



KMU024: Land off Portland Road

Allocation ref no.	KMU024	Site Name	Land off Portland Road
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Site Summary

The site is located to the east of Kirby Muxloe covering an area of 6 hectares. It comprises a single agricultural field enclosed with mature hedgerows and trees.

The site contains no existing properties. It is bounded to the northwest by the built-up area of Kirby, to the south by dwellings within the Kirby Fields Conservation Area, to the east by agricultural land, and to the west by local recreation grounds. The M1 motorway is located to the northeast.

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
	Kirby Muxloe Stone of Remembrance and War	
1445821	Memorial Gates	II
1307546	The Spinneys	II
1013323	Kirby Muxloe Castle Scheduled Monument	N/A
	Kirby Fields Conservation Area	

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
MLE9615	Medieval/post-medieval finds from near the allotment gardens, Kirby Muxloe
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
MLE15732	Poplars Farm, Desford Road, Kirby Muxloe
MLE16056	Leicester to Swannington Railway/Midland Railway, Leicester & Burton Branch line
MLE17212	Roman coin from the vicinity of Kirby Muxloe Castle
MLE17733	Medieval pottery from 402, Ratby Lane, Kirby Muxloe
MLE20882	Moel Llys, Forest Drive, Kirby Fields, Kirby Muxloe
MLE21554	St Bartholomew's Church burial ground, Main Street, Kirby Muxloe
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
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
MLE22844	Forest Ville, later The Towers, Towers Drive, 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
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
MLE22879	Kirby Muxloe Stone Of Remembrance And War Memorial Gates, Memorial Garden, Station Road, Kirby Muxloe
MLE22882	The Lodge, Forest Drive, Kirby Fields, Kirby Muxloe
MLE22942	Medieval gold brooch from east of Kirby Muxloe Castle
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
MLE26261	Kirby Muxloe Free Church, 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
MLE28584	Site of Kirby Muxloe Station, Station Drive, Kirby Muxloe
MLE29373	The Cottage, 44, Desford Road, Kirby Muxloe

Built Heritage

Comments:

The Site is located to the south of **Kirby Muxloe Castle**, a Scheduled Monument (List Entry Number: 1013323) and a Grade I listed building (List Entry Number: 1177213). 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 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 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 immediately north of the **Kirby Fields Conservation Area**. The southern boundary of the Site and part of the 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 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 south 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 KMU023, 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 KMU023, is likely to share a historic functional relationship with the listed farmhouse. 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 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 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.

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 Woodlands** (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)
- **Kirby Muxloe Stone of Remembrance and War Memorial Gates** (Grade II, List Entry Number: 1445821)

The setting of these 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.

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 their 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 westernmost part of the Site along Court Close would likely remove the identified harm to the above heritage asset.

Archaeology

Comments:

The Site is approximately 60m 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 stream that connects to the leat that feeds the moat forms part of the Site boundary and crosses the Site on the western side. 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 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). Elsewhere in the Study Area is further evidence for both Roman (MLE22404) and Anglo-Saxon finds (MLE22403).

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 high potential for further surviving archaeological deposits from the prehistoric through to the medieval period.

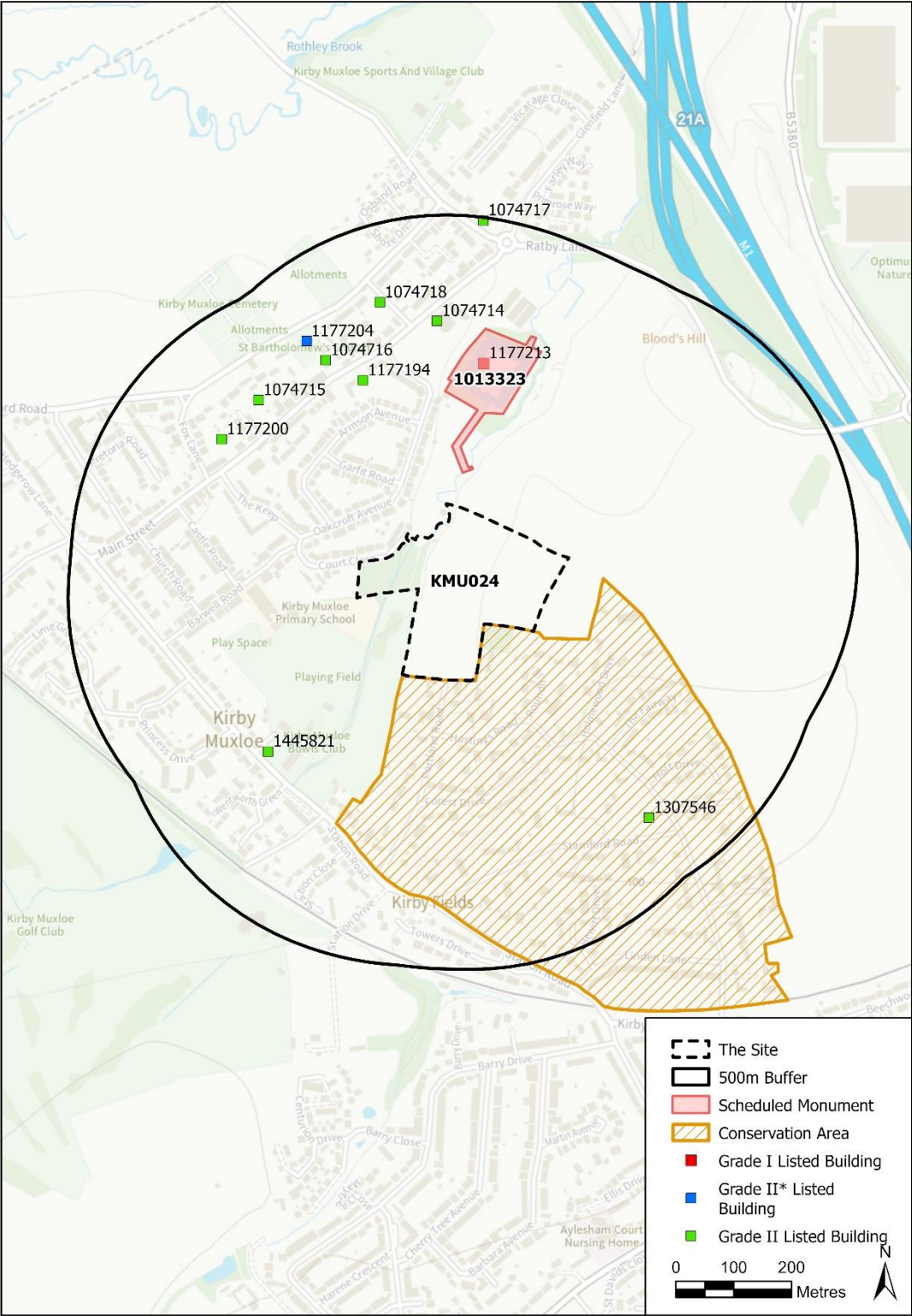
Recommendations/Mitigation:

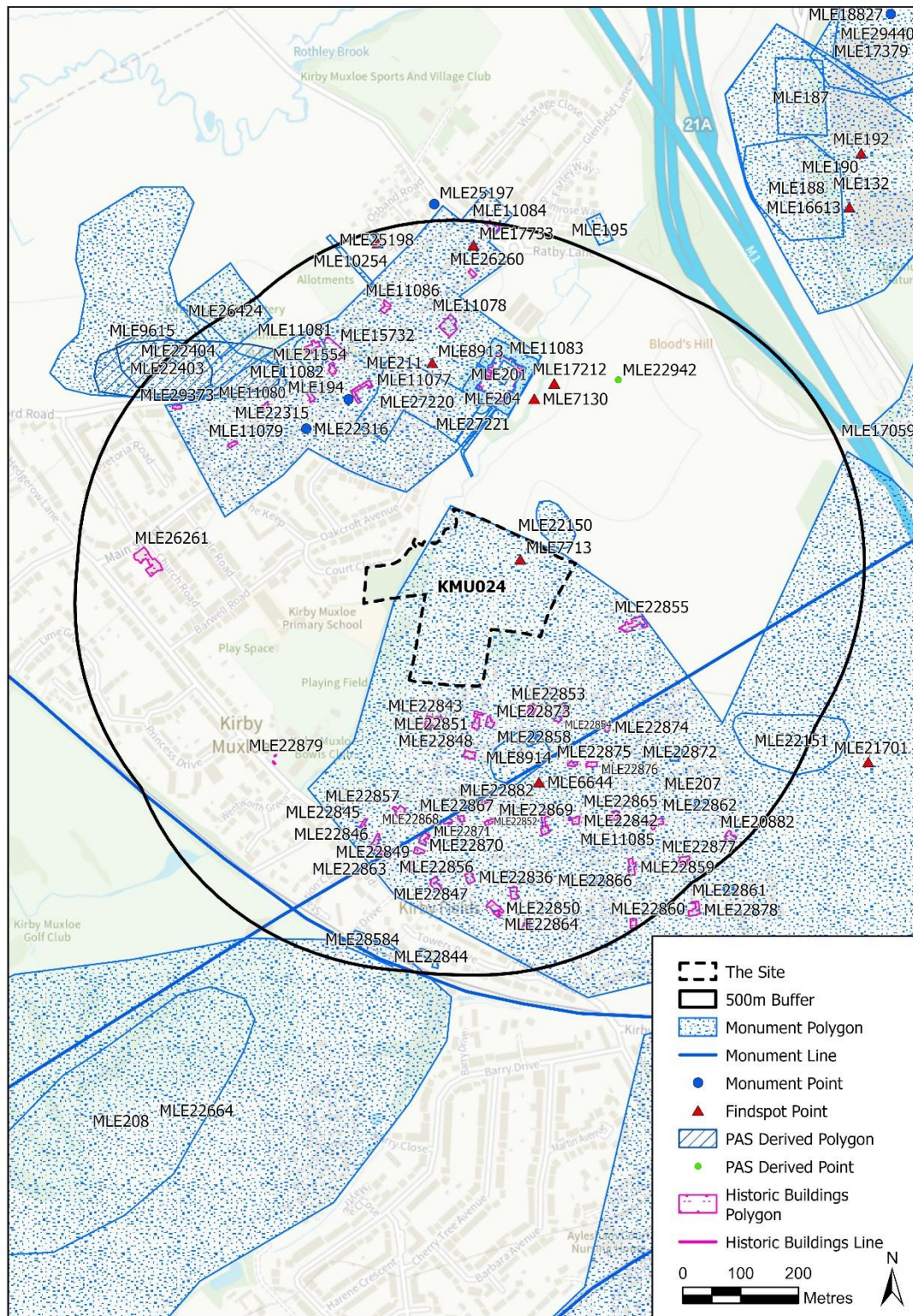
There is extensive residential development to the west and south-west of the Scheduled Monument so the Site is part of the only surviving remnant of undeveloped landscape around the Scheduled Monument and any planning application will require a setting assessment to consider how the Scheduled Monument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







KMU025: Land North of Hinckley Road (South-West of The Oaks Farm)

Allocation ref no.	KMU025	Site Name	Land North of Hinckley Road (South-West of The Oaks Farm)
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Site Summary

The site is located to the northeast of the Hinckley Road and Desford Road junction covering an area of 47 hectares comprising a sequence of agricultural fields.

The Site is surrounded by open agricultural land with buildings dispersed along the roads and a golf course to the northeast. Beyond the Site to the east and northeast are the built-up areas of Leicester Forest East and Kirby Muxloe.

