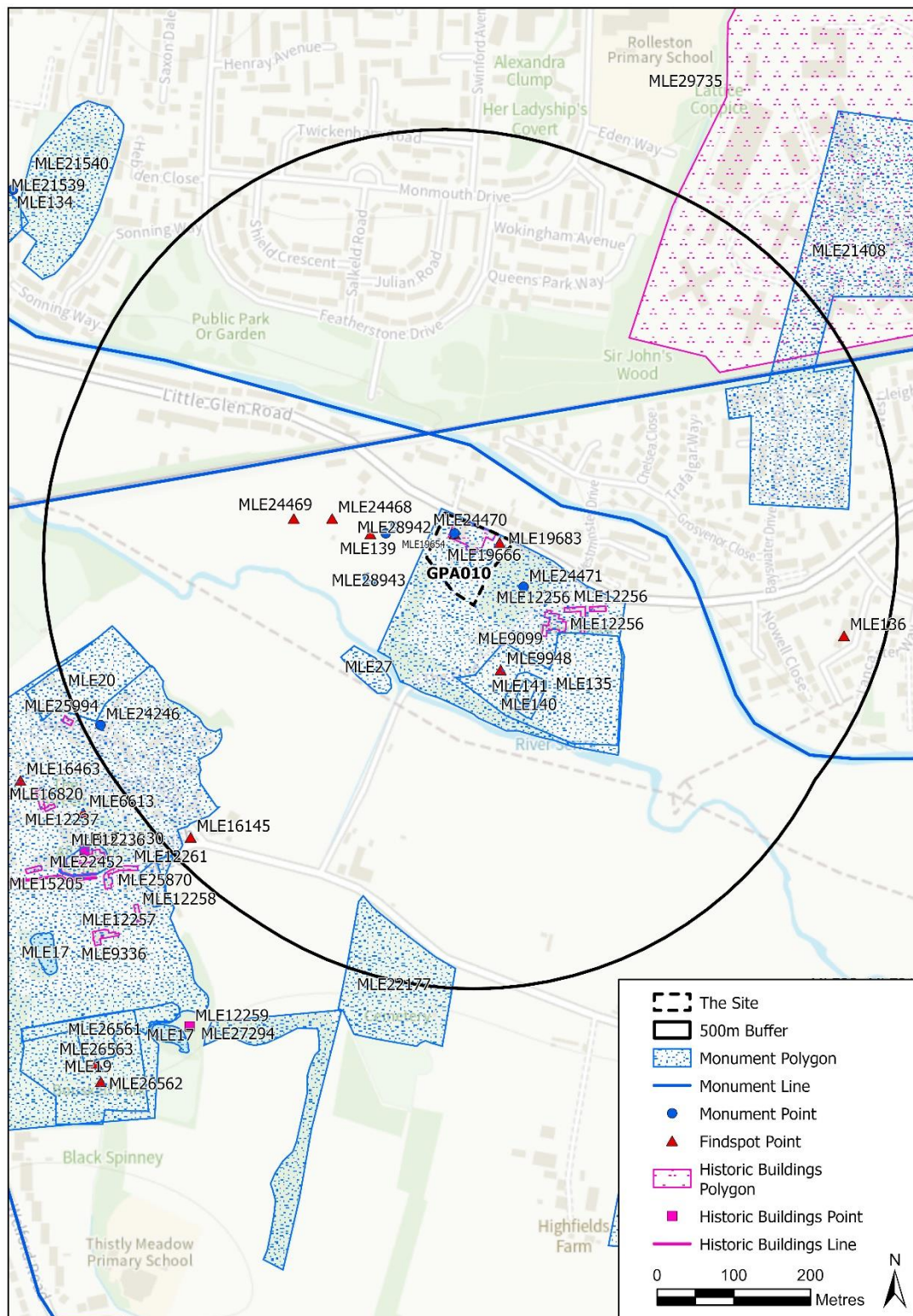
#### **Recommendations/Mitigation:**

The proposed Site allocation has the potential to disturb a range of unknown heritage assets of medieval or post medieval date that maybe associated with the medieval village as well as the potential for later prehistoric and Roman remains. The Scheduled Monument of **Glen Parva** is located 130m to the south-east and any planning application may require a setting assessment to consider if the Scheduled Monument would be impacted by any development.

At the planning application stage, a full detailed archaeological desk-based assessment would be required with any submitted application for the Site. Assessment within the DBA should be undertaken of the known archaeological deposits and the potential for identifying similar or associated deposits within the Site, including documentary and cartographic resources. Given the Site has already had limited evaluation, a further phase of trenching should be undertaken along with more detailed archaeological excavation in those areas where significant archaeological deposits have been identified.

A historic building recording should be undertaken of the existing structures on the Site prior to any conversion or demolition.











## HUN016: Land East of Huncote

|                           |        |                  |                      |
|---------------------------|--------|------------------|----------------------|
| <b>Allocation ref no.</b> | HUN016 | <b>Site Name</b> | Land East of Huncote |
|---------------------------|--------|------------------|----------------------|

### Site Summary

The Site covers an area of 7 hectares. It is located to the east of Huncote and west of Narborough.

The Site comprises an area of undeveloped farmland with the residential development of Huncote bordering the west of the Site and Huncote Road bordering the south of the Site. To the north, east and south of the Site is open farmland.

### Historic Environment Evidence Base

Grade I, Grade II\* and Grade II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

| List Entry Number | List Entry Name      | Grade |
|-------------------|----------------------|-------|
| 1074712           | The Thatched Cottage | II    |
| 1361060           | Elms Farmhouse       | II    |

### Entries on the HER

| MonUID  | Name                                                                    |
|---------|-------------------------------------------------------------------------|
| MLE144  | Possible barrow south-west of Elms Farm, Huncote                        |
| MLE145  | Polygonal enclosure south-west of Elms Farm, Huncote                    |
| MLE146  | Possible Anglo-Saxon burial/site, south-west of Elms Farm, Huncote      |
| MLE152  | Possible windmill site, Mill Close, Huncote                             |
| MLE154  | Possible prehistoric field system, south-east of Huncote Bridge         |
| MLE158  | Possible medieval site south-west of Elms Farm, Huncote                 |
| MLE159  | Medieval house, Brook House Gardens, Huncote                            |
| MLE236  | Enclosure cropmark south-west of Elms Farm, Huncote                     |
| MLE249  | Roman site, south-west of Elms Farm, Huncote                            |
| MLE6088 | Anglo-Saxon finds from west of Elms Farm, Huncote                       |
| MLE6089 | Anglo-Saxon stirrup mounts from "near Elms Farm", Huncote               |
| MLE6444 | Iron Age coin from south-west of Elms Farm, Huncote                     |
| MLE6447 | Iron Age coins from south-west of Elms Farm, Huncote                    |
| MLE6448 | Late Iron Age coin from south-west of Elms Farm, Huncote                |
| MLE6573 | Iron Age/Roman quern from north of Flash Farm, Huncote                  |
| MLE6635 | Post-medieval coin from south-west of Elms Farm, Huncote                |
| MLE6636 | Medieval coin from east of Thurlaston Brook, Huncote                    |
| MLE6638 | Medieval and post-medieval finds from south of Ratcliffe Drive, Huncote |
| MLE6639 | Medieval/post-medieval finds from west of Elms Farm, Huncote            |

|          |                                                                                             |
|----------|---------------------------------------------------------------------------------------------|
| MLE6640  | Medieval finds from south-east of Ratcliffe Drive, Huncote                                  |
| MLE6649  | Medieval coin from west of Elms Farm, Huncote                                               |
| MLE6650  | Medieval finds from south of Elms Farm, Huncote                                             |
| MLE6995  | Prehistoric flint from south-west of Elms Farm, Huncote                                     |
| MLE7662  | Late prehistoric flint, Huncote Allotments                                                  |
| MLE7702  | Roman finds from south-west of Elms Farm, Huncote                                           |
| MLE7705  | Roman coin from east of Thurlaston Brook, Huncote                                           |
| MLE7707  | Roman coins from Springfield Farm, Huncote                                                  |
| MLE7708  | Roman finds from south-east of Ratcliffe Drive, Huncote                                     |
| MLE7720  | Roman finds from west of Elms Farm, Huncote                                                 |
| MLE7721  | Roman finds from south of Elms Farm, Huncote                                                |
| MLE8212  | Undated lead weights, Springfield Farm, Huncote                                             |
| MLE9571  | Medieval coin from south-west of Elms Farm, Huncote                                         |
| MLE9572  | Roman finds from north-west of Elms Farm, Huncote                                           |
| MLE9573  | Medieval/post-medieval finds from north-west of Elms Farm, Huncote                          |
| MLE9986  | Historic settlement core of Huncote                                                         |
| MLE11094 | The Thatched Cottage, 6 Brook Street, Huncote                                               |
| MLE11096 | Elms Farmhouse, Narborough Road, Huncote                                                    |
| MLE16185 | London & North Western & Midland Joint Railway, Enderby Branch, Narborough                  |
| MLE16488 | Medieval finds from south-west of Elms Farm, Huncote                                        |
| MLE17257 | Mesolithic/Neolithic flint from south of Elms Farm, Huncote                                 |
| MLE17862 | Possible enclosure east of Ratcliffe Drive, Huncote                                         |
| MLE17863 | Earthworks of disused tramway, Narborough Road, Huncote                                     |
| MLE21378 | Narborough Quarry, Huncote                                                                  |
| MLE22676 | Medieval ridge and furrow, land south of Springfield Farm, Huncote                          |
| MLE22777 | St James's Church, Narborough Road, Huncote                                                 |
| MLE24875 | Site of Particular Baptist Chapel, Main Street, Huncote                                     |
| MLE24876 | Croft View Cottages, 78-92, Narborough Road, Huncote                                        |
| MLE24877 | Methodist Chapel, Forest Road, Huncote                                                      |
| MLE24885 | The Old School, Brook Street, Huncote                                                       |
| MLE24890 | The Red Lion (PH), Main Street, Huncote                                                     |
| MLE24894 | The Pinfold, adjoining 2, Main Street, Huncote                                              |
| MLE24897 | 1, 3 & 5, Main Street, Huncote                                                              |
| MLE24898 | The Church Rooms, Narborough Road, Huncote                                                  |
| MLE24899 | Marker stone by Tinglebug Farm, Huncote Road, Huncote                                       |
| MLE27920 | Garage, 9, Main Street, Huncote                                                             |
| MLE27922 | Barn north of 6, Brook Street, Huncote                                                      |
| MLE27923 | 8, Brook Street, Huncote                                                                    |
| MLE27924 | 24, Brook Street, Huncote                                                                   |
| MLE27925 | 25, Brook Street, Huncote                                                                   |
| MLE29610 | Medieval ridge and furrow earthworks around Springfield Farm, north of Spence Lane, Huncote |

### Built Heritage

**Comments:**

The Grade II listed **Elms Farmhouse** (List Entry Number: 1361060) is located to the south east of the Site within the 500-metre Study Area. The significance of the farmhouse primarily derives from its architectural and historic interest as a late eighteenth-century farmhouse with additions and alterations dating from the early nineteenth century onwards and was the principal dwelling of Elms Farm. The setting comprises historic and modern farm buildings, surrounded by open fields (including land within the Site). The open arable landscape setting has remained largely unchanged and likely formed part of the farmsteads agricultural land. Although the asset and Site are intervened by Huncote Road, nonetheless contributes to its rural and isolated character. The Site contributes to the ability to appreciate and understand the listed building as a historic, isolated farmhouse and therefore positively contributes to its overall significance.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of Elms Farmhouse by virtue of building on historically undeveloped land and compromising the openness of the surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

The **Thatched Cottage**, a Grade II listed building (List Entry Number: 1074712) is located to the west of the Site within the 500-metre Study Area. The setting of the listed building, by reason of the intervening distance and development, does not extend to the Site. As such, the proposed Allocation is unlikely to adversely impact the setting or significance of the listed building.

**Recommendations/Mitigation:**

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of **Elms Farmhouse** by virtue of building on historically undeveloped land and compromising the openness of the surrounding landscape. Proposals should explore how this harm can be minimised through the creation of green space to provide set backs of development closest to the asset in order to sustain its open agrarian setting.

It is considered that, subject to the careful consideration of the location, orientation, density, and scale of development, restricting built development to the northern half of the Site only may remove the identified harm to the Elms Farmhouse.

**Archaeology****Comments:**

The HER shows that within the Site Roman coins have been found along with the head of a trumpet brooch in 2001; these finds suggest occupation (MLE9572). The Site also contains the route of a former tramway (MLE17863). The HER records that the tramway is visible as earthworks in some locations along the route, but following a review of the lidar data no earthworks were visible within the Site.

To the east of the Site is the former Narborough quarry (MLE21378). The quarry was in use from c.1890 until the mid-twentieth century. The quarry void was later used as a tip, but the area has now been restored. A tramway connected the quarry to the railway (and the route crosses the Site to the east).

Within the Study Area there is extensive evidence for prehistoric activity, including field systems (MLE154), Mesolithic and neolithic flints (MLE17257) and Iron Age coins (MLE6444 and MLE6447).

Several Roman coins and other Roman finds (MLE7702, MLE7705 and MLE7720-7721) are also recorded across the Study Area.

Metal detecting has found several Anglo-Saxon objects including a penny and strap end (MLE6088).

To the west of the Site is the historic medieval and post-medieval village of Huncote (MLE9986) and there is also extensive evidence for the medieval period including coins (MLE6636 and MLE6649) and ridge and furrow (MLE29610). A review of the lidar shows that there is extant ridge and furrow that has not been recorded on the HER within the Study Area.

Initial research indicates there is potential for historic activity within the immediate environs of the Site particularly from the medieval period and the Site has a medium potential for surviving archaeological deposits from the medieval period. There may also be a medium potential for Roman activity within the Site.