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
1074713	Oaks Farmhouse	II
1116128	Desford Hall	II
Locally Listed	Garden Cottage, Desford Hall Lodges (MLE26619)	N/A

Potential Non-Designated Heritage Assets

- Heatley Lodge Farm (Ashby Cottage) (MLE24304)
- The Hollows Farm

Entries on the HER

MonUID	Name
MLE11076	Oaks Farmhouse, Hinckley Road, Kirby Muxloe
MLE11223	Desford Hall, Off Leicester Lane, Desford
MLE197	Roman finds from south-west of Oaks Farm, Kirby Muxloe
MLE199	Possible medieval moated site, north of Harkaway, Kirby Muxloe
MLE205	Site of medieval lodge, Ashby Shrubs/Heathley Lodge, Thurlaston
MLE20657	Turnpike Road, Leicester to Nuneaton
MLE208	Roman site, north of Forest Farm, Kirby Muxloe
MLE21277	Turnpike Road, Foston Lane to Osbaston
MLE225	Undated fields system west of The Lawn, Lubbesthorpe
MLE22664	Leicester Forest Area D
MLE22666	Post-medieval hunting stand, 'King's Stand', Leicester Forest East
MLE24304	Heathley Lodge Farm, Desford Cross Roads, Thurlaston

MLE26619	Garden Cottage, Desford Hall Lodges, Leicester Lane, Desford
MLE26983	Prehistoric activity south-east of The Oaks Farm, Hinckley Road, Kirby Muxloe
MLE29372	Post-medieval parkland associated with Forest House, off Leicester Lane, Desford
MLE3019	Mancetter Road
MLE6266	Bronze Age arrowhead from Harkaway, Hinckley Road, Kirby Muxloe
MLE7714	Possible Roman site south-east of Oaks Farm, Kirby Muxloe

Built Heritage

Comments:

The Grade II listed **Oaks Farmhouse** (List Entry Number: 1074713) is located to the northeast of the Site, within the 500-metre Study Area. The significance of the building is derived from its special architectural and historic interest as a nineteenth-century brick farmhouse. Its setting comprises the immediate farmstead and associated outbuildings, and the surrounding open fields. While 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. Its setting has been slightly compromised by the nearby golf course and encroaching residential development. The site makes a positive contribution to the wider landscape 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 Oaks Farmhouse by virtue of building on agricultural 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 Grade II listed **Desford Hall** (List Entry Number: 1116128) is located to the southwest of the Site, within the 500-metre Study Area. The significance of the building is derived from its special architectural and historic interest as a nineteenth-century small country house of white brick with ashlar dressings and slate roofs. It was converted to offices c. 1980. Its setting comprises the immediate grounds with mature trees and open arable land further to the north and east. Despite intervening vegetation and mature trees (which existed historically) along the east boundary, the Site continues to contribute positively to the 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 Desford Hall by compromising rural character of the area and the openness of the 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.

Two former lodges at the southern corners of the Halls ground are on the Desford Local List. **Garden Cottage** (MLE26619) at the southeast corner of the Desford Hall is located to the west of the site, within the 500-metre Study Area. The significance of the building is derived from its special architectural and historic interest for its Queen Anne influenced architecture and as a good illustrative example of a functional building serving a small estate. Its setting comprises Desford Hall buildings and grounds to the north and west, and open arable land further to the east and south. Despite intervening vegetation and mature trees (which existed historically) along the east boundary, the Site continues to contribute positively to the 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 Garden Cottage by compromising rural character of the area and the openness of the 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.

While not on the local list, **Heatley Lodge Farm** (MLE24304) to the southwest of the site, just within the 500-metre Study Area, has the potential to be locally listed. The farm is illustrated on the 1885 OS Map as Ashby Shrubs. It features a two-storey farmhouse and associated outbuildings to the northwest arranged around a full courtyard. No fields within the Site share a historic or functional relationship with the asset. The setting of the heritage asset, by reason of distance and intervening roads, does not extend to the Site.

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

The Hollows Farm farmhouse to approximately 175m west of the Site has the potential to be a non-designated heritage asset. The two-storey building has been illustrated on the nineteenth century OS maps and was noted as 'The Hollows Farm' on the mid-twentieth century OS maps. Its setting comprises surrounding open fields. While it is not clear if the arable land around the farmhouse has shared a historically functional relationship with the building (requires further research), it nonetheless contributes to its rural character. The Site makes a positive contribution to the 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 Hollows Farm farmhouse by compromising rural character of the area and the openness of the 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 Site Allocation has the potential to affect, and cause harm to, the setting and significance of **The Oaks Farm** 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 Site Allocation has the potential to affect, and cause harm to, the setting and significance of **Desford Hall** by compromising the openness of the surrounding landscape and rural character of the area. 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 Site Allocation has the potential to affect, and cause harm to, the setting and significance of **Garden Cottage** by compromising the openness of the surrounding landscape and rural character of the area. 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 Site Allocation has the potential to affect, and cause harm to, the setting and significance of **The Hollows Farm** farmhouse 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.

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

Archaeology

Comments:

The HER shows that Area D of the former Leicester Forest is located within part of the Site. Area D was the largest section of the forest, which was early medieval to early post-medieval in date (MLE22664). While the Site is within the area of the former forest it is no longer wooded, and it is unclear if there would be any archaeological features associated with the woodland within the Site.

The route of the Roman road from Leicester (Ratae Corieltavorum) to Mancetter (Manduessedum) crosses the Site. The line is marked by current day roads and cropmarks (MLE3019). On the west boundary of the Site a possible Roman site has been identified from various finds that have been recovered, including an early Roman military cart fitting, six Roman coins, a mortarium sherd and a Dolphin fibula brooch (MLE197). Another Roman site, along the route of the Roman road has been recorded to the east of the Site. Various Roman finds have been recovered including over 60 sherds of pottery and other ceramics such as tile fragments. Trial trenching in 2020 recorded a linear feature containing sherds from two vessels within the same area (MLE208).

To the east of the Site trial trenching has recorded evidence for prehistoric activity, including linear features containing sherds of prehistoric pottery, a flake and a hammerstone, 5 worked flints, and pot boilers. In total 12 sherds of Late Bronze Age to Early Middle Age pottery were found, 8 worked flints, 2 possible hammerstones, burnt stones/pot boilers, and a piece of iron smithing slag (MLE26983). An early Bronze Age flint arrowhead was found to the south of the Site (MLE6266).

Evidence for the medieval period is more limited with no medieval records within the Site, but a medieval moated site was recorded to the east. An early medieval to early post-medieval lodge is recorded to the south-west of the Site (MLE205). A former post-medieval parkland (MLE29372) is located to the west of the Site and the route of the Leicester to Narborough turnpike (MLE20657) is situated to the south of the Site boundary.

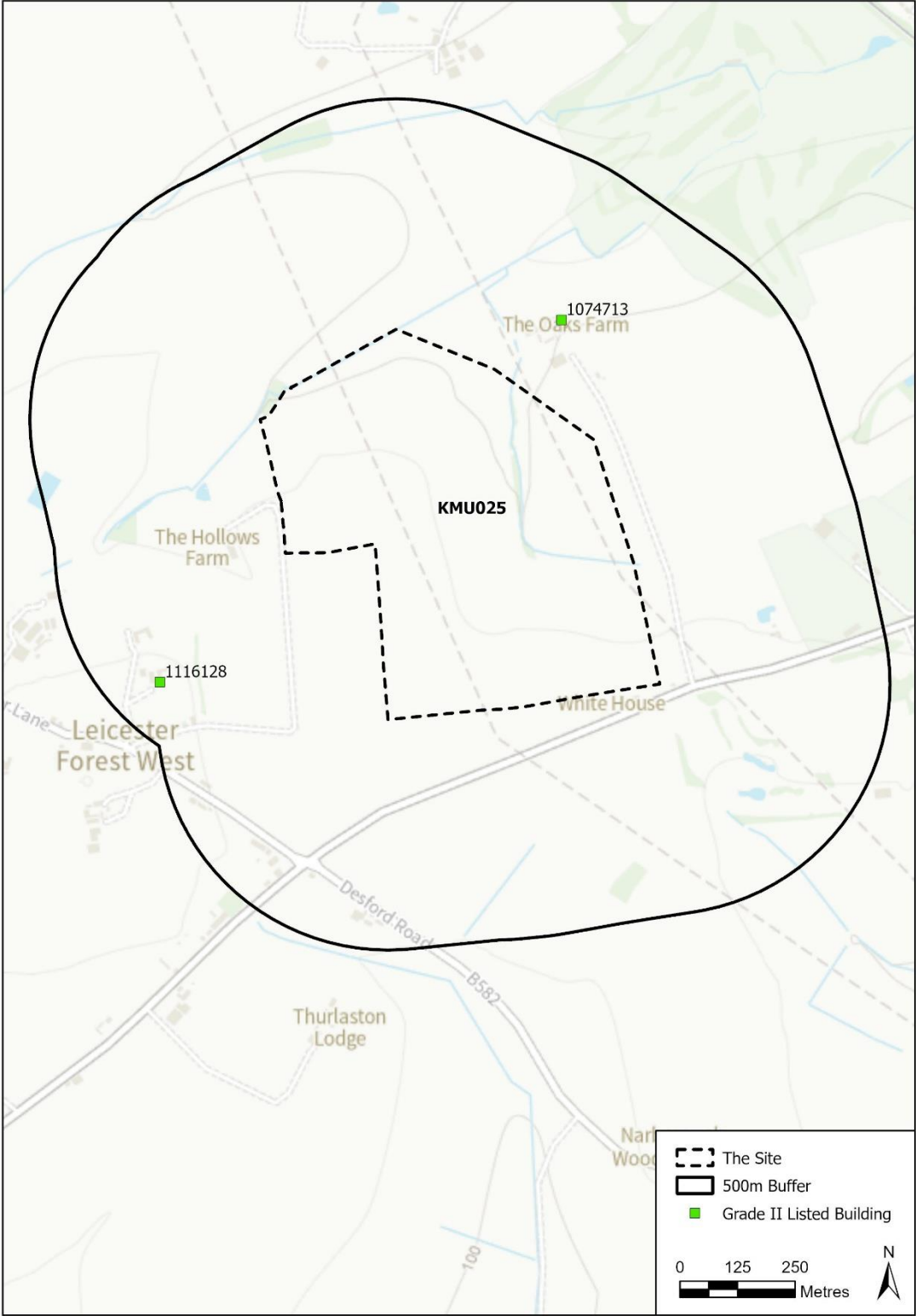
Initial research indicates there is potential for historic activity within the immediate environs of the Site from the later prehistoric period onwards and the Site has a high potential for further surviving archaeological deposits from the prehistoric through to the Roman period.