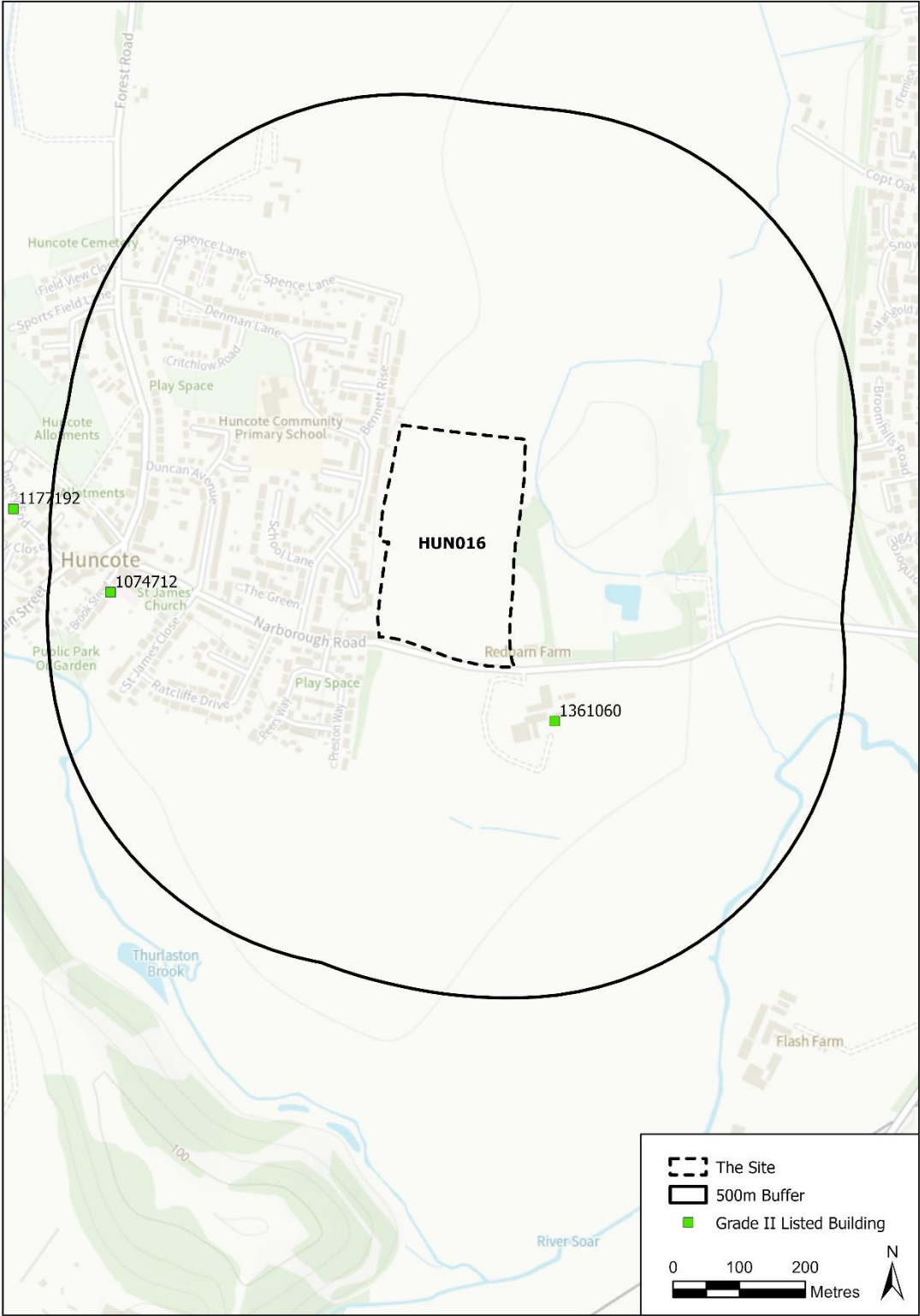
#### **Recommendations/Mitigation:**

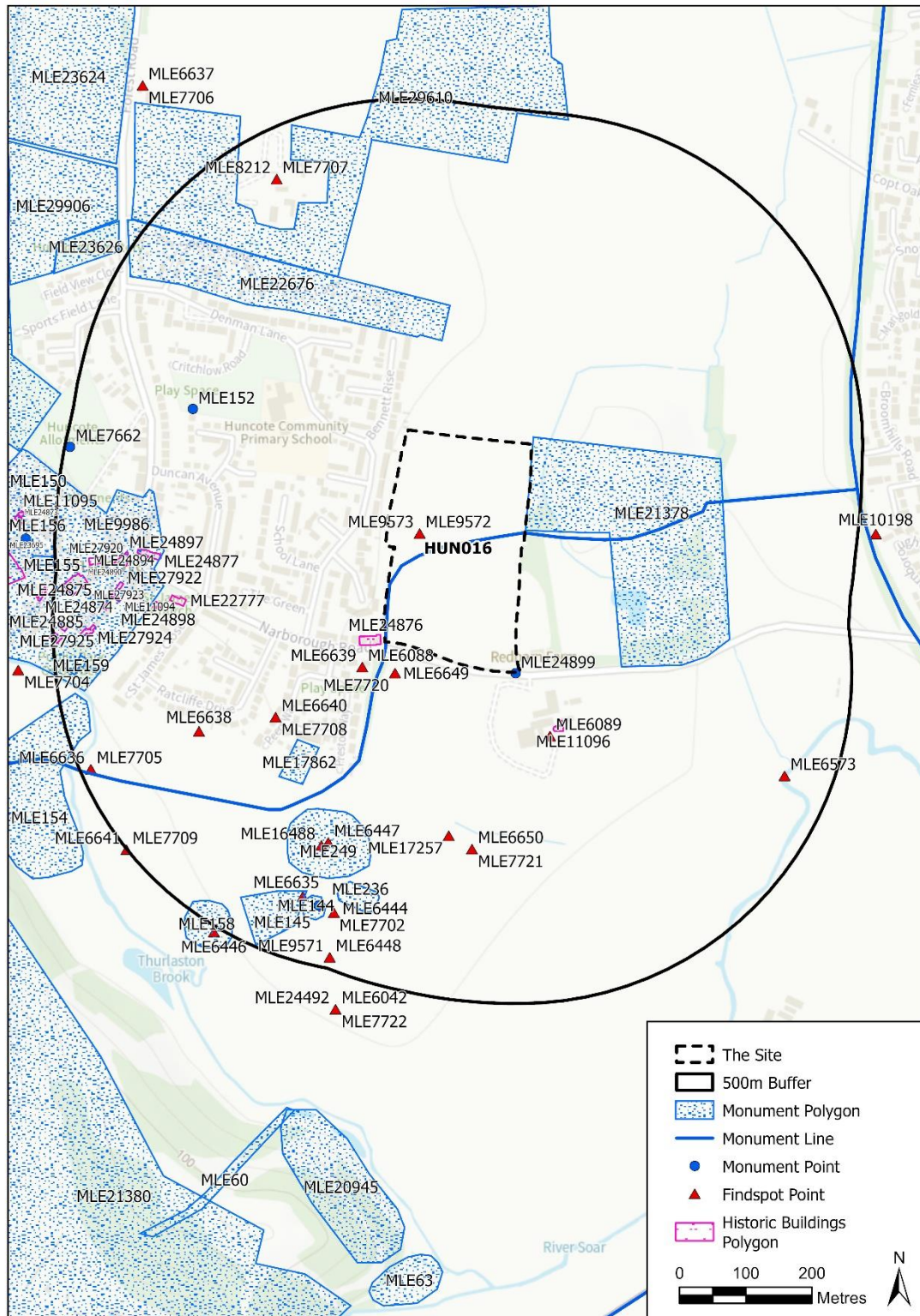
While there are only a limited number of HER records within the Site there is extensive evidence of historic activity within the Study Area. The proposed Site allocation has the potential to disturb a range of unknown heritage assets of medieval or post medieval date along with later prehistoric and Roman remains.

At the planning application stage, a full detailed archaeological desk-based assessment should be submitted with the planning application for the Site. Assessment within the DBA should be undertaken of the known archaeological deposits and the potential for identifying similar or associated deposits within the Site. Other non-intrusive field evaluation, such as geophysical survey, potentially supported by targeted trial trenching could be undertaken to support the planning application in identifying previously unknown heritage assets and identifying their significance.

Should significant below-ground archaeological deposits be identified during the evaluation phase the results will inform a mitigation strategy which could alter the extent of the development area and include preservation in-situ of the below-ground deposits.











## KIL002: Steeple Chase Farm, Main Street, Kilby

|                           |        |                  |                                        |
|---------------------------|--------|------------------|----------------------------------------|
| <b>Allocation ref no.</b> | KIL002 | <b>Site Name</b> | Steeple Chase Farm, Main Street, Kilby |
|---------------------------|--------|------------------|----------------------------------------|

### Site Summary

The Site covers an area of 1 hectare immediately north of the village of Kilby. The Site comprises some farmland and a farmyard, containing buildings associated with Steeple Chase Farm.

To the east of the site is Wistow Road, to the north is open farmland and to the west is the Kilby recreational ground.

### Historic Environment Evidence Base

Grade I, Grade II\* and Grade II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

| List Entry Number | List Entry Name               | Grade |
|-------------------|-------------------------------|-------|
| 1074734           | 2 And 4, Main Street          | II    |
| 1074735           | The Bakehouse                 | II    |
| 1074736           | Limes Farmhouse               | II    |
| 1074737           | 17 And 19, Main Street        | II    |
| 1177174           | Barn Behind Church            | II    |
| 1177193           | Former Bakehouse At Number 30 | II    |
| 1307535           | The Dog And Gun Public House  | II    |
| 1307566           | School                        | II    |
| 1361070           | Church Of St Mary Magdalene   | II    |

### Entries on the HER

| MonUID   | Name                                                             |
|----------|------------------------------------------------------------------|
| MLE16721 | Historic settlement core of Kilby                                |
| MLE177   | Possible manorial site, south-west of the church, Kilby          |
| MLE178   | Medieval/post-medieval moat south-west of the church, Kilby      |
| MLE179   | Medieval/post-medieval fishponds south-west of the church, Kilby |
| MLE180   | Undated bank east of Welford Road, Kilby                         |
| MLE21141 | Medieval feature south-east of Manor Farm, Kilby                 |
| MLE24254 | Site of Congregationalist Chapel, 35, Main Street, Kilby         |
| MLE29128 | St Mary Magdalene's Church burial ground, Main Street, Kilby     |
| MLE27456 | Roman ditch, Broadway Farm, 8, Main Street, Kilby                |
| MLE27765 | Medieval ditches, 8, Main Street, Kilby                          |
| MLE28900 | Post-medieval drain and pits, Fleckney Road, Kilby               |

### Built Heritage

#### Comments:

There are nine listed buildings within the 500 metre Study Area of the Site.

**The Bakehouse** (Grade II listed, List Entry Number: 1074735) is located to the south west of both sites. The significance of the listed building, which comprises the farmhouse, cottages and outbuildings, derive their significance from their special architectural and historic interest. The



buildings are dated to the late eighteenth – early nineteenth century. The farmhouse fronts onto Main Street and is constructed in brick over two-storeys and a symmetrical elevation with central door. The roof is gabled and covered with concrete tiles. Behind the farmhouse is a parallel rear wing which continues as outbuildings (formerly pig styes). Set at a right angle to this are two cottages. These are constructed from brick with Welsh slate covered roofs.

Historic maps show that the farmhouse and associated structures formed part of the small, rural village of Kilby. The farmhouse and structures were flanked by cottages fronting Main Street and outbuildings and backs onto the open countryside beyond the village (this included farmland within the Site).

Today, some of the open, farmland setting has been eroded by the modern development of Breton Close to its west and the expansion of the Steeple Chase Farm with modern agricultural buildings. However, it is still in continued use as a part of the farmstead. This informs on the listed building's historic function and ensures it is continually experienced in a manner like its historic context, positively contributes to its overall significance.

The modern agricultural buildings within the Site can be viewed in conjunction with the listed building from Main Street. The listed building is slightly elevated from Main Street and there are likely views across and through the Site. Outward views of the agrarian landscape also make a positive contribution to the setting and significance of the asset as do views of the listed buildings from within the surrounding landscape.

The proposed Allocation has the potential to affect, and cause harm to, the setting and significance of The Bakehouse (former farmhouse with attached cottages and outbuildings), by virtue of building on farmland, compromising the openness of the surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

The Grade II listed **Former Bakehouse at No. 30** (List Entry Number: 1177193) is located to the west of the Site within the 500-metre Study Area. The significance of the listed building is primarily drawn from its architectural and historic interest as a former bakehouse dated to the early nineteenth century built from traditional materials brick with a Welsh slate roof using traditional building techniques. It represents a good example of its type that is considered nationally important. Historic OS maps shows that the setting of the listed building comprised the historic village of Kilby which it served, and to the north was surrounded by the rural landscape. Today, despite the construction of modern farm buildings its west and residential developed to its east, much of its rural context has survived and it is still experienced within the rural village of Kilby. The fields to the north (which include land within the Site) contribute to the legible rural character of its setting and overall significance of the heritage asset.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the Former Bakehouse by virtue of introducing built development on historically undeveloped land and compromising the openness and rural character of the surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

**The Dog and Gun** is a Grade II listed building (List Entry Number: 1307535) and is located to the south west of the Site within the 500-metre Study Area. Its significance is primarily drawn from its special architectural and historic interest. The building has origins in the early seventeenth century which is of timber frame construction with a second nineteenth century phase built in brick (all rendered) and is now in use as a public house. The listed building is located within the rural village of Kilby, which developed as a linear settlement with strong associations with its surrounding

farmland (which includes the Site).

Today, despite modern infill development, the listed building is still experienced and appreciated as a rural vernacular building part of a linear settlement that developed over several centuries. Although there is intervening development between the listed building and Site limiting intervisibility between the two, the Site forms part of the listed buildings wider landscape setting which contributes to the rural atmosphere of the listed building's surroundings.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of The Dog and Gun by developing on land comprising its wider rural context. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

**Number 17 and 19, Main Street** are Grade II listed (List Entry Number: 1074737) and located to the west/ south west of the Sites. Their significance is primarily drawn from their architectural and historic interest as a former Farmhouse with attached labourer's cottage dating from the early nineteenth century. The listed building is built from brick with a slate covered gable roof, the entrance doors are set in a single wide architrave with heavy entablature. The listed building and former barn located immediately to the east have group value, likely forming a farmstead. The survival of the farm building's and the open, undeveloped countryside make a positive contribution the listed building's setting and the ability to appreciate, experience and understand its significance.

The setting of the asset, by reason of distance and intervening development, does not extend to the Site. The proposed Allocation is unlikely to affect or cause harm to the setting or significance of the designated heritage asset.

**The Limes** is a Grade II listed building (List Entry Number: 1074736), located to the west of the Site within the 500-metre Study Area. The significance of the listed building is primarily drawn from its architectural and historic interest as a former farmhouse and labourer's cottage dating from the late eighteenth century, constructed in brick (now painted) set over three storeys under a Welsh slate roof. Cartographic evidence shows that the farmhouse and associated structures was set on the western edge of the rural settlement of Kilby, flanked by a neighbouring farmstead, and cottages fronting Main Street with dispersed development to the north (on the opposite side of Main Street) and open farmland to the south. Today, due to the limited intrusion of modern development and the survival of its farmstead and working landscape setting to the south, the listed building can still be appreciated and experienced within a rural context, contributing to its overall significance.

The setting of the asset, by virtue of distance and intervening development does not extend to the Site. The proposed Allocation is unlikely to affect or cause harm to the setting or significance of the designated heritage asset.

**The School** (List Entry Number: 1307566) is a Grade II listed building. The significance of the listed building is primarily drawn from its architectural and historic interest as a former school dated to the 1875, built from red brick with Swithland slate roof in a late Victorian Gothic style. Its setting also contributes to the appreciation and understanding of its significance as it can still be experienced within the surrounding rural village which it served.

The Grade II listed **2 and 4 Main Street** (List Entry Number: 1074734) are located to the west of the Site within the 500-metre Study Area. The significance of the listed building is primarily drawn from its historic and architectural interest as a pair of early eighteenth-century dwellings, constructed from red brick with Swithland slate roofs. The properties are set on an L-shaped block with number 2 in the rear wing. A later bay beyond with 3 light casement window, incorporates the remainder of an earlier building with partial granite rubble wall.

The proposed Allocation of the Site is unlikely to impact the setting and significance of

the listed building through change within its wider setting due to distance and intervening development.

The **Church of St Mary Magdalene** is a Grade II listed building (List Entry Number: 1361070). It is located to the north west of the Site. The significance of the asset is derived from its special architectural and historic interest as a rural parish church that is dated to 1858, designed by Joseph Goddard built in granite rubble with ashlar dressing under Swithland slate roof. It has stained glass in the south east window, by Holland and Sons of Warwick, 1855, depicting scenes from the old testament in small medieval style lozenges. The east window unsigned, 1868, depicting The Life of Christ.

Its setting comprises the immediate burial ground which is bounded by mature trees and vegetation. To the north of the church yard are several barns which are present on nineteenth century maps and the nearest to the church being a Grade II listed Barn. Beyond this, the church was surrounded by arable land, with the Vicarage located to its south east and the settlement of Kilby further to its south and separated by several fields. Today, the environs of the church largely reflect the historic configuration. The wide-reaching undeveloped landscape context of the church contributes to its sense of rurality and character.

The arable land surrounding the church (which includes the Site) is flat, affording outward long-distance views across the rural landscape to and from the church with Kilby to its south, and from PRoW connecting the church to the Vicarage. These views facilitate the ability to understand and appreciate the significance of the asset as an historic rural parish church as well as its functional link to the Vicarage and the village it served.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the Church of St Mary Magdalene by virtue of building on surrounding agrarian fields and compromising the openness of the surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

The Grade II listed **Barn Behind Church** (List Entry Number: 1177174) is located to the north west of the Site. Its significance is primarily drawn from its architectural and historic interest as a field barn, which is possibly remains of a former manor house, likely dating from the sixteenth century, constructed from granite and limestone rubble with dressed quoins and early narrow brickwork in gable apex. There is an unlisted barn located immediately east of the listed barn, HER data records this as a cart shed and stock hovel associated with the medieval manor house, brickwork and timber in the buildings appeared to date from the nineteenth century and is should be considered a non-designated heritage asset. Their survival permits an understanding of historic land use and farming practices across several centuries. Their setting, which comprises predominantly of farmland, contribute to their rural character, and ability to appreciate significance.

The Site forms part of the broader rural context, but intervisibility between the Site and assets is limited due to the distance and intervening development. Consequently, the contribution the Site makes to the setting and significance of the listed building and non-designated barn, whilst positive, is limited.

The proposed Allocation is unlikely to impact the setting and significance of the designated heritage asset.

The Site contains a range of outbuildings associated with **Steeple Chase Farm** (MLE29789); these buildings are present on nineteenth century OS maps. They are located within the southern part of the Site where it meets Main Street. The outbuildings comprise a long range constructed in red brick laid Flemish bond, with slate covered roofs, set perpendicular to Main Street and face onto the farmyard behind Number 42 Main Street (a brick-built house, with slate roof also appears to be at least nineteenth century in derivation located immediate east/south of the Site). The farmyard is

located to the rear of Number 42 and is surrounded by historic brick-built outbuildings. The homestead could be considered as a non-designated heritage asset due to the architectural and historic interest of the surviving buildings that survive as a legible group with a well-preserved character, contributing to local character and distinctiveness.

Land within the Site forms part of the asset's immediate farmstead and rural setting, and there are outward views of the agrarian landscape from the farmyard looking through and across the Site. The asset is continually experienced as part of the historic farmstead enveloped by its farmland, contributing to the appreciation of its original function and overall significance.

The proposed Allocation has the potential to result in total loss of historic farm buildings at Steeple Chase Farm, which would result in substantial harm. It also has the potential to adversely alter and/or remove the contribution the Site makes to the setting and significance of the historic farmstead at Steeple Chase Farm.

#### **Recommendations/Mitigation:**

The proposed Allocation also has the potential to affect, and cause harm to, the setting and significance of **The Bakehouse** by virtue of building on farmland that forms part of its landscape setting. Proposals should explore how this harm can be minimised through providing setbacks of development closest to the asset and robust landscaping in order to sustain the surviving elements of its undeveloped setting.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the **Former Bakehouse** by virtue of introducing built development on historically undeveloped land and compromising the openness and rural character of the surrounding landscape. Proposals should explore how this harm can be minimised through providing setbacks of development closest to the asset.

It is considered that, subject to the careful consideration of the location, orientation, density, and scale of development, restricting built development to the eastern part of the site, may remove the harm identified to The Bakehouse and Former Bakehouse.

The proposed Allocation has the potential to affect, and cause harm to, the setting and overall significance of the **Church of St Mary Magdalene** by virtue of building on surrounding agrarian fields and compromising the openness of the surrounding landscape. Proposals should explore how this harm can be minimised through providing set backs of development closest to the asset in order to sustain its rural and agrarian setting.

It is considered that, subject to the careful consideration of the location, orientation, density, scale and landscaping of development, may reduce the identified harm to the Church of St Mary Magdalene through mitigation.

In relation to **Steeple Chase Farm**, within the Site, an NDHA, the demolition of historic buildings would result in the complete loss of their significance, resulting in total loss. This harm could not be mitigated. Retention, repair and appropriate conversion of the NDHAs would reduce the identified harm. However, development of the site would still remove aspects of their setting that contribute to significance.

Restricting new development to the eastern part of the Site could mitigated identified harm. This will however need to consider the potential harm to archaeological features that may be located in this part of the site.

#### **Archaeology**



**Comments:**

The Site is on the edge of the medieval and post-medieval historic settlement core of Kilby (MLE16721), which was mentioned in Domesday. There are no other HER sites recorded within the Site boundary. However, a review of the available lidar data shows that there is extant ridge and furrow earthworks within the Site at the eastern end. These earthworks are part of a larger earthwork complex that extends to the north of the Site.