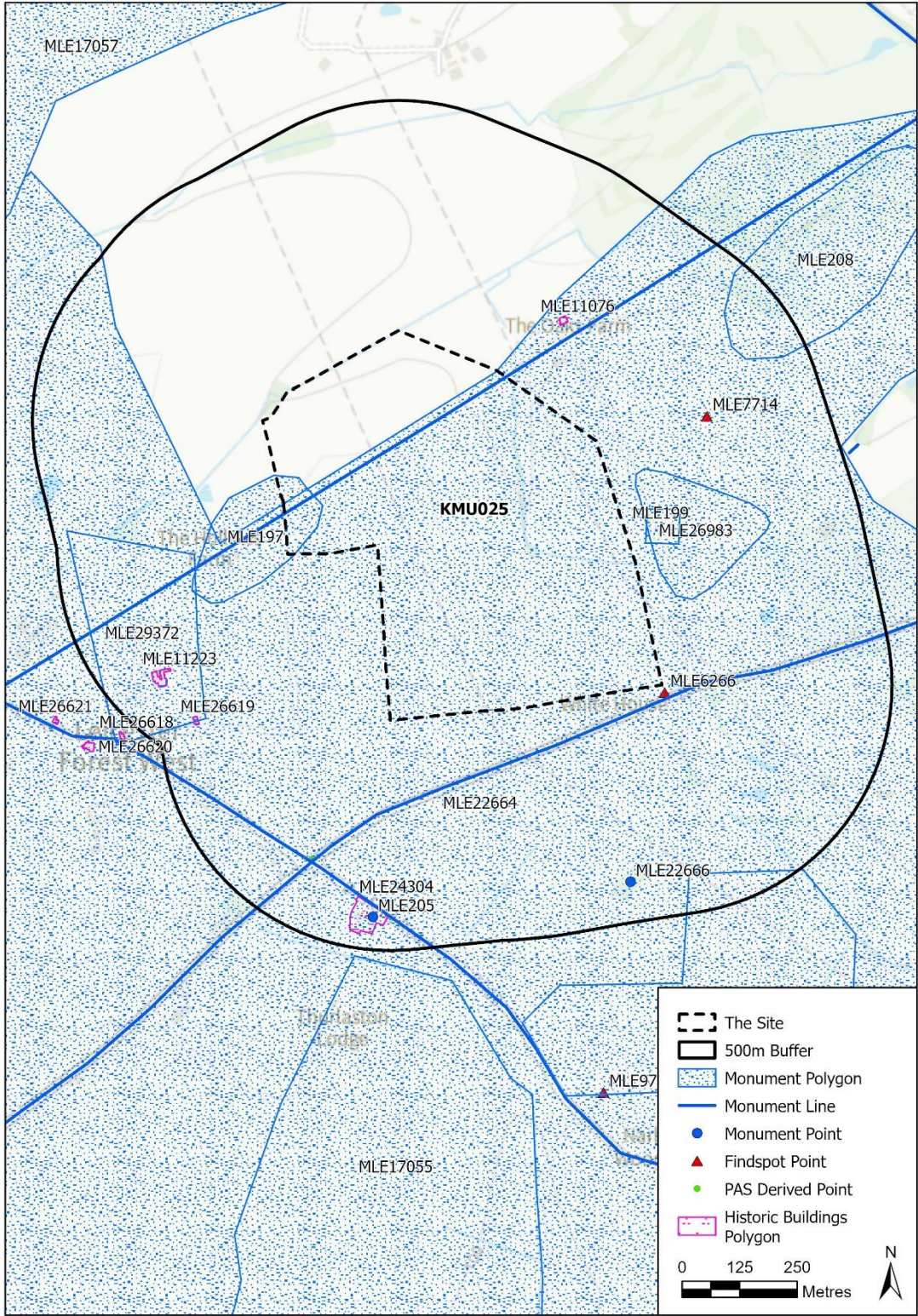
Recommendations/Mitigation:

The proposed Site allocation has the potential to disturb a range of both known and unknown heritage assets of a later prehistoric date and Roman date.

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.







KMU026: Blood's Hill (south)

Allocation ref no.	KMU026	Site Name	Blood's Hill (south)
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Site Summary

The Site covers an area of 26 hectares and comprises arable farmland divided into fields by hedgerow. The Site boundary is a mix of mature trees and hedge row.

To the south the Site is bordered by the Ivanhoe Railway line and beyond this is the development of Leicester Forest East. The north of the Site comprises farmland, the east boundary of the Site is bordered by Kirby Fields Conservation Area, and to the west 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
1307546	The Spinneys	II
	Kirby Fields Conservation Area	

Entries on the HER

MonUID	Name
MLE11085	The Spinneys, Stamford Road, Kirby Fields, Kirby Muxloe
MLE132	Prehistoric flint scatter, south-east of Kirby Lodge, Glenfield
MLE16056	Leicester to Swannington Railway/Midland Railway, Leicester & Burton Branch line
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
MLE188	Iron Age/Roman site, south-east of Kirby Lodge, Kirby Muxloe
MLE190	Iron Age/Roman remains from south-east of Kirby Lodge, Glenfield
MLE196	Possible cropmarks south-east of Airman's Business Park, Kirby Muxloe
MLE20657	Turnpike Road, Leicester to Nuneaton
MLE207	Kirby Muxloe Park
MLE20882	Moel Lllys, Forest Drive, Kirby Fields, 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
MLE22664	Leicester Forest Area D
MLE22788	Church of St Andrew, Hinckley Road, Leicester Forest East
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
MLE25395	149, Hinckley Road, Kirby Muxloe
MLE25396	147, Hinckley Road, Kirby Muxloe
MLE27100	Grange Farm, Hinckley Road, Leicester Forest East
MLE27101	Forest Grange, Baines Lane, Leicester Forest East
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
MLE8914	Iron Age/Roman site, Forest Drive/Hastings Road, Kirby Fields, Kirby Muxloe

Built Heritage

Comments:

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

The Site is located immediate east of the **Kirby Fields Conservation Area**. The western boundary

of the Site and the eastern 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 east 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 within the Conservation Area and therefore represents a good example of its type that 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.

Kirby Muxloe Castle, Scheduled Monument (List Entry Number: 1013323) and Grade I listed building (List Entry Number: 1177213), is located to the north west of the Site, outside of the 500-metre Study Area. However, due to its highly graded significance, the setting of the heritage asset, and any potential impact on the significance by the proposed Allocation, has been scoped into this assessment.

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 remains undeveloped, retaining a legible rural character. The undeveloped land within the Site forms part of the assets' wider rural landscape context. 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.

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, the visual impact of development within the Site may be exacerbated. 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 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 western half part of the Site would likely mitigate 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 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.

Whilst the Site forms part of the assets' broader undeveloped landscape setting, due to the topography of the land, there may be impacts arising from the development of the Site. Therefore, a Landscape and Visual Impact Assessment should be undertaken to establish the scope of developing the Site and explore ways to minimise this impact through considered siting, density and orientation of development. Restricting development to the lowest lying land in the south section of the Site nearer the railway line, would likely be mitigated and may remove the identified harm.

Archaeology

Comments:

The Site is located 585m to the south-east of the Scheduled **Kirby Muxloe Castle** (List Entry Number 1013323), and the Scheduled Monument is just outside the Study Area buffer boundary. Kirby Muxloe Castle 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 may form part of the wider landscape setting of the Scheduled Monument, particularly as the area is part of the last surviving remnant of undeveloped landscape around the Scheduled Monument.

Within the Site the HER records several curving trends that appear to be circular or sub-circular in shape that were identified on a geophysical survey conducted in 2014 (MLE22151) and the Site is part of the former Kirby Muxloe deer park (MLE207). The HER also records the route of a Roman road (MLE3019) from Leicester (Ratae Corieltavorum) to Mancetter (Manduessedum) crossing the Site.

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 east of the Site cropmarks of an undated possible trapezoidal enclosure have been recorded on aerial photographs (MLE196).

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 medium potential for further surviving archaeological deposits from the prehistoric through to the medieval period.

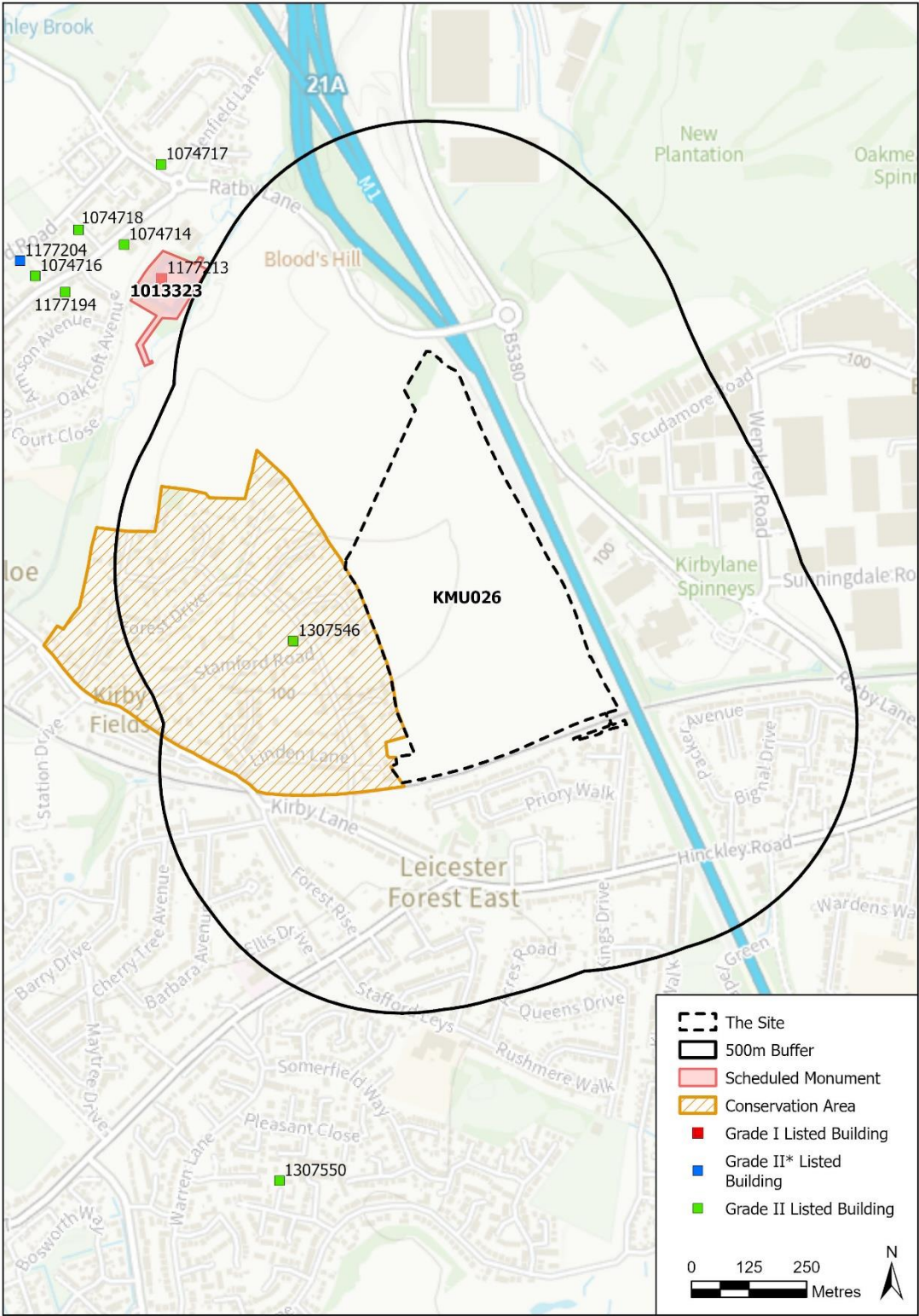
Recommendations/Mitigation:

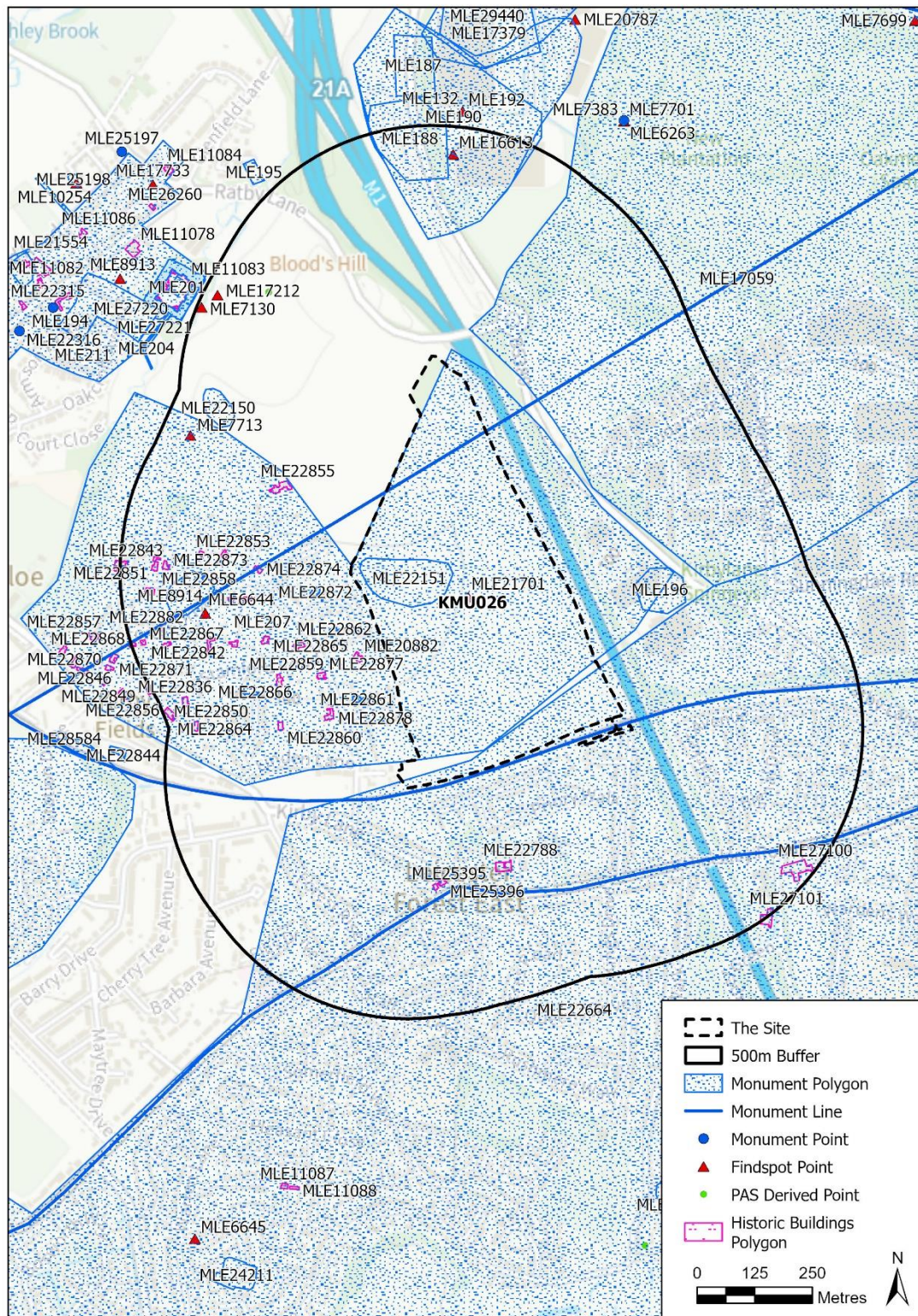
There is extensive residential development to the west and south of the Scheduled Monument so the Site is part of the only surviving remnant of undeveloped landscape around the Scheduled Monument, and any planning application will require a setting assessment to consider how the Scheduled Monument would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

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. 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.







NAR016/END028 (aka NAR022): Carlton Park/Enderby Golf Course

Allocation ref no.	NAR016/END028 (aka NAR022)	Site Name	Carlton Park/Enderby Golf Course
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Site Summary

The site is located to the west of M1 and northwest of King Edward Avenue covering an area of 57 hectares. It comprises a golf course, a mix of corporate buildings, associated car parking, and open fields.

The Site is surrounded by the built-up areas of Narborough and Enderby to the northwest through to the southeast, with sports and educational facilities located to the northeast. At its centre is an area excluded from the site boundary, which features a private sports facility and a corporate office building.

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
1074720	Church Of All Saints	II*
	The Corner House And Garden Wall	
1074721	Attached To East	II
1074722	Narborough Hall	II
	Narborough House With Garden Wall And	
1074723	Archway To West	II
1074724	The Manse	II
1074745	The Red House	II
1074746	Barclays Bank	II
	Workshop 10 metres east of junction with	
1074748	Shortridge Lane	II
1177288	Narborough Arms	II
1307474	Congregational Church	II
1307505	Ivy Cottage	II
	Number 16 With Outbuildings Attached To	
1307509	Rear	II
1307523	Wexford Cottage	II
1307530	11 And 13, Coventry Road	II
1361061	1, Coventry Road	II
1361062	30, Coventry Road	II
1361063	All Saints Church Rooms	II
1361073	The Cedars	II
1439397	Former Carlton Hayes Hospital Chapel	II
1467653	Narborough War Memorial	II
	Narborough Conservation Area	N/A
	Enderby Conservation Area	N/A

Potential Non-Designated Heritage Assets

- The Rosings (MLE25370)

Entries on the HER

MonUID	Name
MLE15181	1 Leicester Road, Narborough
MLE17005	Blaby Union Workhouse, Enderby
MLE17373	Post-medieval remains, 14, Leicester Road, Narborough
MLE17609	Prehistoric features north-east of The Woodlands, Narborough
MLE17943	Medieval remains, 16, Broad Street, Enderby
MLE17944	Post-medieval remains, 16, Broad Street, Enderby
MLE18104	Site of cruck framed house, Coventry Road, Narborough
MLE18106	Carlton Hayes Hospital, Narborough
MLE18649	Site of the Carlton Hayes model farm, Narborough
MLE20803	Workhouse Yard, Narborough
MLE21371	Congregational Chapel burial ground, School Lane, Narborough
MLE21372	All Saints' Church burial ground, Church Lane, Narborough
MLE21373	Narborough Cemetery, Church Lane, Narborough
MLE21388	Enderby Quarry, Brick Works and Smithy, Enderby
MLE22100	Medieval and post-medieval ridge and furrow earthworks, south-east of Ambulance Station, Narborough
MLE238	Medieval trackway north of Narborough Park, Narborough
MLE254	Medieval house, Bell View Cottages, Leicester Road, Narborough
MLE255	Pound, Bell Lane, Narborough
MLE260	Narborough Market
MLE26315	Site of Enderby Brick Works, Forest Road, Enderby
MLE26316	Brick Works, Mill Lane, Enderby
MLE8924	Historic settlement core of Narborough
MLE9536	Historic settlement core of Enderby
MLE243	Possible windmill site, Copt Oak Road Area, Narborough
MLE244	Possible site of medieval watermill, west of the Railway Station, Narborough
MLE245	Watermill west of the Railway Station, Narborough
MLE107	Possible windmill site, Windmill Piece, Enderby
MLE111	Possible windmill site, Windmill Field, Enderby
MLE21363	Human remains, Council Offices, Desford Road, Narborough
MLE16084	London & North Western Railway, South Leicestershire branch

MLE16185	London & North Western & Midland Joint Railway, Enderby Branch, Narborough
MLE20657	Turnpike Road, Leicester to Nuneaton
MLE1380	Fosse Way Roman Road
MLE21277	Turnpike Road, Foston Lane to Osbaston
MLE21284	Turnpike Road, Burbage to Narborough
MLE23852	Roman brooch from Narborough
MLE6090	Medieval tombstone from White House/Narborough House, Narborough
MLE6647	Medieval key from the cemetery, Narborough
MLE6651	Medieval pilgrim badge north-west of Narborough Bogs, Narborough
MLE7132	Prehistoric flints from the former Carlton Hayes Hospital, Narborough
MLE7379	Prehistoric flint from Mill Lane Allotments, Enderby
MLE7718	Roman coin from Carlton Hayes Hospital, Narborough
MLE9244	Roman coin from 41 Queens Drive, Enderby
MLE17374	Medieval pottery from 14, Leicester Road, Narborough
MLE17375	Prehistoric flint from 14, Leicester Road, Narborough
MLE7719	Roman coin from White House/Narborough House, Narborough
MLE20048	Roman pottery at Copt Oak Road, Narborough
MLE11097	Wexford Cottage, 11, Church Lane, Narborough
MLE11098	Church Of All Saints, Church Lane, Narborough
MLE11100	1 Coventry Road, Narborough
MLE11101	The Corner House & Garden Wall Attached To East, 9, Coventry Road, Narborough
MLE11103	11 & 13 Coventry Road, Narborough
MLE11104	Narborough Hall, Coventry Road, Narborough
MLE11105	Narborough Arms, Coventry Road, Narborough
MLE11106	30 Coventry Road, Narborough
MLE11107	Ivy Cottage, 40 Coventry Road, Narborough
MLE11108	Narborough House, 14, Leicester Road, Narborough
MLE11110	16 Leicester Road, Narborough
MLE11111	All Saints Church Rooms, School Lane, Narborough
MLE11112	Congregational Church, School Lane, Narborough
MLE11113	The Manse, School Lane, Narborough
MLE11117	Barclays Bank, 4 & 6 Broad Street, Enderby
MLE11124	Workshop 10 M East Of Junction With Shortridge Lane, George Street, Enderby
MLE11133	The Old Manor House, Blaby Road, Enderby
MLE11135	The Red House, 1, Broad Street, Enderby
MLE11136	The Cedars, 3, Broad Street, Enderby
MLE17608	The Woodlands, The Pastures, Narborough
MLE21374	The Old Rectory, Council Offices, Narborough

MLE21399	Blaby District Council offices, Desford Road, Narborough
MLE21654	Post-medieval barns at The Cedars, Broad Street, Enderby
MLE22357	Former Carlton Hayes Hospital Chapel, Narborough
MLE22810	Goods Shed, Narborough Station, Narborough
MLE23194	Danemill County Primary School, Mill Lane, Enderby
MLE25370	The Rosings, Forest Road, Narborough
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
MLE25999	Wagon Works, Regent Street, Narborough
MLE26208	St Pius X Roman Catholic Church, Leicester Road, Narborough
MLE26295	Robjohn Hall, School Lane, Narborough
MLE26318	Townsend Road Infants School, Townsend Road, Enderby
MLE29595	Narborough Railway Station, Station Road, Narborough
MLE11109	Garden Wall To No. 14, Leicester Road, Narborough
MLE11102	Garden Wall Attached To East Of The Corner House, Coventry Road, Narborough
MLE22336	Post-Medieval Cob Wall, 16, Leicester Road, Narborough
MLE20725	Narborough War Memorial

Built Heritage

Comments:

The Grade II listed **Former Carlton Hayes Hospital Chapel** (List Entry Number: 1439397) is located outside the site boundary to the northwest, within the 500-metre Study Area. The significance of the building is derived from its special architectural and historic interest as a well-preserved and architecturally distinguished example of an early twentieth-century asylum chapel, designed by the prominent Leicester architect Samuel Perkins Pick. The building is well executed, characterised by its simple architectural form and intricate detailing, including the external bell and timber bellcote, as well as its surviving internal fixtures, fittings and embellishments. The chapel has lost its associated hospital landscape context following its demolition in 1996 and now stands as the sole surviving architectural expression of the site's institutional history. Today the chapel has been surrounded by mature trees. The Site forms part of the immediate setting of the heritage asset, with the former hospital site having been redeveloped as a corporate campus. Historically, the land to the northwest of the former hospital site, surrounding the chapel, comprised open land that provided a buffer between the institution and the residential development. The chapel positioned centrally within this open landscape. While the original setting of the chapel has been compromised by more recent redevelopment, areas of open land to the southwest remain, offering some potential to better reveal or partially reinstate aspects of its historic 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 chapel by virtue of redeveloping existing built-up areas and introducing new built form to the northwest of the heritage asset. This would further erode the remaining 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 Rosings (MLE25370) is located outside the site boundary to the west, within the 500-metre Study Area. The building has the potential to be locally listed (requires further research). It is a two-storey plus attic red brick building with a Swithland slate pitched roof, constructed in 1906 as a doctor's residence for the Carlton Hayes Hospital. Its setting comprises the redeveloped former hospital site to the northwest and northeast and areas of open land to the southeast. The Site makes a positive contribution to the setting and overall significance of the non-designated 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 Rosings by 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.

Narborough Conservation Area is located outside the site boundary, to the south of King Edward Avenue, within the 500-metre Study Area. Its special interest is primarily derived from its linear historic development along Coventry Road and Leicester Road, reflecting its agricultural past and subsequent Victorian era growth following the arrival of the railway. The area is characterised by a strong and cohesive streetscape. The relative openness of the Site, particularly within its south-eastern half, makes a positive contribution to the setting and significance of the Conservation Area.

The proposed Allocation has the potential to affect, and cause harm to, the setting and significance of the Narborough Conservation Area, through the development of remaining undeveloped land, reducing the openness of the remaining landscape to the north of King Edward Avenue. This would likely give rise to a level of less than substantial harm, which should be further explored and minimised in any future assessment.

Twenty additional Grade II and II* listed buildings and the **Enderby Conservation Area** are located outside the site boundary to the north and south, within the 500-metre Study Area. These are situated within established settlements and built-up areas. The setting of these heritage assets, due to intervening built development and distance, does not extend to the Site.