Within the wider Study Area there is limited evidence for Roman activity following trial trenching to the west of the Site (MLE27456). However, the rest of the historic evidence within the Study Area is medieval or post-medieval. A possible medieval manorial site (MLE177), with elements including a moated site (MLE178) and fishponds (MLE179) is located to the north-west of the Site. Other medieval features including pottery has been recorded in the area.

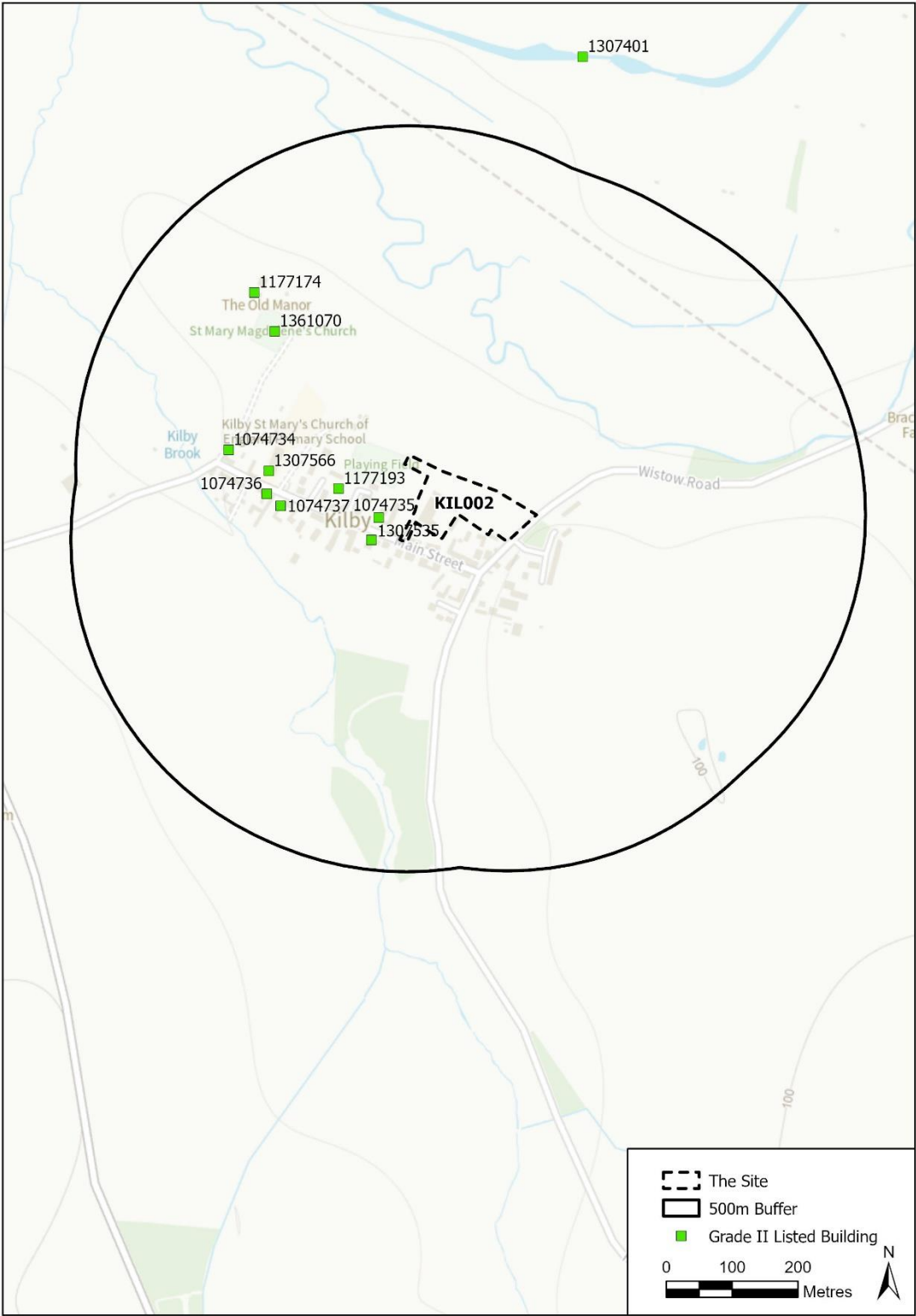
Initial research indicates there is potential for historic activity within the immediate environs of the Site particularly from the medieval period and the Site has a high potential for surviving archaeological deposits from the medieval period. There may also be a medium potential for Roman activity within the Site.

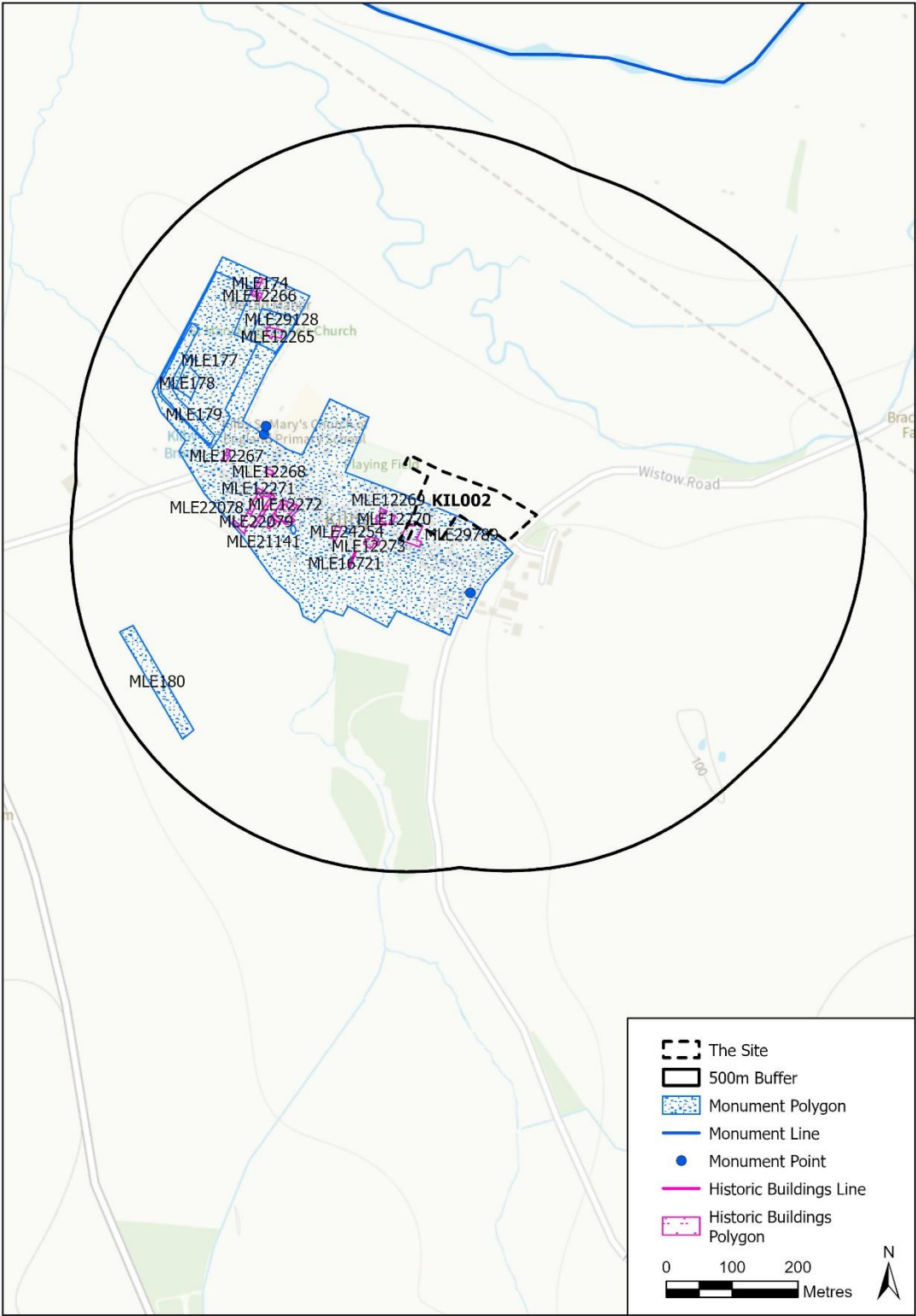
**Recommendations/Mitigation:**

There are limited HER records, and no archaeological investigation has occurred within the Site. The listed buildings within Kilby and the surviving earthworks surrounding the Site indicate considerable medieval agricultural exploitation of the landscape within the Site. The lack of archaeological records within the Site is likely to reflect the lack of archaeological investigation rather than lack of deposits being present.

At the planning application stage, a full detailed archaeological desk-based assessment should be submitted with the planning application for the Site. Assessment within the DBA should be undertaken of the known archaeological deposits and the potential for identifying similar or associated deposits within the Site.

Where extant archaeological features are present, they could be adversely affected by any development. An aerial and lidar assessment and/or earthwork survey should be undertaken to evaluate the preservation/condition of the earthworks and to 'preserve by record' their extent. Other non-intrusive field evaluation, such as geophysical survey, potentially supported by targeted trial trenching could be undertaken to support the planning application in identifying previously unknown heritage assets and identifying their significance.









## KIL006: Land to the South of Chapel Close and Main Street

|                           |        |                  |                                                   |
|---------------------------|--------|------------------|---------------------------------------------------|
| <b>Allocation ref no.</b> | KIL006 | <b>Site Name</b> | Land to the South of Chapel Close and Main Street |
|---------------------------|--------|------------------|---------------------------------------------------|

### Site Summary

The Site covers an area of 1 hectare and is located immediately to the south of Kilby village. The site comprises farmland with buildings in the centre. Immediately south of the Site is Kilby Brook and beyond that to the south, east and west is farmland.

### Historic Environment Evidence Base

Grade I, Grade II\* and Grade II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

| List Entry Number | List Entry Name               | Grade |
|-------------------|-------------------------------|-------|
| 1074734           | 2 And 4, Main Street          | II    |
| 1074735           | The Bakehouse                 | II    |
| 1074736           | Limes Farmhouse               | II    |
| 1074737           | 17 And 19, Main Street        | II    |
| 1177174           | Barn Behind Church            | II    |
| 1177193           | Former Bakehouse At Number 30 | II    |
| 1307535           | The Dog And Gun Public House  | II    |
| 1307566           | School                        | II    |
| 1361070           | Church Of St Mary Magdalene   | II    |

### Entries on the HER

| MonUID   | Name                                                             |
|----------|------------------------------------------------------------------|
| MLE16721 | Historic settlement core of Kilby                                |
| MLE166   | Undated bank east of Welford Road, Kilby                         |
| MLE177   | Possible manorial site, south-west of the church, Kilby          |
| MLE178   | Medieval/post-medieval moat south-west of the church, Kilby      |
| MLE179   | Medieval/post-medieval fishponds south-west of the church, Kilby |
| MLE180   | Undated bank east of Welford Road, Kilby                         |
| MLE21141 | Medieval feature south-east of Manor Farm, Kilby                 |
| MLE24254 | Site of Congregationalist Chapel, 35, Main Street, Kilby         |
| MLE29128 | St Mary Magdalene's Church burial ground, Main Street, Kilby     |
| MLE27456 | Roman ditch, Broadway Farm, 8, Main Street, Kilby                |
| MLE27765 | Medieval ditches, 8, Main Street, Kilby                          |
| MLE28900 | Post-medieval drain and pits, Fleckney Road, Kilby               |

### Built Heritage

#### Comments:

The Grade II listed **Dog and Gun** (List Entry Number: 1307535) is located to the south west of the Site within the 500-metre Study Area. The special architectural and historic interest derives from the age, use, form and fabric of the building. It has origins in the early seventeenth century which is

of timber frame construction with a second nineteenth century phase built in brick (all rendered) and is now in use as a public house. The listed building is located within the rural village of Kilby, which developed as a linear settlement with strong associations with its surrounding farmland (which includes the Site).

Today, the listed building is still experienced and appreciated as a rural vernacular building part of a linear settlement that developed over several centuries. Although there is intervening development between the listed building and Site, the low density permits rural landscape context beyond. The Site forms part of the listed buildings wider landscape setting which contributes to the rural character and overall significance of the heritage asset.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the Dog and Gun by virtue of building on historically undeveloped land and compromising the openness of the surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

**Number 17 and 19, Main Street** are Grade II listed (List Entry Number: 1074737) and located to the north of the Site within the 500-metre Study Area. Their significance is primarily drawn from their architectural and historic interest as a former Farmhouse with attached labourer's cottage dating from the early nineteenth century. The listed building is built from brick with a slate covered gable roof, the entrance doors are set in a single wide architrave with heavy entablature. The listed building and former barn located immediately to the east have group value (and may be curtilage listed subject to further review), likely formed a farmstead. Its setting comprises the immediate farmstead and associated outbuildings, and the surrounding open fields to the south. The survival of the farm building's and the open, undeveloped countryside make a positive contribution the listed building's setting. Whilst it is not clear if the arable land around the historic farmhouse has shared a historically functional relationship with the listed building (requires further research), the site nonetheless contributes to its rural character.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of 17 and 19 Main Street by virtue of building on agricultural land potentially associated with it and compromising the openness and character of its immediate surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

**The Limes** is a Grade II listed building (List Entry Number: 1074736), located to the north west of the Site within the 500-metre Study Area. The significance of the listed building is primarily drawn from its architectural and historic interest as a former farmhouse and labourer's cottage dating from the late eighteenth century, constructed in brick (now painted) set over three storeys under a Welsh slate roof. Cartographic evidence shows that the farmhouse and associated structures were set on the western edge of the rural settlement of Kilby, flanked by a neighbouring farmstead, and cottages fronting Main Street with dispersed development to the north (on the opposite side of Main Street) and open farmland to the south. Today, due to the limited intrusion of modern development and the survival of its farmstead and working landscape setting to the south, the listed building can still be appreciated and experienced within a rural context, contributing to its setting and overall significance.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of The Limes by virtue of building on historically agricultural land and compromising the openness and character of its surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

There are six Grade II listed buildings located to the north of the Site and Main Street which are

located in the 500-metre Study Area, this includes **The Bakehouse** (List Entry Number: 1074735); **Former Bakehouse at Number 30** (List Entry Number: 1177193); **School** (List Entry Number: 1307566); **2 and 4 Main Street** (List Entry Number: 1074734); **Church of St Mary Magdalene** (List Entry Number: 1361070); and **Barn behind Church** (List Entry Number: 1177174). The setting of the listed buildings', by reason of distance and intervening development, does not extend to the Site.

The proposed allocation is unlikely to adversely impact the setting or significance of the designated heritage asset.

#### **Recommendations/Mitigation:**

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the **Dog and Gun** by virtue of building on historically undeveloped land and compromising the openness of the surrounding landscape.

Proposals should explore how this harm can be minimised through the creation of green space to provide set backs of development closest to the asset in order to sustain its open agrarian setting.

The proposed Allocations has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of **17 and 19 Main Street** by virtue of building on agricultural land potentially associated with it and compromising the openness of the surrounding landscape. Proposals should explore how this harm can be minimised through the creation of green space and providing set backs of development closest to the asset in order to sustain its rural and open agrarian settings.

The proposed Allocations has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of **The Limes** by virtue of building on historically agricultural land and compromising the openness and character of its surrounding landscape. Proposals should explore how this harm can be minimised through the creation of green space and restricting development to the eastern half of the site in order to sustain its rural and open agrarian setting.

It is considered that, subject to the careful consideration of the location, orientation, density, and scale of development, may remove the identified harm to the above heritage assets.

#### **Archaeology**

##### **Comments:**

The Site is within the extent of the medieval and post-medieval historic settlement core of Kilby (MLE16721), which was mentioned in Domesday. There are no other HER sites recorded within the Site boundary. However, a review of the available lidar data shows that there are extant earthworks within the Site. These earthworks are part of a larger earthwork complex that extends to the south of the Site.

Within the wider Study Area there is limited evidence for Roman activity following trial trenching to the north-west of the Site (MLE27456). However, the rest of the historic evidence within the Study Area is medieval or post-medieval. A possible medieval manorial site (MLE177), with elements including a moated site (MLE178) and fishponds (MLE179) to the north-west of the Site. Other medieval features including pottery has been recorded in the area.

Initial research indicates there is potential for historic activity within the immediate environs of the

Site particularly from the medieval period and the Site has a high potential for surviving archaeological deposits from the medieval period. There may also be a medium potential for Roman activity within the Site.