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

Recommendations/Mitigation:

The proposed Allocation has the potential to affect, and cause harm to, the setting and significance of the **Former Carlton Hayes Hospital Chapel, the Rosings**, and the **Narborough Conservation Area** by virtue of introducing new built development especially to the south, south-east and north-west of the Site, building on historically undeveloped land and compromising the openness 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 centre and north-east quadrant of the Site may remove the identified harm to the above heritage assets.

Archaeology

Comments:

The course of the Roman road connecting Leicester (Ratae Corieltavorum) with Lincoln (Lindum Colonia) to the north-east and Cirencester (Corinium) and Exeter (Isca Dumnoniorum) to the south-west (MLE 1380) runs across the site in a south-west – north-east direction. A review of the available lidar shows that there is an earthwork bank on a similar alignment to the HER GIS polyline within a field to the south-east of the Ambulance Station on the southern boundary of the Site. Other evidence

within the Site for either the later prehistoric or Roman period is negligible, though a Neolithic polished flint axe was found during building work for the former hospital (MLE7132).

Within the Site was the Edwardian Carlton Hayes Hospital (MLE18106), which was built in 1904-7 as the county lunatic asylum. The hospital has since been demolished and the only surviving building is the chapel (MLE22357). An Edwardian model farm was located to the east of the hospital (MLE18649), but this was demolished in 1990.

The HER also records an area of medieval ridge and furrow within the Site allocation (MLE22100), however, a review of the available lidar shows that the earthworks may have been ploughed out in this area. However, the lidar does show an area of surviving earthworks to the north of the HER record.

The site of a possible medieval windmill (derived from place name evidence) is also located within the Site (MLE107).

Within the Study Area to the south of the Site is the medieval and post medieval core of Narborough and across the Study is further evidence from the medieval and post medieval period including a trackway (MLE238), windmill site (MLE243) and several brickworks (MLE26315, MLE26316 and MLE21388).

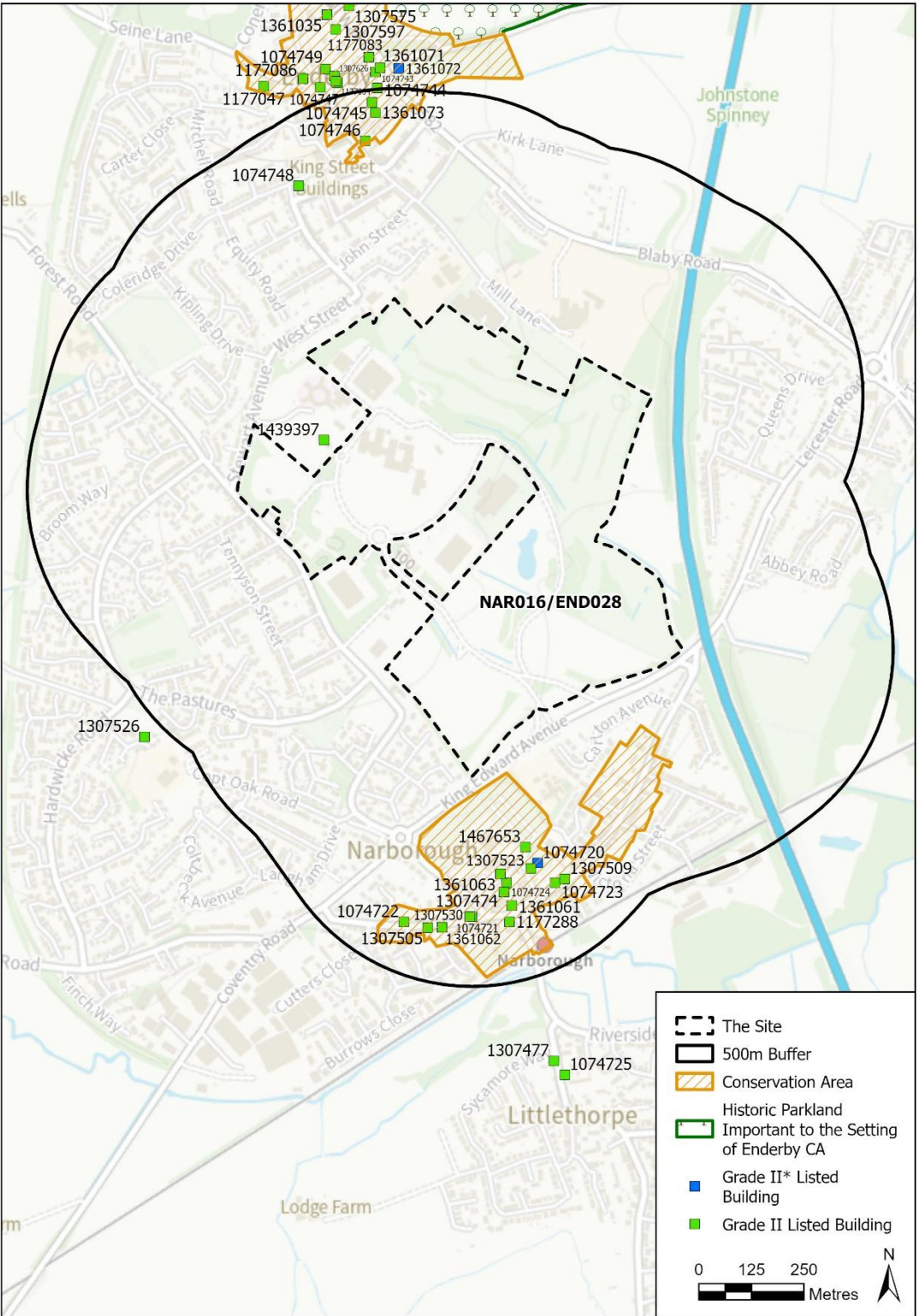
Initial research indicates there is potential for historic activity within the immediate environs of the Site particularly from the medieval period onwards and the Site has a high potential for further surviving archaeological deposits from the medieval period and a medium potential for archaeological deposits from the Roman period. The potential for the prehistoric period is low.

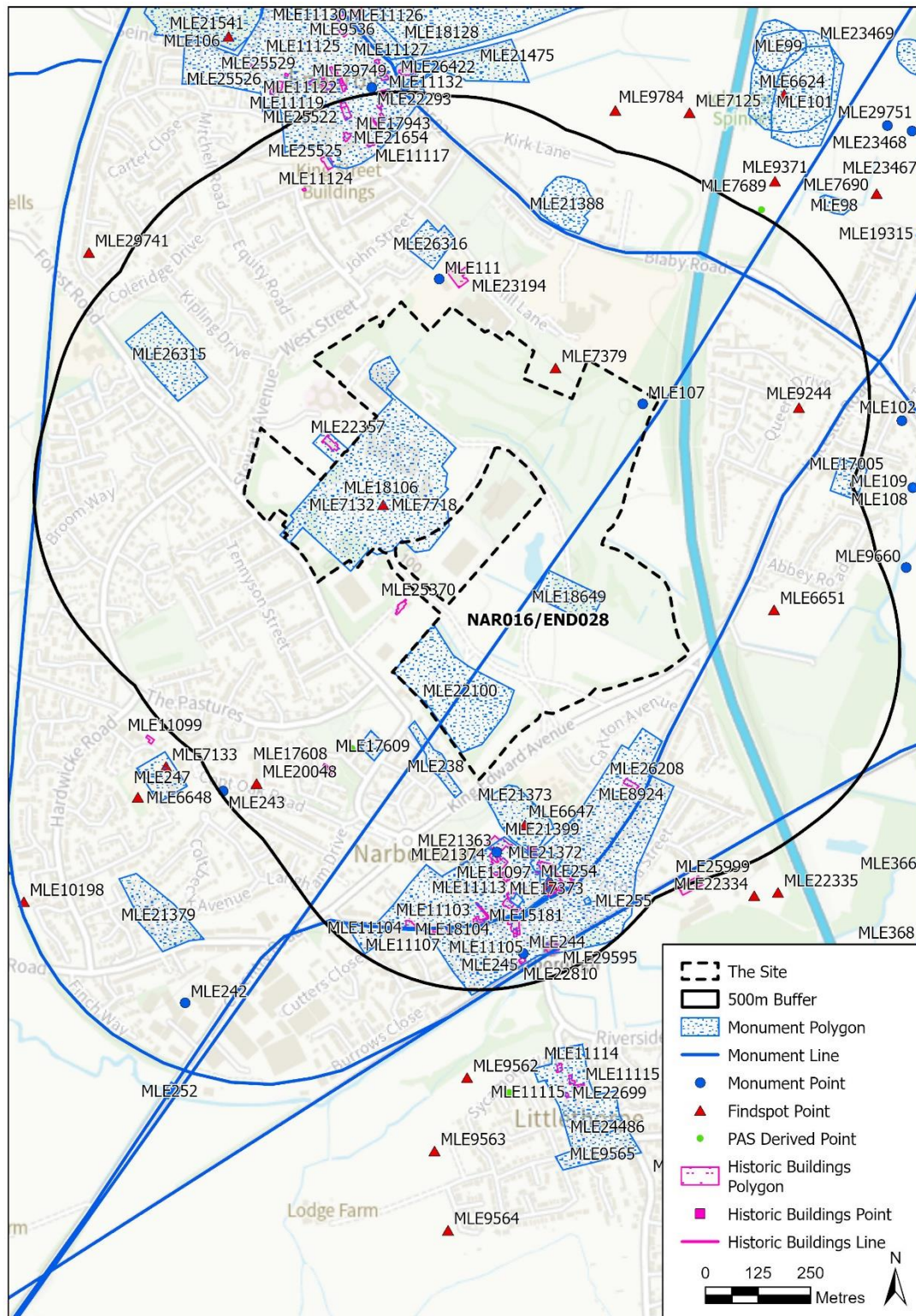
Recommendations/Mitigation:

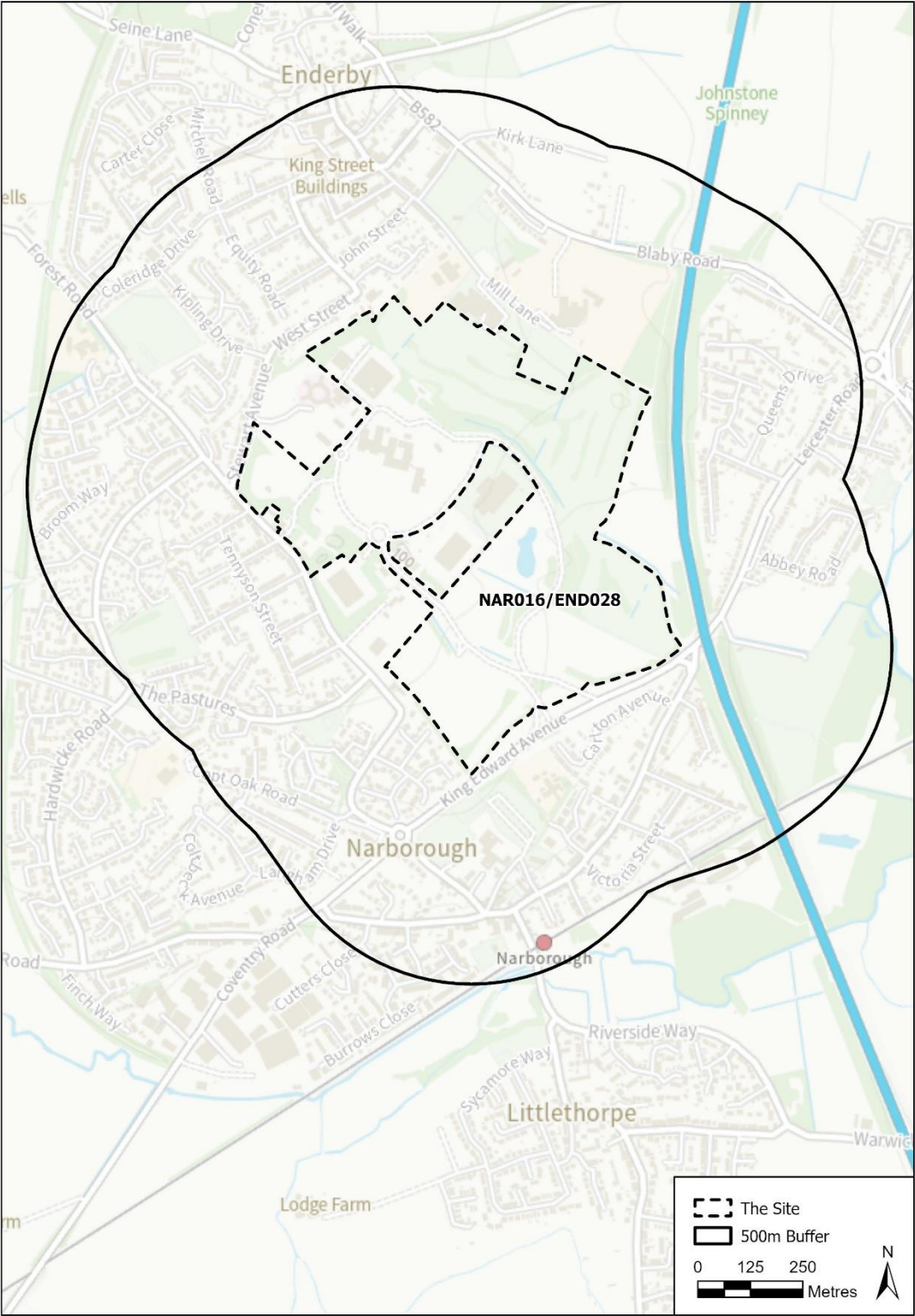
Although the Site has been previously developed, including a golf course and other landscape features, the proposed allocation has the potential to disturb a range of known heritage assets including a Roman road and earthworks of extant ridge and furrow of medieval or post medieval date.