**Recommendations/Mitigation:**

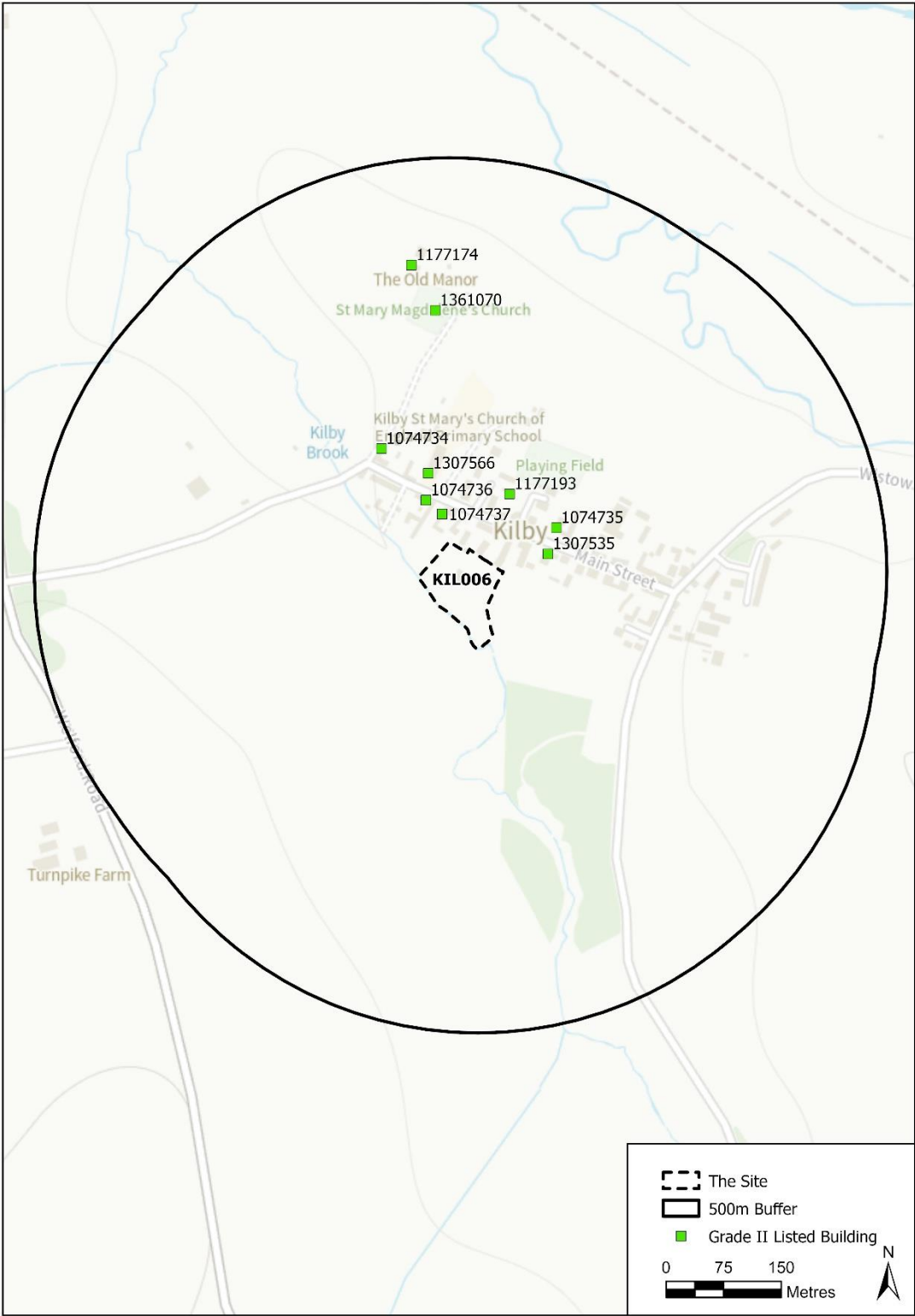
There are limited HER records, and no archaeological investigation has occurred within the Site. The listed buildings within Kilby and the surviving earthworks surrounding the Site indicate considerable medieval agricultural exploitation of the landscape. The lack of archaeological records within the Site is likely to reflect the lack of archaeological investigation rather than lack of deposits being present.

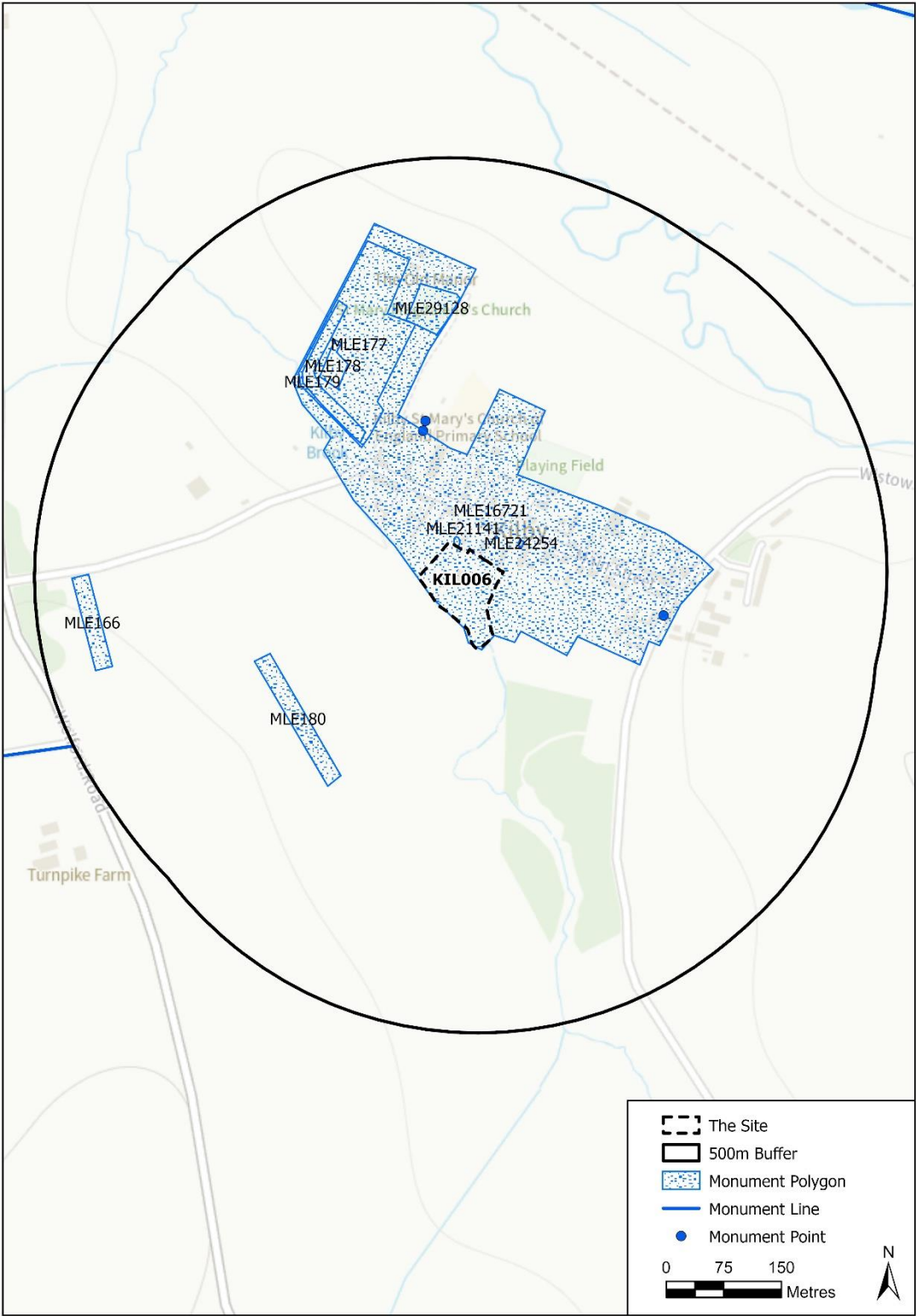
At the planning application stage, a full detailed archaeological desk-based assessment should be submitted with the planning application for the Site. Assessment within the DBA should be undertaken of the known archaeological deposits and the potential for identifying similar or associated deposits within the Site.

Where extant archaeological features are present, they could be adversely affected by any development. An aerial and lidar assessment and/or earthwork survey should be undertaken to evaluate the preservation/condition of the earthworks and to 'preserve by record' their extent. Other non-intrusive field evaluation, such as geophysical survey, potentially supported by targeted trial trenching could be undertaken to support the planning application in identifying previously unknown heritage assets and identifying their significance.

Should significant below-ground archaeological deposits be identified during the evaluation phase the results will inform a mitigation strategy which could alter the extent of the development area and include preservation in-situ of the below-ground deposits.









## KIL008: Land to the Rear of 40 Main Street, Kilby

|                           |        |                  |                                           |
|---------------------------|--------|------------------|-------------------------------------------|
| <b>Allocation ref no.</b> | KIL008 | <b>Site Name</b> | Land to the Rear of 40 Main Street, Kilby |
|---------------------------|--------|------------------|-------------------------------------------|

### Site Summary

The Site covers an area of less than 1 hectare and comprises a small parcel of recreational land, roughly L-shaped, immediately north of Kilby village.

To the west of the Site is further recreational fields and to the north is farmland. To the south and south west of the Site is residential development of Kilby.

### Historic Environment Evidence Base

Grade I, Grade II\* and Grade II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

| List Entry Number | List Entry Name               | Grade |
|-------------------|-------------------------------|-------|
| 1074734           | 2 And 4, Main Street          | II    |
| 1074735           | The Bakehouse                 | II    |
| 1074736           | Limes Farmhouse               | II    |
| 1074737           | 17 And 19, Main Street        | II    |
| 1177174           | Barn Behind Church            | II    |
| 1177193           | Former Bakehouse At Number 30 | II    |
| 1307535           | The Dog And Gun Public House  | II    |
| 1307566           | School                        | II    |
| 1361070           | Church Of St Mary Magdalene   | II    |

### Entries on the HER

| MonUID   | Name                                                             |
|----------|------------------------------------------------------------------|
| MLE16721 | Historic settlement core of Kilby                                |
| MLE177   | Possible manorial site, south-west of the church, Kilby          |
| MLE178   | Medieval/post-medieval moat south-west of the church, Kilby      |
| MLE179   | Medieval/post-medieval fishponds south-west of the church, Kilby |
| MLE180   | Undated bank east of Welford Road, Kilby                         |
| MLE21141 | Medieval feature south-east of Manor Farm, Kilby                 |
| MLE24254 | Site of Congregationalist Chapel, 35, Main Street, Kilby         |
| MLE29128 | St Mary Magdalene's Church burial ground, Main Street, Kilby     |
| MLE27456 | Roman ditch, Broadway Farm, 8, Main Street, Kilby                |
| MLE27765 | Medieval ditches, 8, Main Street, Kilby                          |
| MLE28900 | Post-medieval drain and pits, Fleckney Road, Kilby               |

### Built Heritage

#### Comments:

**The Bakehouse** (Grade II listed, List Entry Number: 1074735) is located to the south west of both sites. The significance of the listed building, which comprises the farmhouse, cottages and outbuildings, derive their significance from their special architectural and historic interest. The



buildings are dated to the late eighteenth – early nineteenth century. The farmhouse fronts onto Main Street and is constructed in brick over two-storeys and a symmetrical elevation with central door. The roof is gabled and covered with concrete tiles. Behind the farmhouse is a parallel rear wing which continues as outbuildings (formerly pig styes). Set at a right angle to this are two cottages. These are constructed from brick with Welsh slate covered roofs.

Historic maps show that the farmhouse and associated structures formed part of the small, rural village of Kilby. The farmhouse and structures were flanked by cottages fronting Main Street and outbuildings and backs onto the open countryside beyond the village (which includes the undeveloped land within the site which wraps around the east and north boundary of the garden associated with The Bakehouse).

Today, some of the open, farmland setting has been eroded by the modern development of Breton Close to its west and the expansion of the Steeple Chase Farm with modern agricultural buildings. However, it is still in continued use as part of the farmstead. The land within the Site remains open, and undeveloped. This affords the listed building an open, verdant context and informs on the listed building's historic function. The listed building is continually experienced in a manner like its historic context, despite modern development, positively contributes to its overall significance.

Outward views of the agrarian, rural landscape also make a positive contribution to the setting and significance of the asset as do views of the listed buildings from within the surrounding landscape.

The proposed Allocation has the potential to affect, and cause harm to, the setting and significance of The Bakehouse (former farmhouse with attached cottages and outbuildings), by virtue of building on farmland, compromising the openness of the surrounding landscape. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

#### **Recommendations/Mitigation:**

The proposed Allocation has the potential to affect, and cause harm to, the setting and significance of **The Bakehouse** (former farmhouse with attached cottages and outbuildings), by virtue of building on farmland, compromising the openness of the surrounding landscape. There are likely no options for mitigation because of proximity.

#### **Archaeology**

##### **Comments:**

The Site is on the edge of the medieval and post-medieval historic settlement core of Kilby (MLE16721), which was mentioned in Domesday. There are no other HER sites recorded within the Site boundary.

A review of the available lidar data shows that there is extant ridge and furrow earthworks to the west of the Site. These earthworks are part of a larger earthwork complex that extends to the north of the Site.

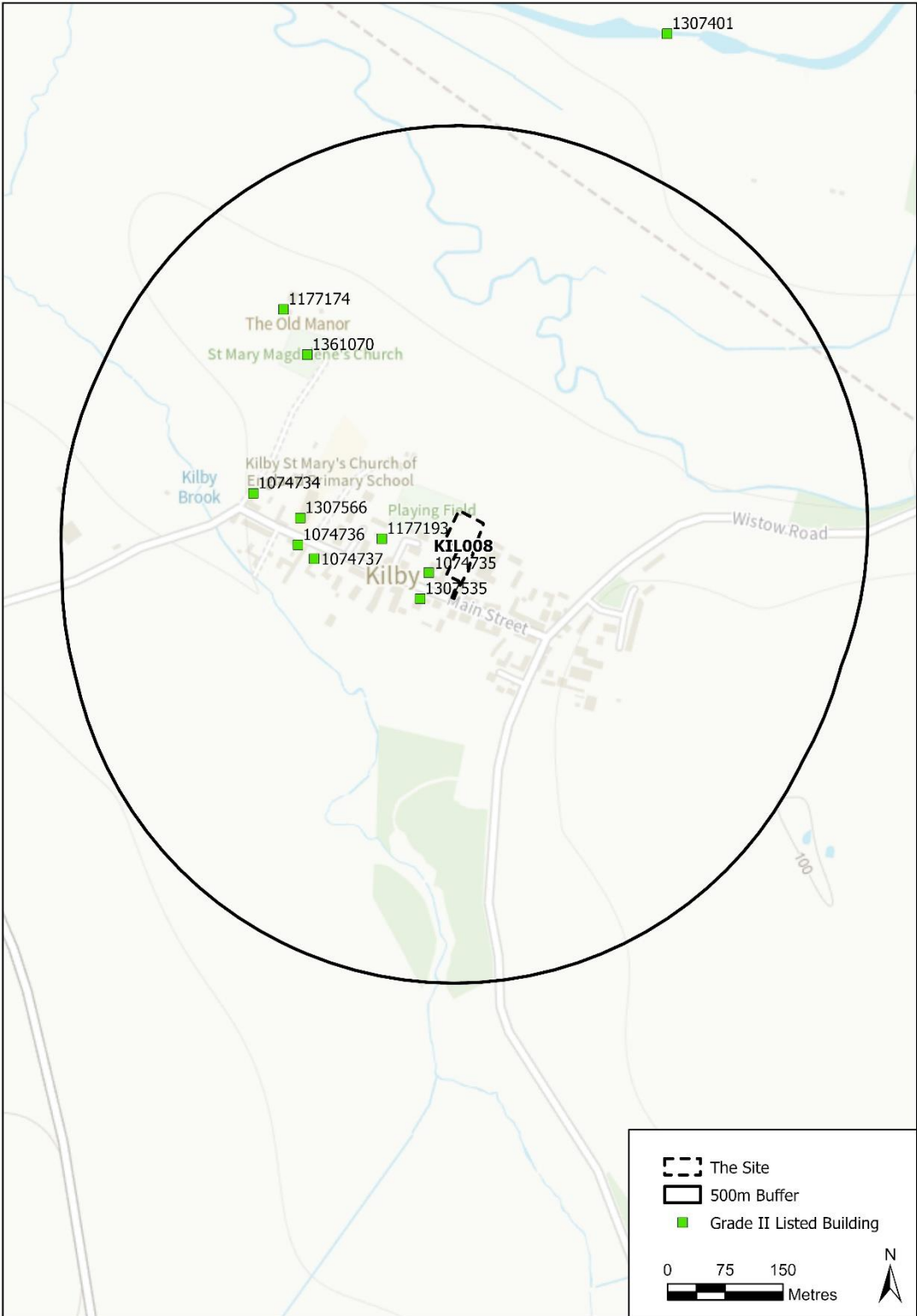
Within the wider Study Area there is limited evidence for Roman activity following trial trenching to the west of the Site (MLE27456). However, the rest of the historic evidence within the Study Area is medieval or post-medieval. A possible medieval manorial site (MLE177), with elements including a moated site (MLE178) and fishponds (MLE179) is located to the north-west of the Site. Other medieval features including pottery has been recorded in the area.

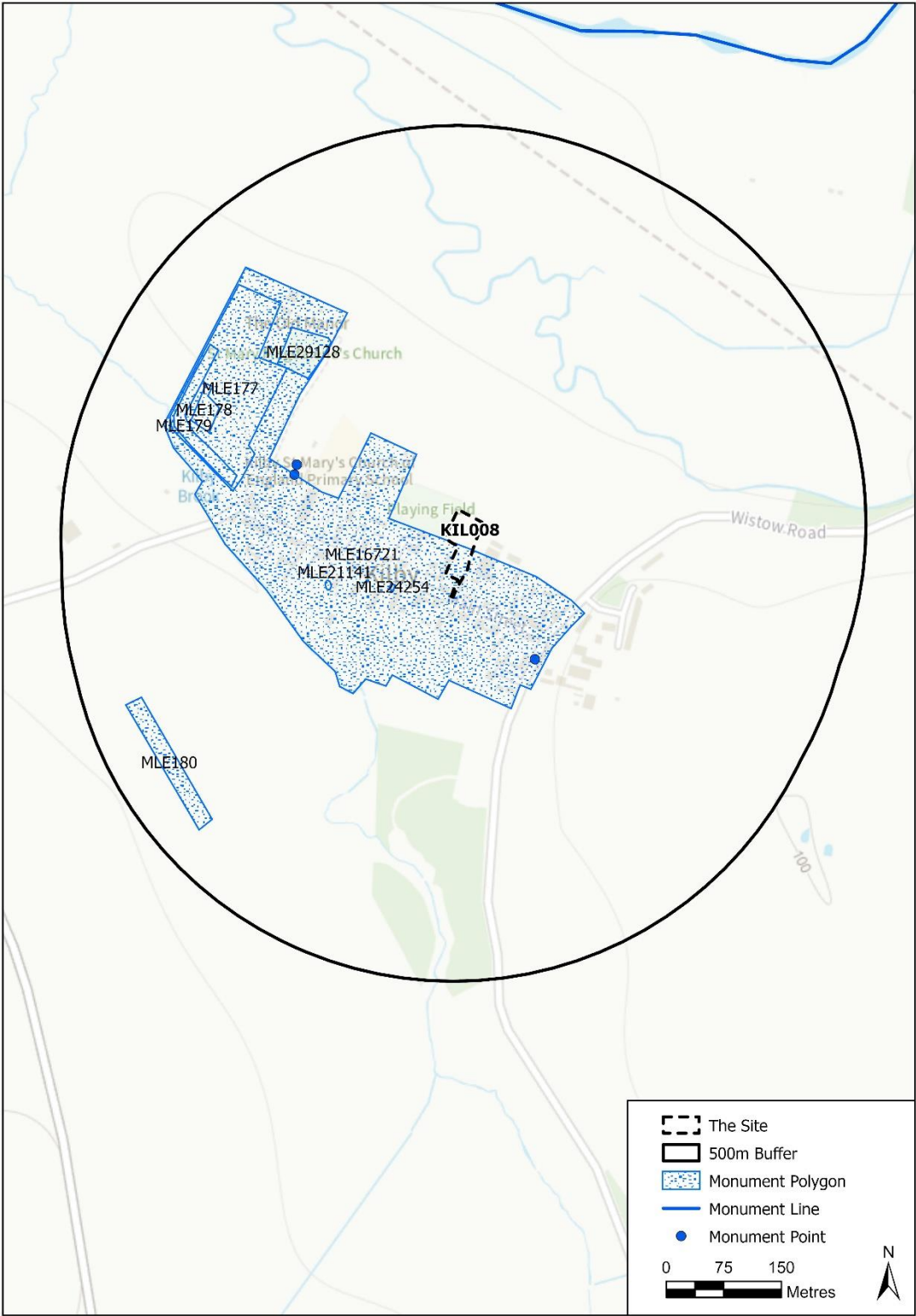
Initial research indicates there is potential for historic activity within the immediate environs of the Site particularly from the medieval period and the Site has a high potential for surviving archaeological deposits from the medieval period. There may also be a medium potential for Roman activity within the Site.

**Recommendations/Mitigation:**

There are limited HER records, and no archaeological investigation has occurred within the Site. The listed buildings within Kilby and the surviving earthworks surrounding the Site indicate considerable medieval agricultural exploitation of the landscape. The lack of archaeological records within the Site is likely to reflect the lack of archaeological investigation rather than lack of deposits being present.

At the planning application stage, a full detailed archaeological desk-based assessment should be submitted with the planning application for the Site. Assessment within the DBA should be undertaken of the known archaeological deposits and the potential for identifying similar or associated deposits within the Site. Given the small scale of the Site non-intrusive field evaluation, such as geophysical survey may not be practical or useful, but targeted trial trenching could be undertaken to support the planning application in identifying previously unknown heritage assets and identifying their significance.









## KMU020: Blood's Hill (small)

|                           |        |                  |              |
|---------------------------|--------|------------------|--------------|
| <b>Allocation ref no.</b> | KMU020 | <b>Site Name</b> | Blood's Hill |
|---------------------------|--------|------------------|--------------|

### Site Summary

The Site covers an area of 6 hectare comprising mostly farmland with Ratby Lane cuts across the northern section of the Site.

To the east, south west and south of the Site is farmland. Beyond the farmland to the west is Kirby Muxloe and to the south is Kirby Fields. Immediately to the west of Site is the M1.

### Historic Environment Evidence Base

Grade I, Grade II\* and Grade II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

| List Entry Number | List Entry Name                | Grade |
|-------------------|--------------------------------|-------|
| 1074714           | Castle Farmhouse               | II    |
| 1074717           | Parsons Farewell               | II    |
| 1177213           | Kirby Muxloe Castle            | I     |
|                   | Kirby Muxloe Castle            |       |
| 1013323           | Scheduled Monument             | N/A   |
| N/A               | Kirby Fields Conservation Area | N/A   |

### Entries on the HER

| MonUID   | Name                                                                  |
|----------|-----------------------------------------------------------------------|
| MLE132   | Prehistoric flint scatter, south-east of Kirby Lodge, Glenfield       |
| MLE17059 | Leicester Forest Area C, The Frith                                    |
| MLE17379 | Middle Iron Age site south of Glebe Farm, Glenfield                   |
|          | Late Bronze Age/Early Iron Age site, south-east of Kirby Lodge, Kirby |
| MLE187   | Muxloe                                                                |
| MLE188   | Iron Age/Roman site, south-east of Kirby Lodge, Kirby Muxloe          |
| MLE190   | Iron Age/Roman remains from south-east of Kirby Lodge, Glenfield      |
| MLE195   | Cropmarks north of Ratby Lane, Kirby Muxloe                           |
| MLE201   | Medieval manor house, Kirby Muxloe Castle                             |
| MLE204   | Moat, Kirby Muxloe Castle                                             |
| MLE207   | Kirby Muxloe Park                                                     |
| MLE211   | Historic settlement core of Kirby Muxloe                              |
| MLE22150 | Undated linear features south-east of Kirby Muxloe Castle             |
| MLE22151 | Sub-circular features east of Holt Drive, Kirby Muxloe                |
| MLE22858 | Site of Carmel, Hastings Road, Kirby Fields, Kirby Muxloe             |
| MLE22862 | Site of Rosendene, Forest Drive, Kirby Fields, Kirby Muxloe           |
| MLE22872 | Site of The Holt, Forest Drive, Kirby Fields, Kirby Muxloe            |
|          | Medieval/post-medieval enclosures south-west of the castle, Kirby     |
| MLE27220 | Muxloe                                                                |
|          | Medieval/post-medieval fishpond south-west of the castle, Kirby       |
| MLE27221 | Muxloe                                                                |

|          |                                                                                          |
|----------|------------------------------------------------------------------------------------------|
| MLE29440 | Former area of medieval ridge and furrow, Optimus Way, Glenfield                         |
| MLE8914  | Iron Age/Roman site, Forest Drive/Hastings Road, Kirby Fields, Kirby Muxloe              |
| MLE3019  | Mancetter Road                                                                           |
| MLE22942 | Medieval gold brooch from east of Kirby Muxloe Castle                                    |
| MLE7713  | Roman finds from west of Holmewood, Kirby Fields, Kirby Muxloe                           |
| MLE16613 | Medieval ring found near Ratby Lane, Kirby Muxloe                                        |
| MLE17733 | Medieval pottery from 402, Ratby Lane, Kirby Muxloe                                      |
| MLE192   | Anglo-Saxon pottery from south-east of Kirby Lodge, Glenfield                            |
| MLE7130  | Prehistoric flints from Kirby Muxloe Castle                                              |
| MLE8913  | Coin from near Kirby Muxloe Castle                                                       |
| MLE17212 | Roman coin from the vicinity of Kirby Muxloe Castle                                      |
| MLE21701 | Neolithic/Bronze Age flint from east of Kirby Fields                                     |
| MLE11078 | Castle Farmhouse, Main Street, Kirby Muxloe                                              |
| MLE11083 | Kirby Muxloe Castle, Oakcroft Avenue                                                     |
| MLE11084 | Parsons Farewell, 399, Ratby Lane, Kirby Muxloe                                          |
| MLE20882 | Moel Lllys, Forest Drive, Kirby Fields, Kirby Muxloe                                     |
| MLE22851 | Uplands, Hastings Road, Kirby Fields, Kirby Muxloe                                       |
| MLE22853 | Elmstead, Roundhill, Kirby Fields, Kirby Muxloe                                          |
| MLE22854 | Cliffe House, Roundhill, Kirby Fields, Kirby Muxloe                                      |
| MLE22855 | Holmewood, Holmewood Drive, Kirby Fields, Kirby Muxloe                                   |
| MLE22873 | Little Gables, Hastings Road, Kirby Fields, Kirby Muxloe                                 |
| MLE22874 | Meadowcroft, Forest Drive, Kirby Fields, Kirby Muxloe                                    |
| MLE22875 | Ringwood, Forest Drive, Kirby Fields, Kirby Muxloe                                       |
| MLE22876 | White Cottage, Forest Drive, Kirby Fields, Kirby Muxloe                                  |
| MLE26260 | Former General Baptist Chapel, "Zion Chapel", adjacent to 114, Main Street, Kirby Muxloe |

### Built Heritage

#### Comments:

There are four designated heritage assets within the 500-metre Study Area.

The Site is located to the east of the **Kirby Muxloe Castle**, which is a Scheduled Monument (List Entry Number: 1013323) and a Grade I listed building (List Entry Number: 1177213). The monument includes the standing and buried remains of a quadrangular castle, and its associated leat and outlet channel which represent two periods of construction at the site. The significance of the Scheduled monument primarily derives from the standing and buried remains of the fourteenth century manor house will provide evidence of the structures which originally existed here, while the quadrangular castle which superseded it is one of the earliest brick-built structures in the Midlands. The fifteenth century gatehouse and the south western tower survive in a near- complete condition and retain early examples of gun ports within their fabric. The surviving contemporary building records provide a valuable and detailed account of the castle's construction. Additionally, environmental deposits will survive within the leat and outlet channel which retain rare evidence of their sluices and weirs. Moated sites are vital for studying the distribution of medieval wealth and status.

The standing remains of the Castle are Grade I listed (and included in the Scheduling), Grade I listed buildings are of exceptional interest with only around 2.5% of listed buildings being designated Grade I. The significance of the listed building is principally drawn from the architectural and historic of the ruins of a castle which is dated to 1480 and built from brick with stone dressings,

intended to be a showpiece fortified manor house, today, only gatehouse at centre of north west side and west tower ever neared completion and the remainder survives only in plan marked by foundation and low base walls. Kirby Muxloe Castle is a spectacular example of a late medieval quadrangular castle of the highest status and is one of the earliest brick-built structures in the Midlands. The gatehouse and the south western tower retain early examples of gun ports within their fabric.

The setting of the listed building also makes an important contribution to its significance. The immediate setting of the Grade I listed building comprises the surrounding waterfilled moat (The constructions of moated sites marked the high status of the owner and mostly intended as a status symbol). The moat is lined by mature trees on all sides and Rothley Brook to the east side of the moat which has historically been the water source for the moat.

Historic maps show that the Scheduled Monument and listed building were surrounded by undeveloped rural landscape with dispersed rural settlements to the west (Kirby Muxloe) and further south (Kirby Fields). Today, much of the rural context to the west of the asset's has been subject to a high degree of change through modern residential development. To the north, the sense of rurality has been diminished through the M1 infrastructure and through the construction of industrial units. However, the landscape to the east and south east of the asset's remains undeveloped, retaining a legible rural character. This undeveloped and rural landscape positively contributes to the ability to appreciate the architectural and historic interest of the assets as an exceptional example of a high-status rural residence representing a key era of medieval rural history.

The proposed Allocation has the potential to adversely alter and/or remove the contribution the Site makes to the setting and significance of Kirby Muxloe Castle, which comprises a Scheduled Monument and Grade I listed building by virtue of building on its rural landscape context and compromising the openness of this landscape. Due to the topography of the land with the Site set on higher ground compared to the assets, exacerbating the visual impact of development within the Site. This would likely give rise to a level of less than substantial harm.

The Site is located to the east of **Castle Farmhouse**, a Grade II listed building (List Entry Number: 1074714). The significance of the listed building primarily derives from its architectural and historic interest as a vernacular farmhouse built from red brick dated to the 1760-1770s with later nineteenth and twentieth century alterations and additions. Historic OS maps show it formed part of the rural settlement of Kirby Muxloe, with open fields to the northeast and south, with Kirby Muxloe Castle immediately to the south east. According to the Tithe Map and Apportionment of 1853, the majority of land southwest of the Castle, including the allocations KMU023 and KMU024, was owned by Clement Winstanley, Esquire. Winstanley purchased the Castle in 1778, likely together with the surrounding land, and the estate appears to have remained in the family until the early twentieth century (subject to confirmation through further research). The arable land to the south of the PRow, including that immediately adjacent to the farmhouse, was occupied by John Hooke. On this basis, the Site, together with KMU021, KMU023 and KMU024, potentially shares a historic functional relationship with the listed farmhouse. Today, the rurality of its setting and its relationship with the farmland has been somewhat compromised by the carpark in its immediate surroundings and later residential development of Kirby Muxloe. Nevertheless, the remaining undeveloped fields, as remnants of its historic landscape context, make a positive contribution to its overall significance and the ability to appreciate its significance.

However, given the distance and intervening landscape between the asset and the Site, the proposed allocation is unlikely to adversely impact the setting and significance of the designated



heritage asset.

The Site is located to the south east of the Grade II listed **Parsons Farewell** (List Entry Number: 1074717). The significance of the listed building primarily derives from its architectural and historic interest as a former school and school master's house that was built in 1857 and designed by notable architects William Butterfield and altered by George Nott. The house has also been used as a vicarage and shop. The setting of the heritage asset, because of the existing intervening development, distance and landscaping, does not extend to the Site.

The proposed Allocation is unlikely to impact the setting and significance of the designated heritage asset.

The Site is located north of the **Kirby Fields Conservation Area** but separated from the northern boundary by a field. The special interest of Kirby Fields Conservation Area is defined by substantial houses of individual style, standing in extensive grounds that are served by a network of private roads that are unified by mature and attractive landscaping. Development of the private residential estate began in the late nineteenth century following the sale of farmland in 1877 and was built out into the mid-twentieth century. The setting of the Conservation Area to the north, east and west comprises predominantly of undeveloped, open fields. To the south of the Conservation Area is the Ivanhoe Railway line with later residential development south of the line.

The open field immediately surrounding the Conservation Area positively contribute to the appreciation and understanding of the extent of the early twentieth century 'exclusive' planned estate and make a positive contribution to the semi-rural character of the area.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the Kirby Fields Conservation Area by virtue of building on land that comprises it open, verdant landscape setting. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

#### **Recommendations/Mitigation:**

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of **Kirby Muxloe Castle**, which comprises a Scheduled Monument and Grade I listed building by virtue of building on its rural landscape context and compromising the openness of this landscape. Due to the high significance of assets, importance of their landscape context and proximity, there are likely no options for mitigation.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of **Kirby Fields Conservation Area** by virtue of building on land that comprises it open, verdant landscape setting. Proposals should explore how this harm can be minimised through the creation of green space to provide set backs of development closest to the asset.

It is considered that, subject to the careful consideration of the location, orientation, density, scale of development, and introducing a robust landscape scheme to the south of the Site would likely remove the identified harm to the above heritage assets.

#### **Archaeology**

##### **Comments:**

The Site is located 270m to the east of the **Scheduled Kirby Muxloe Castle** (List Entry Number

1013323), which is an excellent example of a late medieval quadrangular castle of the highest status and it retains extensive ruined remains which represent the two periods of construction at the site and is surrounded by an extant water-filled moat. The Site forms part of the landscape setting of the Scheduled Monument, particularly as the area is the last surviving remnant of undeveloped landscape around the Scheduled Monument.

The HER records no sites within the Site Allocation, but within the Study Area there is extensive evidence from the later prehistoric to the medieval period. To the north of the Site the HER reports an area of excavation where the elements of four, or possibly six, Iron Age round houses and ditches of a Roman field system were recorded (MLE188). Occupation of Roman date was suggested by a concentration of post-holes and pits and a rectangular post-built structure and there was evidence for pottery production on site. Finds to the west of the Site include prehistoric flints (MLE7130) and a Roman coin (MLE17212).

To the south-west of the Scheduled Monument, to the west of the Site is the core of the medieval and post-medieval historic settlement of Kirby Muxloe (MLE211).

To the south of the Site is the former late medieval – early post-medieval Kirby Muxloe deer park (MLE207). Large parts of this park are now a housing estate but areas adjacent to the Site are arable land.

From the existing HER entries, it would appear that a geophysical survey was undertaken within the Site allocation in 2014. The extent and type of survey undertaken is unknown, but the HER suggests that some possible anomalies of an archaeological origin were recorded.

Initial research indicates there is potential for historic activity within the immediate environs of the Site from the later prehistoric period onwards and the Site has a high potential for further surviving archaeological deposits from the prehistoric through to the medieval period.

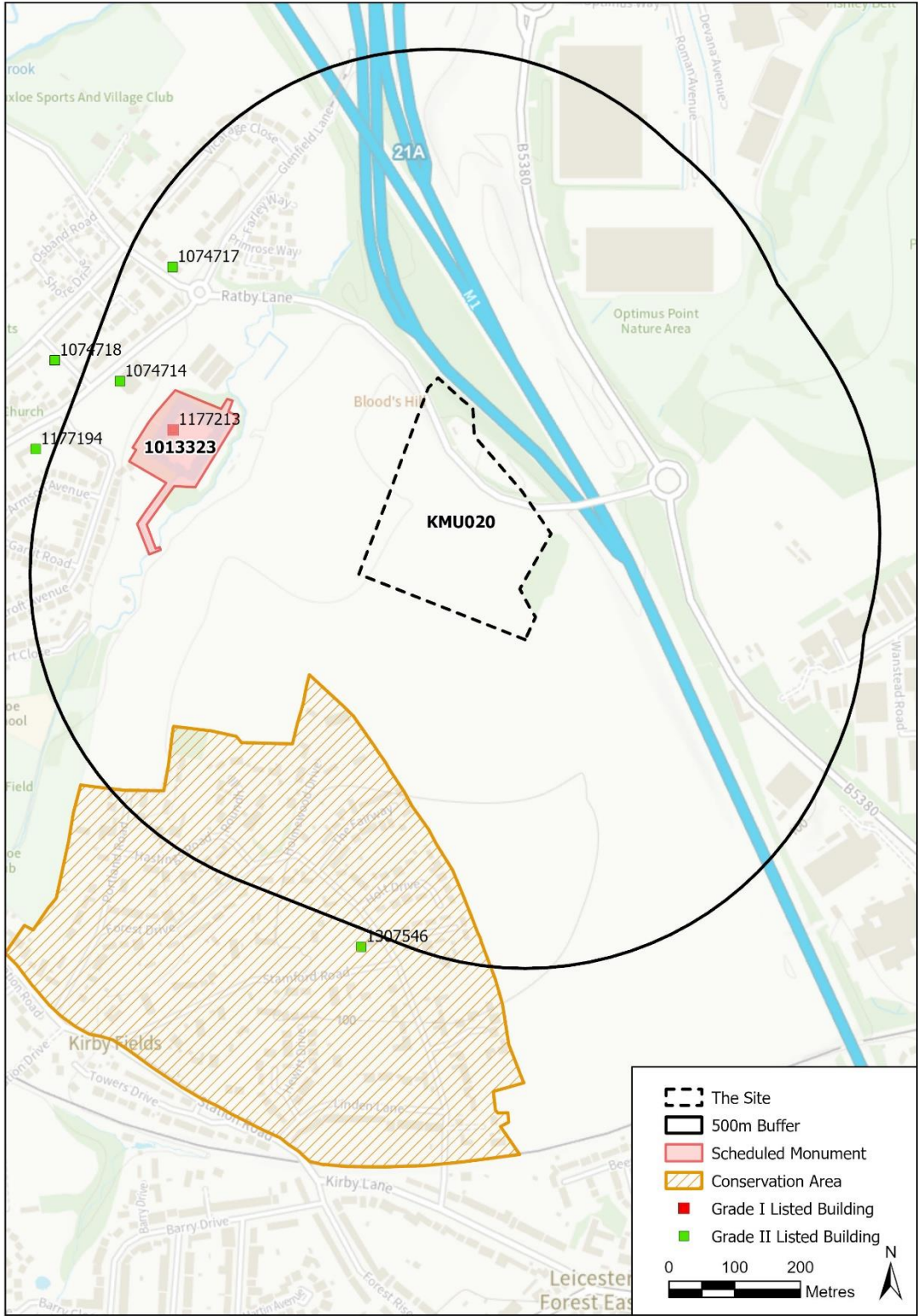
#### **Recommendations/Mitigation:**

There is extensive residential development to the west and south-west of the Scheduled Monument so the Site is part of the only surviving remnant of undeveloped landscape around the Scheduled Monument and any planning application will require a setting assessment to consider how the Scheduled Monument would be impacted by any development.