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. The extent and nature of any remaining extant earthworks should be recorded and mapped prior to further evaluation. In areas where there is no previous development a programme of non-intrusive field evaluation, such as geophysical survey may be required. A programme of evaluation by trial trenching may also be required in areas not previously evaluated.

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.







SAP019/025/035: Land South of Hinckley Road

Allocation ref no.	SAP019/025/035	Site Name	Land South of Hinckley Road
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Site Summary

The site is located to the southwest of Sapcote covering an area of 11 hectares. It comprises agricultural fields enclosed with mature hedgerows and trees.

The site contains no existing properties. A public footpath runs along the north boundary, and the fields are subdivided by mature hedgerows and trees. Sapcote Castle and Moat Scheduled Monument is immediately to the east of the site. Beyond the Site, the areas to the north and east comprise the built-up edge of Sapcote, while agricultural land extends to the west and south.

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
1074697	Burrough's Almshouses	II
1074698	Former Sapcote Church School	II
1074699	15, Sharnford Road	II
1177924	Church Of All Saints	II
1177938	South View Farmhouse	II
1177950	1, New Walk	II
1361090	17, Sharnford Road	II
1389711	Sapcote Methodist Church	II
1443890	Sapcote War Memorial	II
1488919	Milestone at SP49069 93416	II
1010301	Sapcote Castle and moat Scheduled Monument	

Entries on the HER

MonUID	Name
MLE10197	Iron Age/Roman pottery from 39, Church Street, Sapcote
MLE11894	Sapcote methodist church, Leicester Road, Sapcote
MLE11919	Church of all saints, church street (east side), Sapcote
MLE11920	Burrough's almshouses, cook's lane (north side), Sapcote
MLE11921	South view farmhouse, cook's lane (south side), Sapcote
MLE11922	Former Sapcote church school, Leicester Road (south side), Sapcote
MLE11923	1 new walk (west side), Sapcote
MLE11924	15 Sharnford road (south-west side), Sapcote
MLE11925	17 Sharnford road (south-west side), Sapcote
MLE15770	Post-medieval remains, Old School House, Sapcote
MLE15915	Site of Wesleyan Methodist Chapel, Leicester Road, Sapcote
MLE16186	Possible medieval road layer, Leicester Road, Sapcote
MLE16204	Medieval activity, rear of Methodist Church, Leicester Road, Sapcote
MLE16205	Roman finds, rear of Methodist Church, Leicester Road, Sapcote

MLE16682	Early medieval remains, 39/41, Church Street, Sapcote
MLE17705	Pond west of the Rectory, Church Street, Sapcote
MLE17706	Sapcote Castle motte?, Toot Hill, Sapcote
MLE20684	Medieval pottery from 20, Stanton Road, Sapcote
MLE20686	Post-medieval wall, southern boundary of 41, Church Street, Sapcote
MLE20687	Park House Farm, Stanton Road, Sapcote
MLE20729	Sapcote War Memorial, Church Street, Sapcote
MLE21032	Iron Age cosmetic mortar from near Springfield Farm, Sapcote
MLE21033	Medieval finds from near Springfield Farm, Sapcote
MLE21284	Turnpike Road, Burbage to Narborough
MLE22350	The Old Rectory, Church Street, Sapcote
MLE22351	The Coach House/Barn north-east of The Rectory, Sapcote
MLE23427	Mesolithic/Neolithic flint tool from south-east of Elder Close, Sapcote
MLE23428	Bronze Age/Iron Age activity, south of Livesey Drive, Sapcote
MLE23429	Roman site south-east of Elder Close, Sapcote
	Former Ivy House Farm, just west of 20 Leicester Road (north side), Sapcote
MLE24478	
MLE24738	Red Lion Public House, Church Street, Sapcote
MLE24739	War memorial lychgate to All Saints' Church, Church Street, Sapcote
MLE24740	35, 39 & 41, Church Street, Sapcote
MLE24741	21, 23 & 25, Church Street, Sapcote
MLE24742	17, Church Street, Sapcote
MLE24743	15, Church Street, Sapcote
MLE24744	1, Church Street, Sapcote
MLE24745	Sapcote Club, 19, Hinckley Road, Sapcote
MLE24748	Slaughterhouse to rear of 7 New Walk, Sapcote
MLE24751	Milepost at junction of Leicester Road and Grace Road, Sapcote
MLE24752	Pond to north of houses on Hinckley Road, Sapcote
MLE24756	39, 41 & 43, Leicester Road, Sapcote
MLE24758	Church Walk (footpath), Sapcote
MLE24760	Calver Hill Cottages, 8-26, Sharnford Road, Sapcote
MLE24762	'The Limes' avenue of trees, east of Limes Avenue, Sapcote
MLE25711	Anglo-Saxon pit south-east of Elder Close, Sapcote
MLE25712	Roman activity south of Livesey Drive, Sapcote
MLE279	Sapcote Castle, Toot Hill, Sapcote
MLE280	Moated enclosure to west of Sapcote Castle, Sapcote
MLE281	Fishponds at Sapcote Castle, Sapcote
MLE282	Enclosure south of Sapcote Castle, Sapcote
MLE287	Bronze Age site south-west of The Limes Farm, Sapcote
MLE292	Historic settlement core of Sapcote
MLE30023	Roman finds from Toot Hill, Sapcote
MLE30024	Prehistoric flint from Toot Hill, Sapcote
MLE6653	Post-medieval farmstead, 20, Stanton Road, Sapcote
MLE6654	Medieval crucifix from Hinckley Road, Sapcote
MLE8322	Post-medieval well, 6, Church Street, Sapcote
MLE8512	Medieval remains, Park House Farm, Sapcote
MLE9356	Roman pottery from Park House Farm, Sapcote
MLE9504	Lord Bassett Arms, Leicester Road, Sapcote
MLE9837	The Bath House, Stanton Road, Sapcote

Built Heritage

Comments:

The Grade II listed **Church of All Saints** (List Entry Number: 1177924) is located within the 500-metre Study Area of the Site, close to its northeast boundary. The significance of the asset is derived from its special architectural and historic interest as a stone parish church of mid-fourteenth- and fifteenth-century origin, with nineteenth-century restorations and additions. The west tower with its octagonal spire has a strong visual presence within the surrounding townscape and landscape. The church's immediate setting comprises the burial ground with scattered mature trees and vegetation. Its wider setting includes built-up area of the town including Sapcote Library, the former rectory, All Saints Church of England Primary School, Burrough's Almshouses and dwellings. Agricultural land extends further to the south and west. Historically, the church was located on the southern edge of the parish, and its wider setting was predominantly agricultural, but the twentieth-century residential development and its wider setting was predominantly rural in character. Twentieth century residential development and the construction of the primary school have expanded the built environment around the church. While it is not currently clear if the Site has shared a direct historical or functional relationship with the church (requires further research), the Site nonetheless contributes to its significance as one of the last remnants of the church's wider agricultural setting and its rural character.

Views from Bassett Lane to the east and Cook's Lane to the south provide glimpses of open fields, making a positive contribution to the setting and significance of the Church. Similarly, views of the spire and parts of the tower from within the surrounding landscape, including the proposed Allocation site, also make a positive contribution. These views are primarily available from the eastern quadrant of the Site along Park Road, and they facilitate the ability to understand and appreciate the significance of the asset as a historic parish church.

As such, the proposed Allocation has the potential to adversely alter and/ or remove the contribution the Site makes to the setting and significance of Church of All Saints by obscuring important views to and from the asset and through further diminishing the relationship with its historic open and agrarian 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.

The significance of the **Sapcote War Memorial** (List Entry Number: 1443890) is derived from its historic interest as an eloquent witness to the tragic impact of world events on the local community, and the sacrifices made during conflicts of the twentieth century. The significance of the Milestone at Sp49069 93416 (List Entry Number: 1488919) is derived from its special architectural and historic interest as a good example of a simply designed and well-executed cast-iron milestone dating to the early nineteenth-century, demonstrating the expansion and standardisation of road networks following the General Turnpike Act of 1773.

The setting of these two heritage assets, by reason of their typology and inherently limited setting, does not extend to the Site. The proposed Allocation is therefore unlikely to impact the setting and significance of either designated heritage asset.

There are seven additional Grade II listed buildings located within the 500-metre Study Area of the Site, situated to the east and northeast within the built-up area of Sapcote.

Burrough's Almshouses (List Entry Number: 1074697) are located to the east of the Site. The significance of the building is derived from its special architectural and historic interest as a nineteenth-century almshouse constructed in the Tudor Revival style. Its setting comprises the Church of All Saints and its burial ground, together with the surrounding residential development.

The significance of **South View Farmhouse** (List Entry Number: 1177938) is derived from its special architectural and historic interest as a brick rural farmhouse of late eighteenth-century origin. Its setting comprises the Almshouses and the Church of All Saints to the north, late nineteenth-century outbuildings immediately to the south and west (now converted to residential), and twentieth-century residential development to the east and south.

The significance of **15 Sharnford Road** (List Entry Number: 1074699) is derived from its special architectural and historic interest as a late eighteenth-century brick cottage with tiled roofs. The significance of **17 Sharnford Road** (List Entry Number: 1361090) is derived from its special architectural and historic interest as a mid-eighteenth-century brick house with thatched and slate roofs. Both buildings were illustrated on the 1903 Ordnance Survey map with associated garden plots and open agricultural land to the south of Cooks Lane. Today, the openness of this landscape has been compromised by the twentieth-century residential development.

The significance of **1, New Walk** (List Entry Number: 1177950) is derived from its special architectural and historic interest as a mid-eighteenth-century cottage with a rubble plinth to the New Walk elevation and a thatched roof to the south gable. Its setting comprises the attached cottage to the south, dwellings along New Road to the east, and the Grade II listed Former Sapcote Church School to the west, and Leicester Road runs to the north.

The significance of the **Former Sapcote Church School** (List Entry Number: 1074698) is derived from its special architectural and historic interest as an early nineteenth-century church school constructed in brick with ashlar dressing, and from its association with John Frewen Turner, the Sapcote-born landowner and politician who erected and endowed the school. The heritage asset occupies a prominent location on Leicester Road (formerly High Street). While the nineteenth-century development pattern remains largely intact to the north, twentieth-century development, particularly the adjacent grocery store, has compromised the heritage asset's setting.