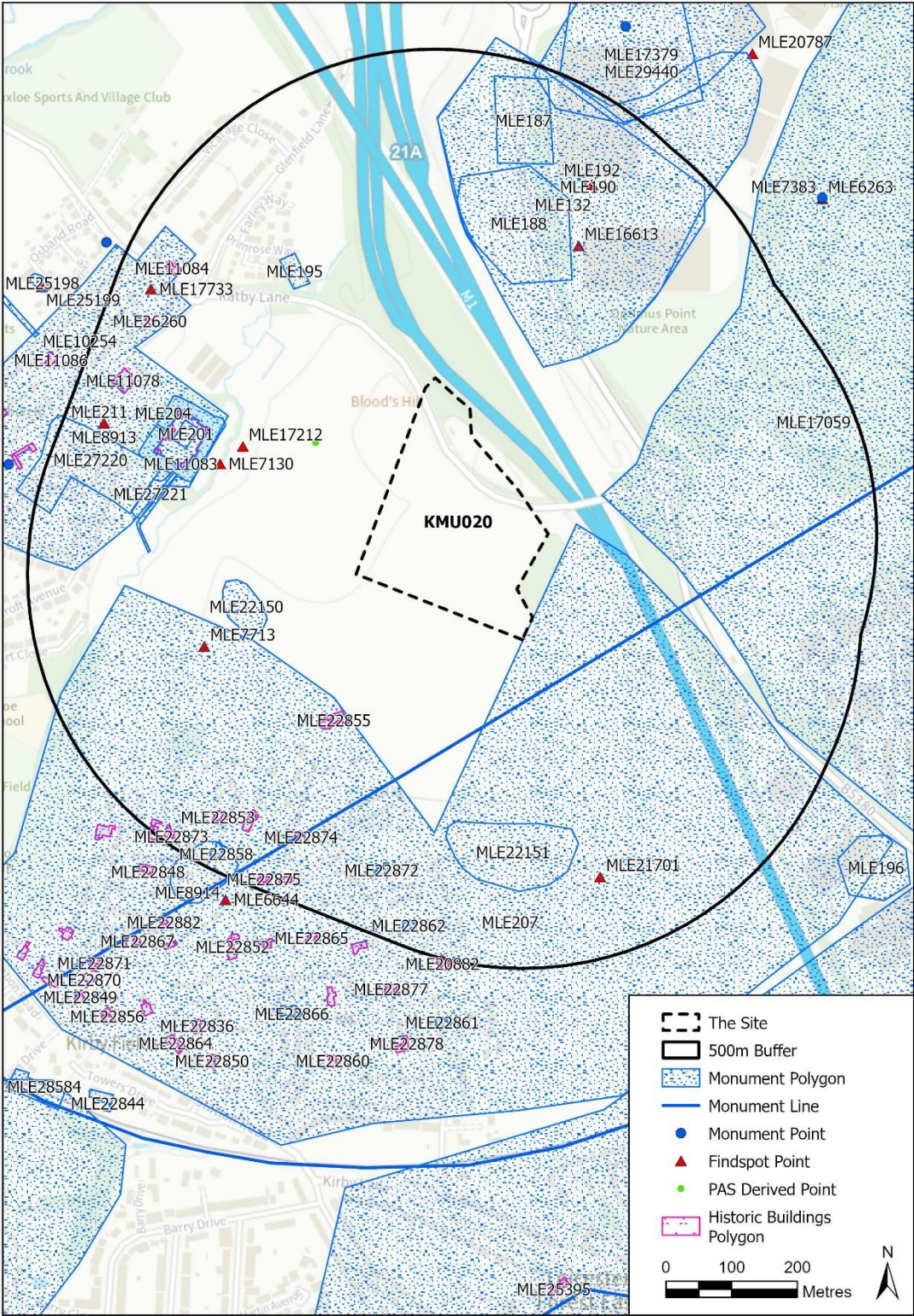
The proposed Site allocation has the potential to disturb a range of unknown heritage assets of medieval or post medieval date that maybe associated with the castle along with Iron Age and Roman remains.

At the planning application stage, a full detailed archaeological desk-based assessment would be required with any submitted application for the Site. Assessment within the DBA should be undertaken of the known archaeological deposits and the potential for identifying similar or associated deposits within the Site, including documentary and cartographic resources. The area may require a further programme of non-intrusive field evaluation, such as additional geophysical survey, potentially supported by targeted trial trenching to support the application in identifying the heritage impact of the proposal.

Should significant below-ground archaeological deposits be identified during the evaluation phase the results will inform a mitigation strategy which could alter the extent of the development area and include preservation in-situ of the below-ground deposits.











## KMU021: Blood's Hill (large)

|                           |        |                  |              |
|---------------------------|--------|------------------|--------------|
| <b>Allocation ref no.</b> | KMU021 | <b>Site Name</b> | Blood's Hill |
|---------------------------|--------|------------------|--------------|

### Site Summary

The Site covers an area of 19 hectares which is all farmland. The Site is roughly L-shaped and is located to the east of the residential development of Kirby Muxloe and Kirby Muxloe Castle and north of Kirby Fields.

The eastern border of the Site follows the course of the brook serving the castles moat. Part of the southern border is contiguous with Kirby Fields Conservation Area. The M1 runs to the north east of the Site.

### Historic Environment Evidence Base

Grade I, Grade II\* and Grade II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

| List Entry Number | List Entry Name                           | Grade |
|-------------------|-------------------------------------------|-------|
| 1074714           | Castle Farmhouse                          | II    |
| 1074715           | The Old White House                       | II    |
| 1074716           | The Poplars                               | II    |
| 1074717           | Parsons Farewell                          | II    |
| 1074718           | The Woodlands                             | II    |
| 1177194           | 75-85, Main Street                        | II    |
| 1177200           | 30 And 32, Main Street                    | II    |
| 1177204           | Church Of St Bartholomew                  | II*   |
| 1177213           | Kirby Muxloe Castle                       | I     |
| 1307546           | The Spinneys                              | II    |
| 1013323           | Kirby Muxloe Castle<br>Scheduled Monument | N/A   |
| N/A               | Kirby Fields Conservation<br>Area         | N/A   |

### Potential Non-Designated Heritage Assets

- Holmewood (MLE22855)

### Entries on the HER

| MonUID   | Name                                                 |
|----------|------------------------------------------------------|
| MLE10254 | Trackway, north-west of Woodlands Lane, Kirby Muxloe |
| MLE11077 | 75 - 85 (Odd) Main Street, Kirby Muxloe              |
| MLE11078 | Castle Farmhouse, Main Street, Kirby Muxloe          |
| MLE11079 | 30 & 32 Main Street, Kirby Muxloe                    |
| MLE11080 | The Old White House, 44, Main Street, Kirby Muxloe   |
| MLE11081 | Church Of St. Bartholomew, Main Street, Kirby Muxloe |
| MLE11082 | The Poplars, 82, Main Street, Kirby Muxloe           |
| MLE11083 | Kirby Muxloe Castle, Oakcroft Avenue                 |

|          |                                                                              |
|----------|------------------------------------------------------------------------------|
| MLE11084 | Parsons Farewell, 399, Ratby Lane, Kirby Muxloe                              |
| MLE11085 | The Spinneys, Stamford Road, Kirby Fields, Kirby Muxloe                      |
| MLE11086 | The Woodlands, Woodlands Lane, Kirby Muxloe                                  |
| MLE132   | Prehistoric flint scatter, south-east of Kirby Lodge, Glenfield              |
| MLE15732 | Poplars Farm, Desford Road, Kirby Muxloe                                     |
| MLE16613 | Medieval ring found near Ratby Lane, Kirby Muxloe                            |
| MLE17059 | Leicester Forest Area C, The Frith                                           |
| MLE17212 | Roman coin from the vicinity of Kirby Muxloe Castle                          |
| MLE17379 | Middle Iron Age site south of Glebe Farm, Glenfield                          |
| MLE17733 | Medieval pottery from 402, Ratby Lane, Kirby Muxloe                          |
| MLE187   | Late Bronze Age/Early Iron Age site, south-east of Kirby Lodge, Kirby Muxloe |
| MLE188   | Iron Age/Roman site, south-east of Kirby Lodge, Kirby Muxloe                 |
| MLE190   | Iron Age/Roman remains from south-east of Kirby Lodge, Glenfield             |
| MLE192   | Anglo-Saxon pottery from south-east of Kirby Lodge, Glenfield                |
| MLE194   | Wells, south of Main Street, Kirby Muxloe                                    |
| MLE195   | Cropmarks north of Ratby Lane, Kirby Muxloe                                  |
| MLE201   | Medieval manor house, Kirby Muxloe Castle                                    |
| MLE204   | Moat, Kirby Muxloe Castle                                                    |
| MLE207   | Kirby Muxloe Park                                                            |
| MLE20882 | Moel Lllys, Forest Drive, Kirby Fields, Kirby Muxloe                         |
| MLE211   | Historic settlement core of Kirby Muxloe                                     |
| MLE21554 | St Bartholomew's Church burial ground, Main Street, Kirby Muxloe             |
| MLE21701 | Neolithic/Bronze Age flint from east of Kirby Fields                         |
| MLE22150 | Undated linear features south-east of Kirby Muxloe Castle                    |
| MLE22151 | Sub-circular features east of Holt Drive, Kirby Muxloe                       |
| MLE22315 | Possible Seventeenth house, 60, Main Street, Kirby Muxloe                    |
| MLE22316 | Post-medieval well, 61, Main Street, Kirby Muxloe                            |
| MLE22403 | Anglo-Saxon finds from north of Desford Road, Kirby Muxloe                   |
| MLE22404 | Roman site near the allotments, Desford Road, Kirby Muxloe                   |
| MLE22664 | Leicester Forest Area D                                                      |
| MLE22836 | Jerviston, Stamford Road, Kirby Fields, Kirby Muxloe                         |
| MLE22842 | The Old House, Stamford Road, Kirby Fields, Kirby Muxloe                     |
| MLE22843 | Portland House, Portland Road, Kirby Fields, Kirby Muxloe                    |
| MLE22847 | The Firs/The Larches, Stamford Road, Kirby Fields, Kirby Muxloe              |
| MLE22848 | Hardwick House, Hastings Road, Kirby Fields, Kirby Muxloe                    |
| MLE22850 | Mayfield, Station Road, Kirby Fields, Kirby Muxloe                           |
| MLE22851 | Uplands, Hastings Road, Kirby Fields, Kirby Muxloe                           |
| MLE22852 | Charnwood, Stamford Road, Kirby Fields, Kirby Muxloe                         |
| MLE22853 | Elmstead, Roundhill, Kirby Fields, Kirby Muxloe                              |
| MLE22854 | Cliffe House, Roundhill, Kirby Fields, Kirby Muxloe                          |
| MLE22855 | Holmewood, Holmewood Drive, Kirby Fields, Kirby Muxloe                       |
| MLE22858 | Site of Carmel, Hastings Road, Kirby Fields, Kirby Muxloe                    |
| MLE22859 | Forest View, Stamford Road, Kirby Fields, Kirby Muxloe                       |
| MLE22860 | White Lodge, Linden Lane, Kirby Fields, Kirby Muxloe                         |
| MLE22861 | Site of Walton Lodge, Forest Drive, Kirby Fields, Kirby Muxloe               |
| MLE22862 | Site of Rosendene, Forest Drive, Kirby Fields, Kirby Muxloe                  |
| MLE22864 | Crail Lodge, Stamford Road, Kirby Fields, Kirby Muxloe                       |



|          |                                                                                          |
|----------|------------------------------------------------------------------------------------------|
| MLE22865 | Barncroft, Stamford Road, Kirby Fields, Kirby Muxloe                                     |
| MLE22866 | Site of Walberton, Stamford Road, Kirby Fields, Kirby Muxloe                             |
| MLE22867 | The Cottage, Forest Drive, Kirby Fields, Kirby Muxloe                                    |
| MLE22868 | The Shrubbery, Forest Drive, Kirby Fields, Kirby Muxloe                                  |
| MLE22869 | Whirlow Cottage, Forest Drive, Kirby Fields, Kirby Muxloe                                |
| MLE22872 | Site of The Holt, Forest Drive, Kirby Fields, Kirby Muxloe                               |
| MLE22873 | Little Gables, Hastings Road, Kirby Fields, Kirby Muxloe                                 |
| MLE22874 | Meadowcroft, Forest Drive, Kirby Fields, Kirby Muxloe                                    |
| MLE22875 | Ringwood, Forest Drive, Kirby Fields, Kirby Muxloe                                       |
| MLE22876 | White Cottage, Forest Drive, Kirby Fields, Kirby Muxloe                                  |
| MLE22877 | The Cedars, Forest Drive, Kirby Fields, Kirby Muxloe                                     |
| MLE22878 | Elmcroft, Forest Drive, Kirby Fields, Kirby Muxloe                                       |
| MLE22882 | The Lodge, Forest Drive, Kirby Fields, Kirby Muxloe                                      |
| MLE22942 | Medieval gold brooch from east of Kirby Muxloe Castle                                    |
| MLE25197 | Post-medieval ditch, Ratby Lane, Kirby Muxloe                                            |
| MLE25198 | Possible Roman site, west of Howards Court, Kirby Muxloe                                 |
| MLE25199 | Middle Iron Age pottery, west of Howards Court, Kirby Muxloe                             |
| MLE26260 | Former General Baptist Chapel, "Zion Chapel", adjacent to 114, Main Street, Kirby Muxloe |
| MLE26424 | Twentieth cemetery, Desford Road, Kirby Muxloe                                           |
| MLE27220 | Medieval/post-medieval enclosures south-west of the castle, Kirby Muxloe                 |
| MLE27221 | Medieval/post-medieval fishpond south-west of the castle, Kirby Muxloe                   |
| MLE29373 | The Cottage, 44, Desford Road, Kirby Muxloe                                              |
| MLE3019  | Mancetter Road                                                                           |
| MLE6644  | Medieval coin, High Trees, Forest Drive, Kirby Fields, Kirby Muxloe                      |
| MLE7130  | Prehistoric flints from Kirby Muxloe Castle                                              |
| MLE7713  | Roman finds from west of Holmewood, Kirby Fields, Kirby Muxloe                           |
| MLE8913  | Coin from near Kirby Muxloe Castle                                                       |
| MLE8914  | Iron Age/Roman site, Forest Drive/Hastings Road, Kirby Fields, Kirby Muxloe              |
| MLE9615  | Medieval/post-medieval finds from near the allotment gardens, Kirby Muxloe               |

### Built Heritage

#### Comments:

The Site is located immediately to the east of **Kirby Muxloe Castle**, a Scheduled Monument (List Entry Number: 1013323) and a Grade I listed building (List Entry Number: 1177213). The western Site boundary runs contiguous with the stream channel that is the water source for the moat. The southern end of the leat (included in the scheduling) which connects to the stream abuts the Site boundary.

The Scheduled Monument includes the standing and buried remains of a quadrangular castle, and its associated leat and outlet channel which represent two periods of construction at the site. The significance of the Scheduled Monument primarily derives from the standing and buried remains of the fourteenth century manor house will provide evidence of the structures which originally existed here, while the quadrangular castle which superseded it is one of the earliest brick-built structures in the Midlands. The fifteenth century gatehouse and the south western tower survive in a near-complete condition and retain early examples of gun ports within their fabric. The surviving



contemporary building records provide a valuable and detailed account of the castle's construction. Additionally, environmental deposits will survive within the leat and outlet channel which retain rare evidence of their sluices and weirs. Moated sites are vital for studying the distribution of medieval wealth and status.

The standing remains of the Castle are Grade I listed (and included in the Scheduling), Grade I listed buildings are of exceptional interest with only around 2.5% of listed buildings being designated Grade I. The significance of the listed building is principally drawn from the architectural and historic of the ruins of a castle which is dated to 1480 and built from brick with stone dressings, intended to be a showpiece fortified manor house, today, only gatehouse at centre of north west side and west tower ever neared completion and the remainder survives only in plan marked by foundation and low base walls. Kirby Muxloe Castle is a spectacular example of a late medieval quadrangular castle of the highest status and is one of the earliest brick-built structures in the Midlands. The gatehouse and the south western tower retain early examples of gun ports within their fabric.