The significance of the **Sapcote Methodist Church** (List Entry Number: 1389711) is derived from its special architectural and historic interest as a well-designed early twentieth-century Arts and Crafts style Methodist church, constructed with the support of the local congregation. The church was built at the eastern edge of Sapcote, where an earlier Methodist chapel had previously been located. Today, the twentieth-century residential development surrounds the church on all sides, forming its immediate setting.

The setting of these seven designated heritage assets, by reason of their distance and intervening development does not extend to the Site.

As such, the proposed Allocation is unlikely to adversely impact the setting or significance of these designated heritage assets.

Recommendations/Mitigation:

The proposed Site Allocation has the potential to affect, and cause harm to, the setting and significance of the **Church of All Saints** by obscuring important views to and from the asset. Future proposals should explore how such harm could be minimised through the retention or creation of view corridors to the church spire and by incorporating green space, including setting development back from the eastern edge of the Site, in order to help sustain aspects of the asset's rural setting.

It is considered that, subject to 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 asset.

Archaeology

Comments:

The **Scheduled Monument of Sapcote Castle and moat (NHLE 1010301)** is located to the north-east of the Site. The motte survives as a mound of around 1m in height, but the bailey ditch has been infilled. 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 a limited amount of prehistoric activity within the Site and Study Area, but the 2017 trial trenching recorded a ditch with three sherds of Late Bronze Age-early Iron Age pottery (MLE23428). Within the Study Area, to the west of the Site, an Early Bronze Age flint scatter was found in 1913-17 through field walking and is thought to possibly represent an occupation area (MLE287). The flint consisted of, 'very many flakes and 203 cores and artefacts'.

The HER records two phases of Roman activity (MLE25712), within the Site, including a sequence of ditches and later pits which were associated with a Roman site that was excavated in 2019 and is located to the north-west (MLE23429).

Part of the historic core of Sapcote is located within the in eastern part of Site (MLE292). The village has medieval and post-medieval origins, and the extent of the historic core has been established through historic mapping and aerial photography. Late medieval features such as three enclosures are recorded within the village (MLE282).

A review of the available lidar data shows that there is good preservation of ridge and furrow earthworks within Site at the eastern end; the land within this part of the Site is under grass and not cultivated. These earthworks are likely to date from the medieval and post-medieval periods and would have been part of the wider setting of the Castle before the modern housing estate located to the north-east was developed. The earthworks show multiple separate land plots with the ridges laid out in different directions. There are further extensive areas of ridge and furrow within the 500m Study Area; none of which is recorded on the HER.

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 high potential for further surviving archaeological deposits from the prehistoric through to the post medieval period.

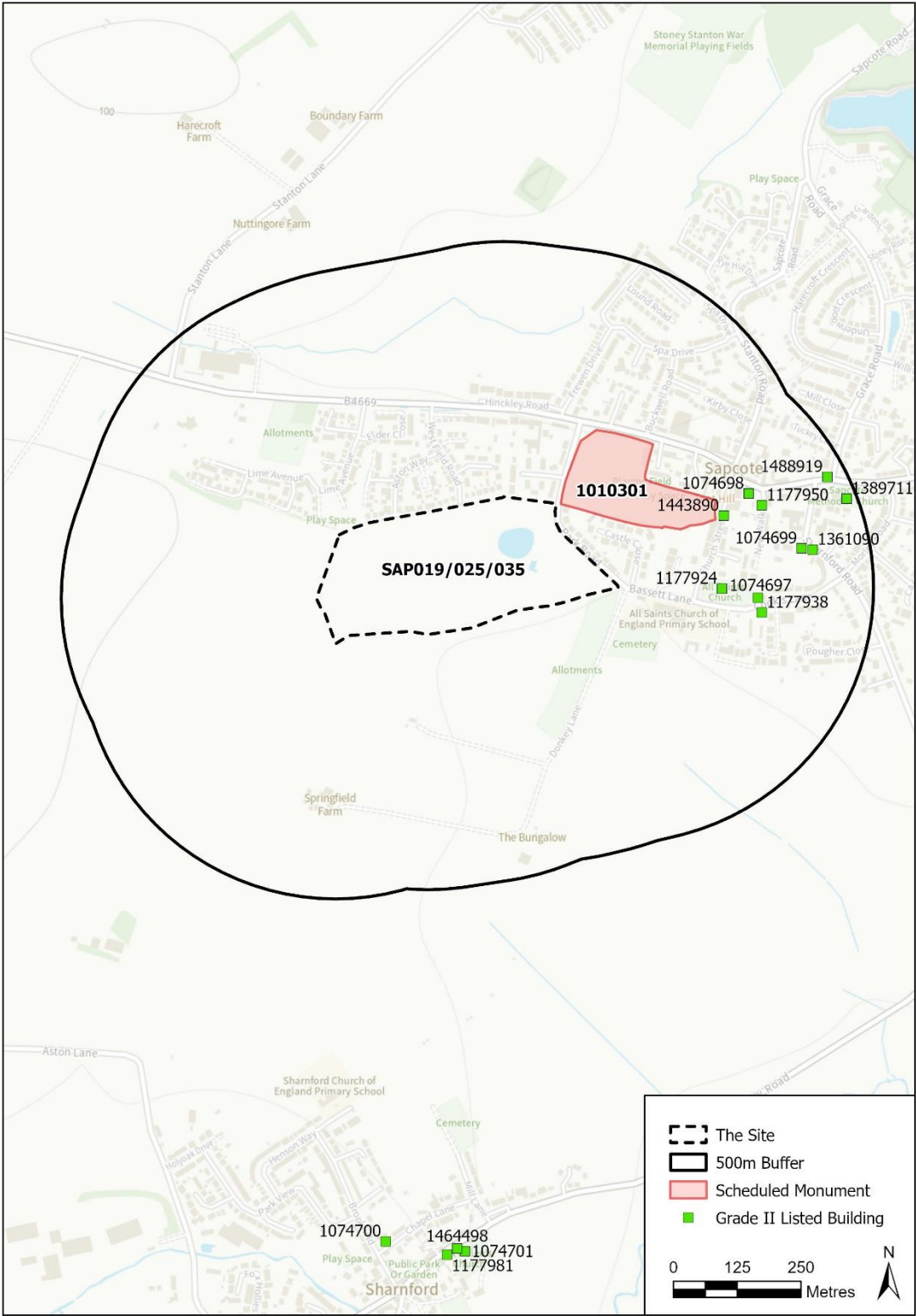
Recommendations/Mitigation:

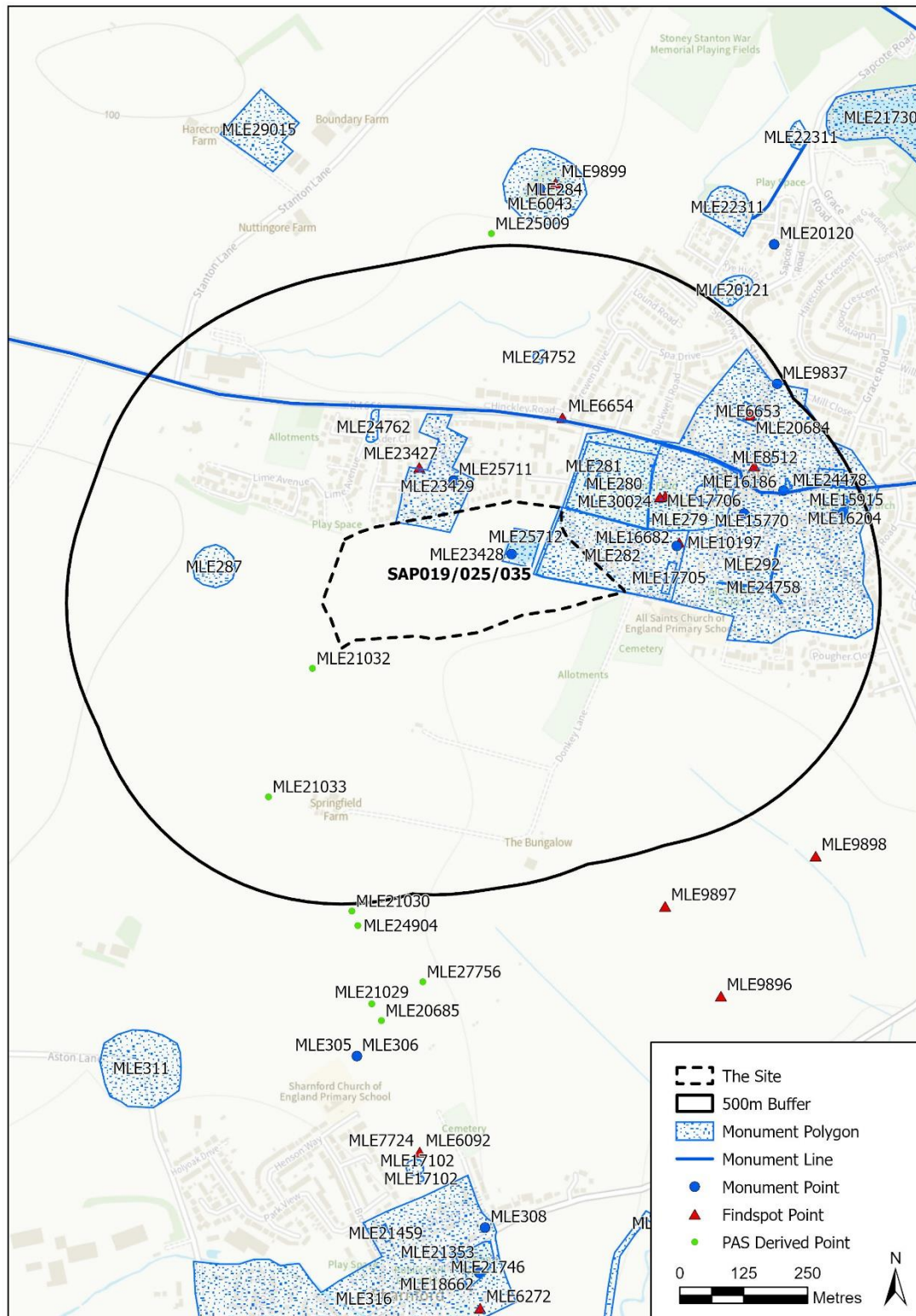
While there is extensive residential development and a hedge between the Site and the Scheduled Monument, the Site is the only surviving remnant of undeveloped landscape around the Scheduled Monument and any planning application will require a setting assessment to consider if the Scheduled Monument would be impacted by any development.