The setting of the listed building also makes an important contribution to its significance. The immediate setting of the Grade I listed building comprises the surrounding waterfilled moat, waterfilled moat (The constructions of moated sites marked the high status of the owner and mostly intended as a status symbol). The moat is lined by matures trees on all sides and Rothley Brook to the east side of the moat which has historically been the water source for the moat.

Historic maps show that the Scheduled Monument and listed building were surrounded by undeveloped rural landscape with dispersed rural settlements to the west (Kirby Muxloe) and further south (Kirby Fields). Today, much of the rural context to the west of the asset's has been subject to a high degree of change through modern residential development. To the north, the sense of rurality has been diminished through the M1 infrastructure and through the construction of industrial units. However, the landscape to the east and south east of the asset's (which comprises the land within the Site) remains undeveloped, retaining a legible rural character. This historically undeveloped and rural landscape, which is one of the only remaining undeveloped parcels of land within the assets' immediate context, positively contributes to the ability to appreciate the architectural and historic interest of the assets as an exceptional example of a high-status rural residence representing a key era of medieval rural history.

For the reasons given above, outward views of the open agrarian fields to the eastern side of the assets make a positive contribution to the setting and significance of the asset as do views of the assets from within the surrounding landscape. A PRoW runs along the southern boundary of the Site. These views facilitate the ability to understand and appreciate the significance of the asset as pre-eminent medieval landmark preserved within its historic rural landscape.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of Kirby Muxloe Castle, which comprises a Scheduled Monument and Grade I listed building by virtue of building on its historic rural landscape context and compromising the openness of this landscape. Due to the proximity of the Site and asset, the impact arising from built form within the Site would likely be highly contentious. This would likely give rise to a level of less than substantial harm.

The Site is located immediately north of the **Kirby Fields Conservation Area**. The part of the southern boundary of the Site and northern boundary of the Conservation Area are contiguous. The special interest of Kirby Fields Conservation Area is defined by substantial houses of individual style, standing in extensive grounds that are served by a network of private roads that are unified

by mature and attractive landscaping. Development of the private residential estate began in the late nineteenth century following the sale of farmland in 1877 and was built out into the mid-twentieth century. The setting of the Conservation Area to the north, east and west comprises predominantly of undeveloped, open fields (which includes land within the Site). To the south of the Conservation Area is the Ivanhoe Railway line with later residential development south of the line.

The open field immediately surrounding the Conservation Area positively contribute to the appreciation and understanding of the extent of the early twentieth century 'exclusive' planned estate and make a positive contribution to the semi-rural character of the area. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the Kirby Fields Conservation Area by virtue of building on land that comprises its immediate open and verdant landscape setting and compromising its semi-rural character.

The Site is located to the north of the Grade II listed **The Spinneys** (List Entry Number: 1307546). The significance of the listed building is primarily drawn from its architectural and historic interest. The house is dated to 1898, built in an Arts and Crafts style, built for Edward Percy. Although the architect is unknown, the design was influenced by the work of Ernest Gimson. The Spinneys is one of a series of large houses built in Kirby Fields Conservation Area, but is the only listed building in the Conservation Area and therefore represents a good example of its type, which is nationally important. The large garden plot, soft landscaping and surrounding buildings dating from the same period of development make a positive contribution to the setting of the listed building and its overall significance. The setting of the heritage asset, due to the intervening development, does not extend to the Site.

As such, the proposed Allocation is unlikely to affect or cause harm to the setting or significance of the designated heritage asset.

In the northern corner of the Conservation Area is **Holmewood** (MLE22855), a substantial dwelling dated to 1885 and one of the first dwellings to be constructed as part of the Kirby Fields housing development. It is a typical late Victorian style built using redbrick, slate roof, large chimneys and timber windows. Although heavily extended, it does retain its character and makes a positive contribution to the Conservation Area. It has been highlighted on the HER and subject to further review could be considered a non-designated heritage asset. The property has historically been experienced on the edge of the Kirby Fields development with the rural fields beyond, and this historic context remains extant, positively contributing to its setting.

Due to the proximity of the Site to the property, the proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of a non-designated heritage asset (subject to further review) which should be further explored and minimised in any future assessment.

There are several listed buildings located to the west of the Site within the 500-metre Study Area. These include:

- **Parsons Farewell**, (Grade II, List Entry Number: 1074717)
- **The Woodland** (Grade II, List Entry Number: 1074718)
- **75-85 Main Street** (Grade II, List Entry Number: 1177194)

- **The Poplars** (Grade II, List Entry Number: 1074716)
- **Church of St Bartholomew** (Grade II\*, List Entry Number: 1074716)
- **The Old White House** (Grade II, List Entry Number: 1074715)
- **30 and 32 Main Street** (Grade II, List Entry Number: 1177200)

The setting of the heritage assets, due to the intervening distance and development, does not extend to the Site. The proposed Allocation is unlikely to affect or cause harm to the setting or significance of the above designated heritage assets.

The Site is located to the east of **Castle Farmhouse**, a Grade II listed building (List Entry Number: 1074714). The significance of the listed building primarily derives from its architectural and historic interest as a vernacular farmhouse built from red brick dated to the 1760-1770s with later nineteenth and twentieth century alterations and additions. Historic OS maps show it formed part of the rural settlement of Kirby Muxloe, with open fields to the northeast and south, with Kirby Muxloe Castle immediately to its west. According to the Tithe Map and Apportionment of 1853, the majority of land southwest of the Castle, including the allocation KMU023 and KMU024, was owned by Clement Winstanley, Esquire. Winstanley purchased the Castle in 1778, likely together with the surrounding land, and the estate appears to have remained in the family until the early twentieth century (subject to confirmation through further research). The arable land to the south of the PRoW, including that immediately adjacent to the farmhouse, was occupied by John Hooke. On this basis, the Site, together with KMU020, KMU023 and KMU024, potentially shares a historic functional relationship with the listed farmhouse. Today, the rurality of its setting and its relationship with the farmland has been somewhat compromised by the carpark in its immediate surroundings and later residential development of Kirby Muxloe. Nevertheless, the remaining undeveloped fields, as remnants of its historic landscape context, make a positive contribution to its overall significance and the ability to appreciate its significance.

#### **Recommendations/Mitigation:**

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of **Kirby Muxloe Castle**, which comprises a Scheduled Monument and Grade I listed building by virtue of building on its historic rural landscape context and compromising the openness of this landscape. Due to the importance of the undeveloped landscape context of the asset (which includes the whole Site) and proximity, there are likely no option for mitigation.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of **Kirby Fields Conservation Area** by virtue of building on land that comprises it open, verdant landscape setting. Proposals should explore how this harm can be minimised through the creation of green space to provide set backs of development closest to the asset.

It is considered that, subject to the careful consideration of the location, orientation, density, scale of development, and restricting development in the eastern and southern part of the Site would likely remove the identified harm to the above heritage asset.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance the **Holmewood** (potential non-designated heritage asset). Proposals should explore how this harm can be minimised through providing set backs of development closest to the asset in order to sustain its rural and agrarian setting.

It is considered that, subject to the careful consideration of the location, orientation, density, and scale of development, restricting built development within south east section of the Site would likely remove the identified harm to the above heritage.

## Archaeology

### Comments:

The Site is adjacent to the **Scheduled Kirby Muxloe Castle (List Entry Number 1013323)**, which is an excellent example of a late medieval quadrangular castle of the highest status, and it retains extensive ruined remains which represent the two periods of construction at the site and is surrounded by an extant water-filled moat. The stream that connects to the leat that feeds the moat forms the Site boundary and Historic England note that environmental deposits will survive within the leat and outlet channel which retain rare evidence of their sluices and weirs. The Site forms part of the landscape setting of the Scheduled Monument, particularly as the area is the last surviving remnant of undeveloped landscape around the Scheduled Monument.

The HER records an area of undated linear features (MLE22150) that were identified on a geophysical survey in 2014 within the Site, along with four flints (MLE7130), a Roman coin (MLE17212) and a medieval brooch (MLE22942). Within the Study Area there is extensive evidence from the later prehistoric to the medieval period. To the north of the Site the HER reports an area of excavation where the elements of four, or possibly six, Iron Age round houses and ditches of a Roman field system were recorded (MLE188). Occupation of Roman date was suggested by a concentration of post-holes and pits and a rectangular post-built structure and there was evidence for pottery production on site.

To the south-west of the Scheduled Monument, to the west of the Site is the core of the medieval and post-medieval historic settlement of Kirby Muxloe (MLE211).

To the south of the Site is the former late medieval – early post-medieval Kirby Muxloe Park (MLE207). Large parts of this former deer park are now a housing estate but areas adjacent to the Site are arable land.

From the existing HER entries, it would appear that a geophysical survey was undertaken within the Site allocation in 2014. The extent and type of survey undertaken is unknown, but the HER suggests that some possible anomalies of an archaeological origin were recorded.

Initial research indicates there is potential for historic activity within the immediate environs of the Site from the later prehistoric period onwards and the Site has a high potential for further surviving archaeological deposits from the prehistoric through to the medieval period.

### Recommendations/Mitigation:

There is extensive residential development to the west and south-west of the Scheduled Monument so the Site is part of the only surviving remnant of undeveloped landscape around the Scheduled Monument and any planning application will require a setting assessment to consider how the Scheduled Monument would be impacted by any development.

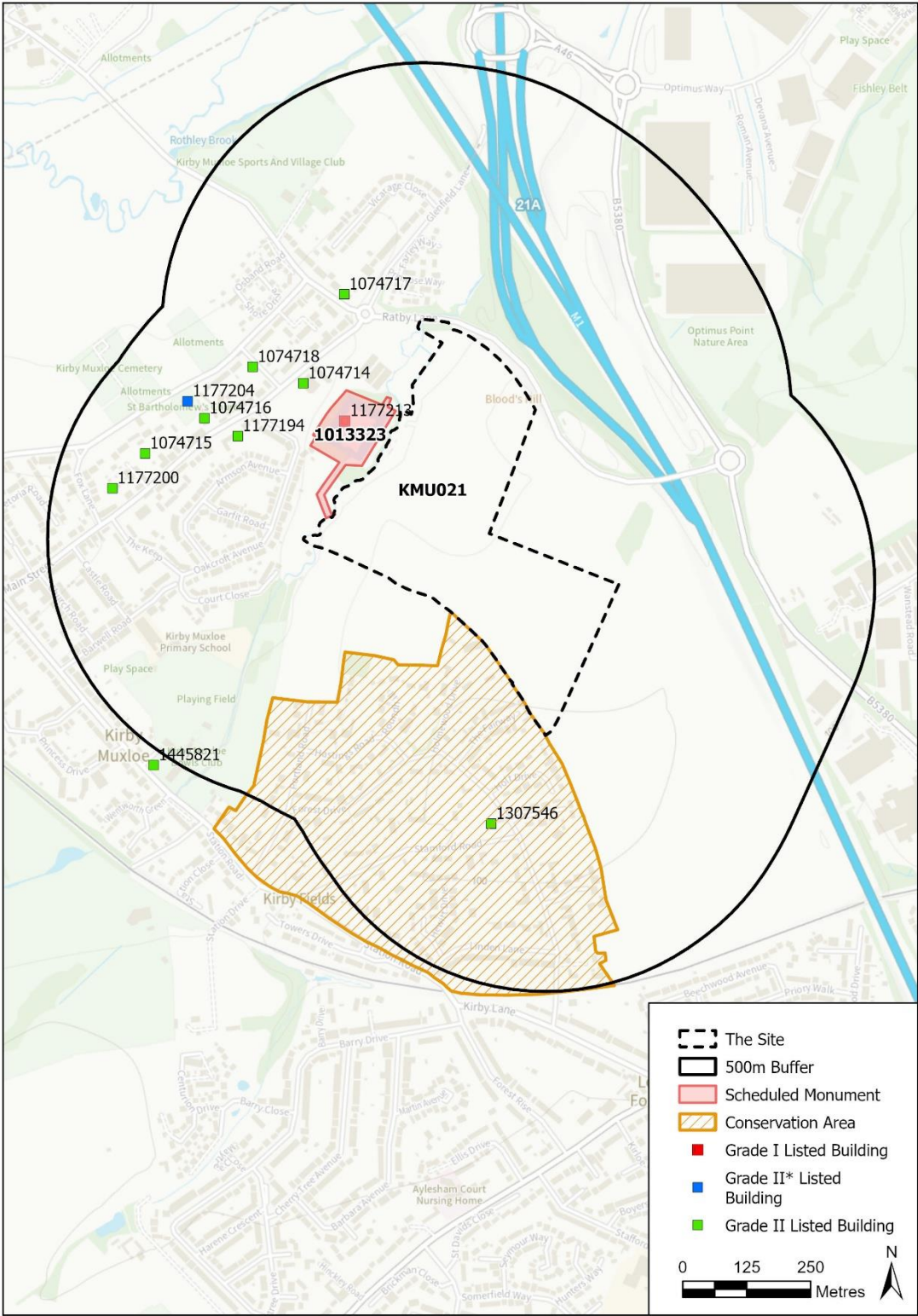
The proposed Site allocation has the potential to disturb a range of unknown heritage assets of medieval or post medieval date that maybe associated with the castle along with Iron Age and Roman remains.

At the planning application stage, a full detailed archaeological desk-based assessment would be required with any submitted application for the Site. Assessment within the DBA should be undertaken of the known archaeological deposits and the potential for identifying similar or associated deposits within the Site, including documentary and cartographic resources. The area may require a further programme of non-intrusive field evaluation, such as additional geophysical

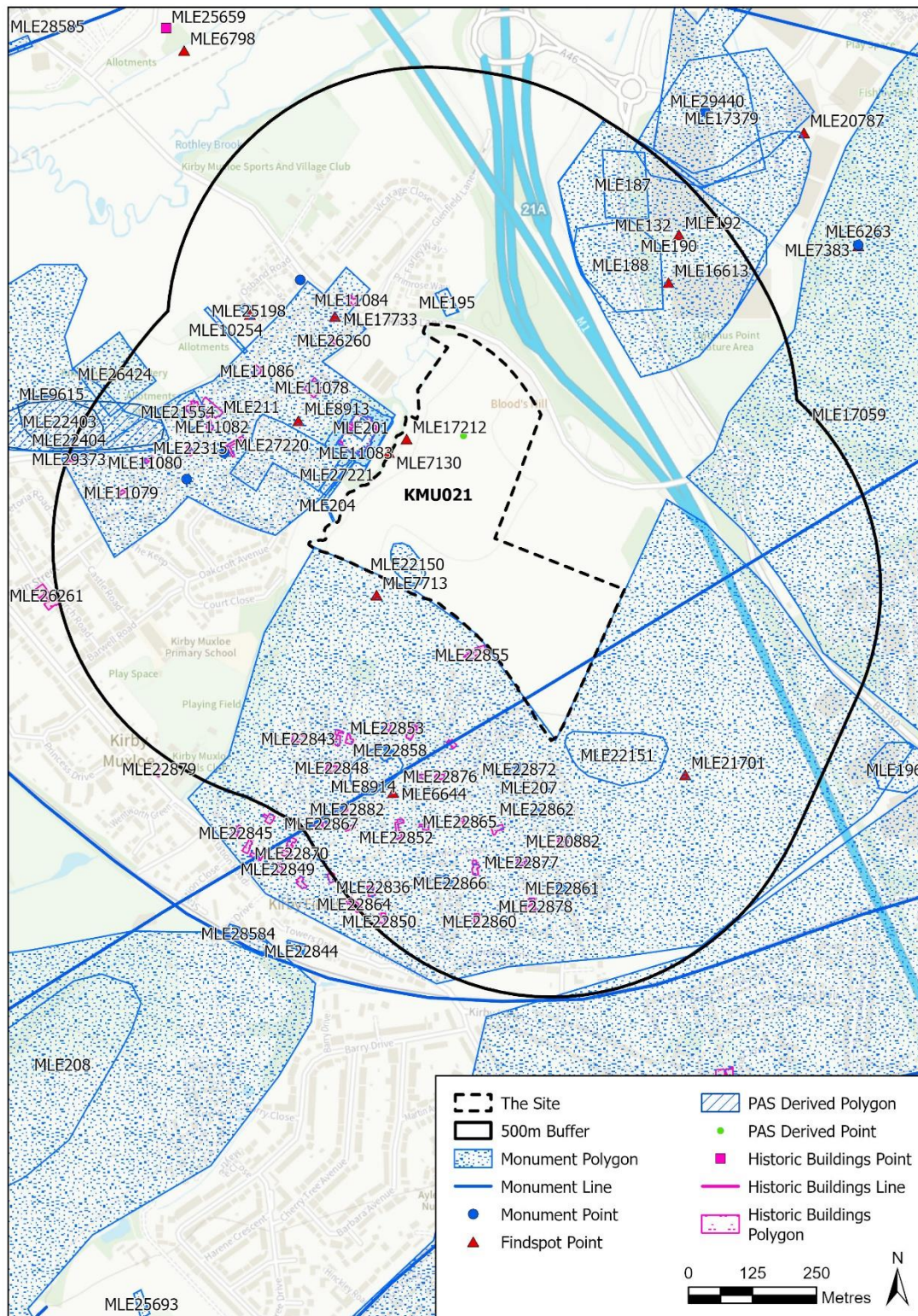


survey, potentially supported by targeted trial trenching to support the application in identifying the heritage impact of the proposal.

Should significant below-ground archaeological deposits be identified during the evaluation phase the results will inform a mitigation strategy which could alter the extent of the development area and include preservation in-situ of the below-ground deposits.













## KMU023: Land at Roundhill

|                           |        |                  |                   |
|---------------------------|--------|------------------|-------------------|
| <b>Allocation ref no.</b> | KMU023 | <b>Site Name</b> | Land at Roundhill |
|---------------------------|--------|------------------|-------------------|

### Site Summary

The site is located to the east of Kirby Muxloe covering an area of 1 hectare. It comprises open land associated with the property at 6 Roundhill and enclosed with mature hedgerows and trees.

The site contains no existing properties. It is bounded to the southwest and southeast by dwellings within the Kirby Fields Conservation Area, and to the northwest and northeast by agricultural land, with the built-up area of Kirby located further to the northwest. The M1 motorway is located to the east.

### Historic Environment Evidence Base

Grade I, Grade II\* and Grade II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

| List Entry Number | List Entry Name                           | Grade |
|-------------------|-------------------------------------------|-------|
| 1074714           | Castle Farmhouse                          | II    |
| 1177194           | 75-85, Main Street                        | II    |
| 1177213           | Kirby Muxloe Castle                       | I     |
| 1307546           | The Spinneys                              | II    |
| 1013323           | Kirby Muxloe Castle<br>Scheduled Monument | N/A   |
|                   | Kirby Fields Conservation<br>Area         | N/A   |

### Potential Non-Designated Heritage Assets

- Holmewood (MLE22855)

### Entries on the HER

| MonUID  | Name                                                                        |
|---------|-----------------------------------------------------------------------------|
| MLE194  | Wells, south of Main Street, Kirby Muxloe                                   |
| MLE201  | Medieval manor house, Kirby Muxloe Castle                                   |
| MLE204  | Moat, Kirby Muxloe Castle                                                   |
| MLE207  | Kirby Muxloe Park                                                           |
| MLE211  | Historic settlement core of Kirby Muxloe                                    |
| MLE3019 | Mancetter Road                                                              |
| MLE6644 | Medieval coin, High Trees, Forest Drive, Kirby Fields, Kirby Muxloe         |
| MLE7130 | Prehistoric flints from Kirby Muxloe Castle                                 |
| MLE7713 | Roman finds from west of Holmewood, Kirby Fields, Kirby Muxloe              |
| MLE8913 | Coin from near Kirby Muxloe Castle                                          |
| MLE8914 | Iron Age/Roman site, Forest Drive/Hastings Road, Kirby Fields, Kirby Muxloe |

|          |                                                                       |
|----------|-----------------------------------------------------------------------|
| MLE11077 | 75 - 85 (Odd) Main Street, Kirby Muxloe                               |
| MLE11078 | Castle Farmhouse, Main Street, Kirby Muxloe                           |
| MLE11083 | Kirby Muxloe Castle, Oakcroft Avenue                                  |
| MLE11085 | The Spinneys, Stamford Road, Kirby Fields, Kirby Muxloe               |
| MLE17212 | Roman coin from the vicinity of Kirby Muxloe Castle                   |
| MLE20882 | Moel Llys, Forest Drive, Kirby Fields, Kirby Muxloe                   |
| MLE22150 | Undated linear features south-east of Kirby Muxloe Castle             |
| MLE22151 | Sub-circular features east of Holt Drive, Kirby Muxloe                |
| MLE22836 | Jerviston, Stamford Road, Kirby Fields, Kirby Muxloe                  |
| MLE22842 | The Old House, Stamford Road, Kirby Fields, Kirby Muxloe              |
| MLE22843 | Portland House, Portland Road, Kirby Fields, Kirby Muxloe             |
| MLE22845 | Fernleigh/Brook House, Station Road, Kirby Fields, Kirby Muxloe       |
| MLE22846 | Inglewood/Heatherlea, Station Road, Kirby Fields, Kirby Muxloe        |
| MLE22847 | The Firs/The Larches, Stamford Road, Kirby Fields, Kirby Muxloe       |
| MLE22848 | Hardwick House, Hastings Road, Kirby Fields, Kirby Muxloe             |
| MLE22849 | The Glen, Forest Drive, Kirby Fields, Kirby Muxloe                    |
| MLE22850 | Mayfield, Station Road, Kirby Fields, Kirby Muxloe                    |
| MLE22851 | Uplands, Hastings Road, Kirby Fields, Kirby Muxloe                    |
| MLE22852 | Charnwood, Stamford Road, Kirby Fields, Kirby Muxloe                  |
| MLE22853 | Elmstead, Roundhill, Kirby Fields, Kirby Muxloe                       |
| MLE22854 | Cliffe House, Roundhill, Kirby Fields, Kirby Muxloe                   |
| MLE22855 | Holmewood, Holmewood Drive, Kirby Fields, Kirby Muxloe                |
| MLE22856 | Stamford House/Forest House, Station Road, Kirby Fields, Kirby Muxloe |
| MLE22857 | Westleigh/Eastleigh, Forest Drive, Kirby Fields, Kirby Muxloe         |
| MLE22858 | Site of Carmel, Hastings Road, Kirby Fields, Kirby Muxloe             |
| MLE22859 | Forest View, Stamford Road, Kirby Fields, Kirby Muxloe                |
| MLE22860 | White Lodge, Linden Lane, Kirby Fields, Kirby Muxloe                  |
| MLE22861 | Site of Walton Lodge, Forest Drive, Kirby Fields, Kirby Muxloe        |
| MLE22862 | Site of Rosendene, Forest Drive, Kirby Fields, Kirby Muxloe           |
| MLE22863 | The Grove, Forest Drive, Kirby Fields, Kirby Muxloe                   |
| MLE22864 | Crail Lodge, Stamford Road, Kirby Fields, Kirby Muxloe                |
| MLE22865 | Barncroft, Stamford Road, Kirby Fields, Kirby Muxloe                  |
| MLE22866 | Site of Walberton, Stamford Road, Kirby Fields, Kirby Muxloe          |
| MLE22867 | The Cottage, Forest Drive, Kirby Fields, Kirby Muxloe                 |
| MLE22868 | The Shrubbery, Forest Drive, Kirby Fields, Kirby Muxloe               |
| MLE22869 | Whirlow Cottage, Forest Drive, Kirby Fields, Kirby Muxloe             |
| MLE22870 | Carisbrooke, Forest Drive, Kirby Fields, Kirby Muxloe                 |
| MLE22871 | Gairloch/Delbury, Forest Drive, Kirby Fields, Kirby Muxloe            |
| MLE22872 | Site of The Holt, Forest Drive, Kirby Fields, Kirby Muxloe            |
| MLE22873 | Little Gables, Hastings Road, Kirby Fields, Kirby Muxloe              |
| MLE22874 | Meadowcroft, Forest Drive, Kirby Fields, Kirby Muxloe                 |
| MLE22875 | Ringwood, Forest Drive, Kirby Fields, Kirby Muxloe                    |
| MLE22876 | White Cottage, Forest Drive, Kirby Fields, Kirby Muxloe               |
| MLE22877 | The Cedars, Forest Drive, Kirby Fields, Kirby Muxloe                  |

|          |                                                                          |
|----------|--------------------------------------------------------------------------|
| MLE22878 | Elmcroft, Forest Drive, Kirby Fields, Kirby Muxloe                       |
| MLE22879 | Kirby Muxloe Stone Of Remembrance And War Memorial                       |
| MLE22882 | Gates, Memorial Garden, Station Road, Kirby Muxloe                       |
| MLE22942 | The Lodge, Forest Drive, Kirby Fields, Kirby Muxloe                      |
| MLE27220 | Medieval gold brooch from east of Kirby Muxloe Castle                    |
| MLE27220 | Medieval/post-medieval enclosures south-west of the castle, Kirby Muxloe |
| MLE27221 | Medieval/post-medieval fishpond south-west of the castle, Kirby Muxloe   |

### Built Heritage

#### Comments:

There are seven designated heritage assets within the 500-metre Study Area.

The Site is located to the southeast of **Kirby Muxloe Castle**, a Scheduled Monument (List Entry Number: 1013323) and a Grade I listed building (List Entry Number: 1177213). Open arable land separates the Site from the heritage asset. The Scheduled Monument includes the standing and buried remains of a quadrangular castle, and its associated leat and outlet channel which represent two periods of construction at the site. The significance of the Scheduled Monument primarily derives from the standing and buried remains of the fourteenth century manor house will provide evidence of the structures which originally existed here, while the quadrangular castle which superseded it is one of the earliest brick-built structures in the Midlands. The fifteenth century gatehouse and the south western tower survive in a near- complete condition and retain early examples of gun ports within their fabric. The surviving contemporary building records provide a valuable and detailed account of the castle's construction. Additionally, environmental deposits will survive within the leat and outlet channel which retain rare evidence of their sluices and weirs. Moated sites are vital for studying the distribution of medieval wealth and status.

The standing remains of the Castle are Grade I listed (and included in the Scheduling), Grade I listed buildings are of exceptional interest with only around 2.5% of listed buildings being designated Grade I. The significance of the listed building is principally drawn from the architectural and historic of the ruins of a castle which is dated to 1480 and built from brick with stone dressings, intended to be a showpiece fortified manor house, today, only gatehouse at centre of north west side and west tower ever neared completion and the remainder survives only in plan marked by foundation and low base walls. Kirby Muxloe Castle is a spectacular example of a late medieval quadrangular castle of the highest status and is one of the earliest brick-built structures in the Midlands. The gatehouse and the south western tower retain early examples of gun ports within their fabric.

The setting of the listed building also makes an important contribution to its significance. The immediate setting of the Grade I listed building comprises the surrounding waterfilled moat. (The constructions of moated sites marked the high status of the owner and mostly intended as a status symbol.) The moat is lined by matures trees on all sides and Rothley Brook to the east side of the moat which has historically been the water source for the moat.

Historic maps show that the Scheduled Monument and listed building were surrounded by undeveloped rural landscape with dispersed rural settlements to the west (Kirby Muxloe) and further south (Kirby Fields). Today, much of the rural context to the west of the asset's has been subject to a high degree of change through modern residential development. To the north, the sense of rurality has been diminished through the M1 infrastructure and through the construction of industrial units. However, the landscape to the east and south east of the assets (which comprises the Site) remains undeveloped, retaining a legible rural character. This historically undeveloped and

rural landscape positively contributes to the ability to appreciate the architectural and historic interest of the assets as an exceptional example of a high-status rural residence representing a key era of medieval rural history.

For the reasons given above, outward views of the open agrarian fields to the eastern and southeastern side of the assets make a positive contribution to their setting and significance as do views of the assets from within the surrounding landscape. A PRoW runs along the northeastern boundary of the Site. These views facilitate the ability to understand and appreciate the significance of the asset as pre-eminent medieval landmark preserved within its historic rural landscape.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of Kirby Muxloe Castle, which comprises a Scheduled Monument and Grade I listed building by virtue of building on its historic rural landscape context and compromising the openness of this landscape. This would likely give rise to a level of less than substantial harm.

The Site is located to the southeast of **Castle Farmhouse**, a Grade II listed building (List Entry Number: 1074714). The significance of the listed building primarily derives from its architectural and historic interest as a vernacular farmhouse built from red brick dated to the 1760-1770s with later nineteenth and twentieth century alterations and additions. According to the Tithe Map and Apportionment of 1853, the majority of land southwest of the Castle, including the Site and allocation KMU024, was owned by Clement Winstanley, Esquire. Winstanley purchased the Castle in 1778, likely together with the surrounding land, and the estate appears to have remained in the family until the early twentieth century (subject to confirmation through further research). The arable land to the south of the PRoW, including that immediately adjacent to the farmhouse, was occupied by John Hooke. On this basis, the Site, together with KMU024, is likely to share a historic functional relationship with the listed farmhouse. Historic OS maps show the Site formed part of the rural settlement of Kirby Muxloe, with open fields to the northeast and south, with Kirby Muxloe Castle immediately to its southeast. Today, the rurality of its setting and its relationship with the farmland has been somewhat compromised by the carpark in its immediate surroundings and later residential development of Kirby Muxloe. Nevertheless, the remaining undeveloped fields, as remnants of its historic landscape context, make a positive contribution to its overall significance and the ability to appreciate its significance.

However, given the distance and intervening landscape between the asset and the Site, the proposed allocation is unlikely to adversely impact the setting and significance of the designated heritage asset.

The Site is located immediately north of the **Kirby Fields Conservation Area**. The southern part of the Site extends into the Conservation Area and connects to Roundhill, and the eastern boundary of the Site abuts the Conservation Area. The special interest of Kirby Fields Conservation Area is defined by substantial houses of individual style, standing in extensive grounds that are served by a network of private roads that are unified by mature and attractive landscaping. Development of the private residential estate began in the late nineteenth century following the sale of farmland in 1877 and was built out into the mid-twentieth century. The setting of the Conservation Area to the north, east and west comprises predominantly of undeveloped, open fields (which includes the Site). To the south of the Conservation Area is the Ivanhoe Railway line with later residential development south of the line.

The open fields immediately surrounding the Conservation Area, including the Site, positively contribute to the appreciation and understanding of the extent of the early twentieth century



‘exclusive’ planned estate and make a positive contribution to the semi-rural character of the area.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of the Kirby Fields Conservation Area by virtue of building on land that comprises its immediate open and verdant landscape setting and compromising its semi-rural character. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

The Site is located to the north of the Grade II listed **The Spinneys** (List Entry Number: 1307546). The significance of the listed building is primarily drawn from its architectural and historic interest. The house is dated to 1898, built in an Arts and Crafts style for Edward Percy. Although the architect is unknown, the design was influenced by the work of Ernest Gimson. The Spinneys is one of a series of large houses built in Kirby Fields Conservation Area but is the only listed building in the Conservation Area and therefore represents a good example of its type, which is nationally important. The large garden plot, soft landscaping and surrounding buildings dating from the same period of development make a positive contribution to the setting of the listed building and its overall significance. The setting of the heritage asset, due to the intervening development, does not extend to the Site.

As such, the proposed Allocation is unlikely to affect or cause harm to the setting or significance of the designated heritage asset.

In the northern corner of the Conservation Area is **Holmewood** (MLE22855), a substantial dwelling dated to 1885 and one of the first dwellings to be constructed as part of the Kirby Fields housing development. It is a typical late Victorian style built using redbrick, slate roof, large chimneys and timber windows. Although heavily extended, it does retain its character and makes a positive contribution to the Conservation Area. It has been highlighted on the HER and subject to further review could be considered a non-designated heritage asset. The property has historically been experienced on the edge of the Kirby Fields development with the rural fields beyond, and this historic context remains extant, positively contributing to its setting.

Due to the proximity of the Site to the property, the proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of a non-designated heritage asset (subject to further review) which should be further explored and minimised in any future assessment.

The Site is located to the southeast of **75-85 Main Street** (Grade II, List Entry Number: 1177194). The setting of the heritage asset, due to the intervening distance and development, does not extend to the Site. The proposed Allocation is unlikely to affect or cause harm to the setting or significance of this heritage asset.

The **Kirby Muxloe Stone of Remembrance and War Memorial Gates** (Grade II, List Entry Number: 1445821) is located farther west, beyond the local recreation grounds. The setting of this heritage assets, by reason of its typology and inherently limited setting, does not extend to the Site. The proposed Allocation is therefore unlikely to impact the setting and significance of the designated heritage asset.

**Recommendations/Mitigation:**

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of **Kirby Muxloe Castle**, which comprises a Scheduled Monument and Grade I listed building by virtue of building on its rural landscape context and compromising the openness of this landscape. Due to the high significance of assets, importance of their landscape context and proximity, there are likely no options for mitigation.

The proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of **Kirby Fields Conservation Area**, Grade II-listed **Castle Farmhouse**, and the potential NDHA **Holmewood**, by virtue of building on land that comprises their open, verdant landscape setting. Proposals should explore how this harm can be minimised through design.

Overall, any built development on the Site is likely to affect, or cause harm to the heritage assets, and it is unlikely that this can be wholly removed.

**Archaeology****Comments:**

The Site is 280m to the south-east of the Scheduled **Kirby Muxloe Castle** (List Entry Number 1013323), which is an excellent example of a late medieval quadrangular castle of the highest status, and it retains extensive ruined remains which represent the two periods of construction at the site and is surrounded by an extant water-filled moat. The Site forms part of the landscape setting of the Scheduled Monument, particularly as the area is part of the last surviving remnant of undeveloped landscape around the Scheduled Monument.

The HER shows that the site is within the boundary of Kirby Muxloe Park (MLE207), which is a former deer park of a late medieval – early post-medieval Kirby Muxloe Park date. Large parts of this park are now a housing estate, but the Site is one of the final undeveloped areas.

The HER records an area of undated linear features (MLE22150) that were identified on a geophysical survey in 2014 to the north of the Site, along with four flints (MLE7130), a Roman coin (MLE17212) and a medieval brooch (MLE22942). Within the Study Area there is extensive evidence from the later prehistoric to the medieval period. To the south of the Site the HER records a late Iron Age/early Roman settlement. Two thirds of a round house, with pits and postholes were excavated in 1997, along with over 475 sherds of pottery and a small quantity of flint (MLE8914).

To the south-west of the Scheduled Monument, to the north-west of the Site is the core of the medieval and post-medieval historic settlement of Kirby Muxloe (MLE211).

Initial research indicates there is potential for historic activity within the immediate environs of the Site from the later prehistoric period onwards and the Site has a medium potential for further surviving archaeological deposits from the prehistoric through to the medieval period.

**Recommendations/Mitigation:**

There is extensive residential development to the west and south-west of the Scheduled Monument so the Site is part of the only surviving remnant of undeveloped landscape around the Scheduled Monument and any planning application will require a setting assessment to consider how the Scheduled Monument would be impacted by any development.

The proposed Site allocation has the potential to disturb a range of unknown heritage assets of medieval or post medieval date that maybe associated with the castle along with Iron Age and Roman remains.

At the planning application stage, a full detailed archaeological desk-based assessment would be required with any submitted application for the Site. Assessment within the DBA should be undertaken of the known archaeological deposits and the potential for identifying similar or associated deposits within the Site, including documentary and cartographic resources. The area may require a programme of non-intrusive field evaluation, such as geophysical survey, potentially supported by targeted trial trenching to support the application in identifying the heritage impact of the proposal.

Should significant below-ground archaeological deposits be identified during the evaluation phase the results will inform a mitigation strategy which could alter the extent of the development area and include preservation in-situ of the below-ground deposits.