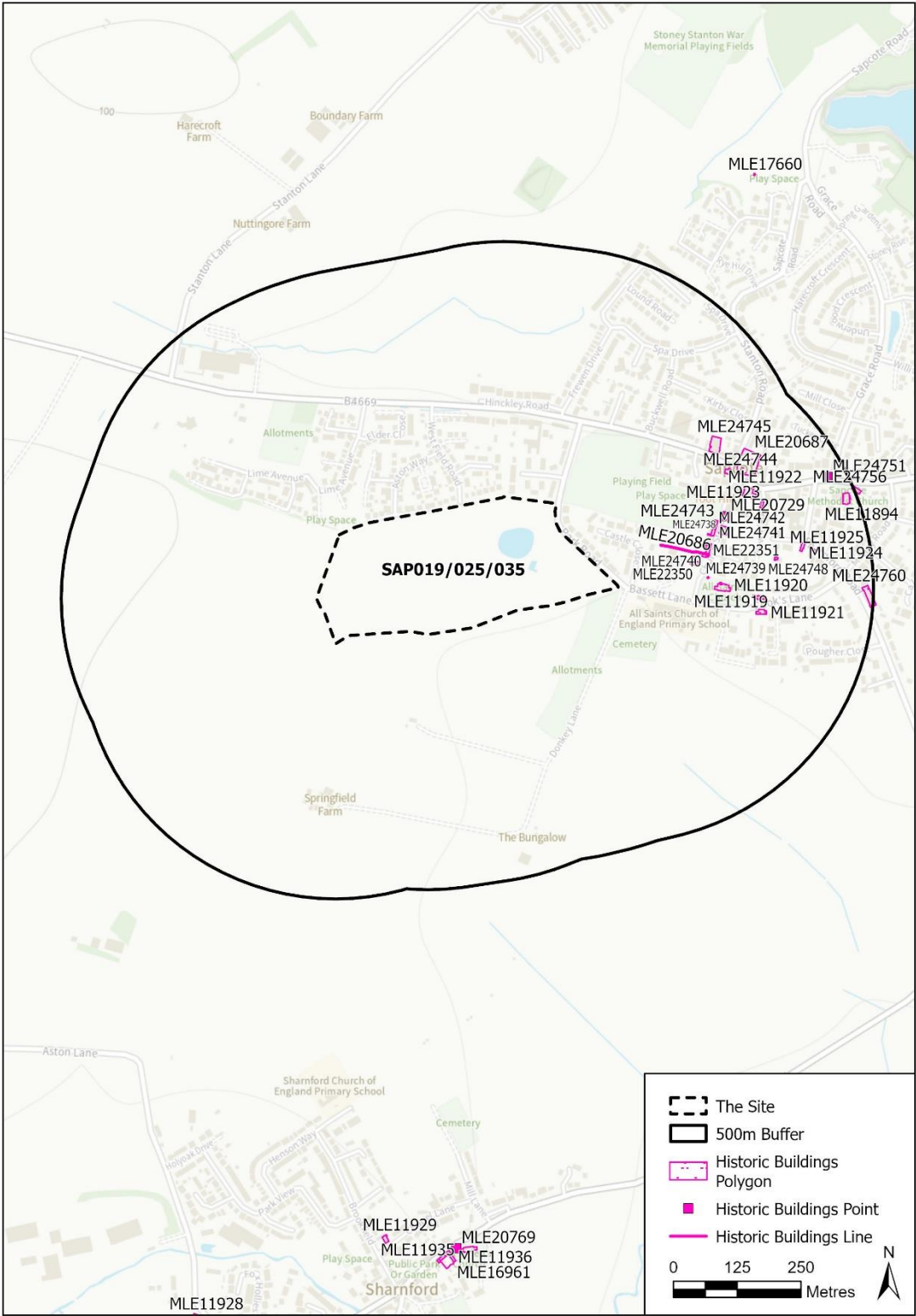
From the evidence across the site and the surrounding environs, there is the potential for surviving archaeological deposits from the prehistoric through to the post-medieval period. However, Aerial photographic evidence and the HER show that a large part of Site has been evaluated through trial trenching and open area excavation. There is potentially the need for further mitigation, depending on results from the existing evaluation.

Where extant archaeological features are present, they could be adversely affected by any development. The extant ridge and furrow earthworks are within an area of the Site that is separated by a hedge line, which is likely to be an historic boundary (the boundary is recorded on the 1st Edition

Ordnance Survey mapping). Given this part of the Site is separated from the rest of the Site by this boundary there is no evidence that the area had been evaluated. 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. Further intrusive evaluation and mitigation could be considered in this area.









SHA009: Leicester Road, Sharnford

Allocation ref no.	SHA009	Site Name	Leicester Road, Sharnford, LE10 3PR
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Site Summary

The site is located to the west of Sharnford covering an area of 1 hectare. It comprises a cluster of utilitarian outbuildings positioned broadly at the centre, an L-shaped driveway providing access from Leicester Road to the east, and an area of open field.

The Site is surrounded by the built-up edge of Sharnford to the east and by open agricultural land to the west.

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
1074700	Sharnford Methodist Church	II
1074702	Tudor Cottage	II
1177981	Number 45, With Adjoining Outbuildings	II
1295268	Pipalipen House And Adjoining Former Cottages, Cart Shed And Barn	II
1295271	Number 8 With Adjoining Outbuilding And Stable	II

Entries on the HER

MonUID	Name
MLE21353	Post-medieval remains, 70, Leicester Road, Sharnford
MLE21459	Methodist Chapel burial ground, Chapel Lane, Sharnford
MLE22887	Medieval/post-medieval activity, Grange Farm, Coventry Road, Sharnford
MLE22888	Medieval/post-medieval agricultural activity, west of Coventry Road, Sharnford
MLE311	Neolithic/Bronze Age flint from near Aston Lane, Sharnford
MLE316	Historic settlement core of Sharnford
MLE23586	Iron Age/Roman pottery from west of Coventry Road, Sharnford
MLE23587	Bronze Age finds from west of Coventry Road, Sharnford
MLE11926	Pipalipen House & Adjoining Former Cottages, Cart Shed & Barn, Aston Lane (West Side), Sharnford
MLE11927	Former Cottages Adjoining Pipalipen House, Aston Lane (West Side), Sharnford
MLE11928	Cartshed & Barn Adjoining Pipalipen House, Aston Lane (West Side), Sharnford
MLE11929	Sharnford Methodist Church, Chapel Lane (North-West Side), Sharnford

	No. 8 With Adjoining Outbuilding & Stable, 8, Coventry
MLE11930	Road (South-East Side), Sharnford
MLE11936	45 Leicester Road (South-East Side), Sharnford
	Tudor Cottage, School Lane (South-East Side),
MLE13902	Sharnford
MLE16961	Jarrett's Farm, 45, Leicester Road, Sharnford
MLE22146	6, Coventry Road, Sharnford

Built Heritage

Comments:

The Grade II listed **Pipalipen House and Adjoining Former Cottages, Cart Shed and Barn** (List Entry Number: 1295268) is located within the 500-metre Study Area, abutting the eastern end of the Site. The significance of the heritage asset is derived from its special architectural and historic interest as a mid- to late eighteenth-century farmstead arranged around a courtyard, with later alterations and additions. The group features a brick farmhouse with adjoining cottages and associated outbuildings. Its setting includes similar farmsteads along Leicester Road, open agricultural land to the west, and built development to the east. While it remains unclear if the surrounding arable land has a direct historical functional relationship with the listed building (requires further research), it nonetheless contributes to its rural character. The setting has been partially compromised by the twentieth-century residential development to the east and by trailer and container storage to further north. The Site continues to make a positive contribution to the wider landscape 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 Pipalipen House by virtue of building on agricultural 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.

Four Grade II listed buildings are located to the east of the Site, within the 500-metre Study Area: **Number 8 With Adjoining Outbuilding and Stable** (List Entry Number: 1295271), **Tudor Cottage** (List Entry Number: 1074702), **Sharnford Methodist Church** (List Entry Number: 1074700), and **Number 45, With Adjoining Outbuildings** (List Entry Number: 1177981). 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 these designated heritage assets.

Recommendations/Mitigation:

The proposed Site Allocation has the potential to affect, and cause harm to, the setting and significance of **Pipalipen House and Adjoining Former Cottages, Cart Shed and Barn** 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 providing 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 southeast quadrant of the Site may remove the identified harm to the above heritage asset.

Archaeology

Comments:

The Site is on the edge of the medieval and post-medieval historic settlement core of Sharnford (MLE316), which was mentioned in Domesday (known as Searneforde). There are no other HER

sites recorded within the Site boundary.

Within the wider Study Area there is only limited evidence for prehistoric activity on the HER, with an area of Neolithic/Bronze Age 'flakes, spalls and waste material' found during fieldwalking to the north of the Site (MLE311) and a fragment of Bronze Age metalwork recovered during field work to the south of the Site (MLE23587). The same fieldwork also recorded Iron Age – Roman pottery (MLE23586). The majority of the historic evidence within the Study Area is medieval or post-medieval. A possible medieval manorial site, with elements including a moated site and fishponds is located to the north-west of the Site. Other medieval features including pottery has been recorded in the area (MLE 22887).

A review of the available lidar data shows that there is extant ridge and furrow earthworks within the Study Area to the south and north-west of the Site that are not recorded on the HER.

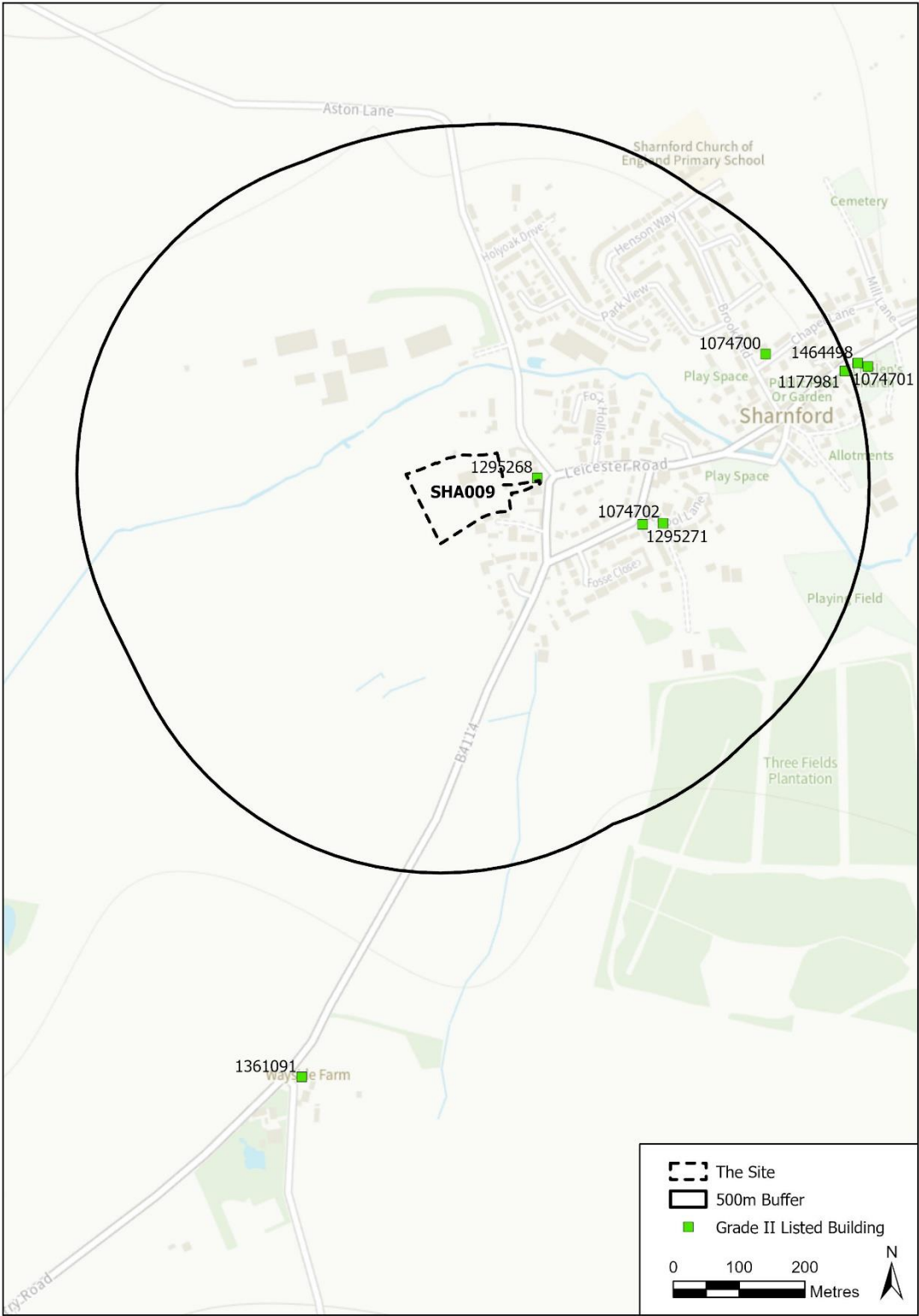
Initial research indicates there is potential for historic activity within the immediate environs of the Site particularly from the medieval period and the Site has a medium potential for surviving archaeological deposits from the medieval period.

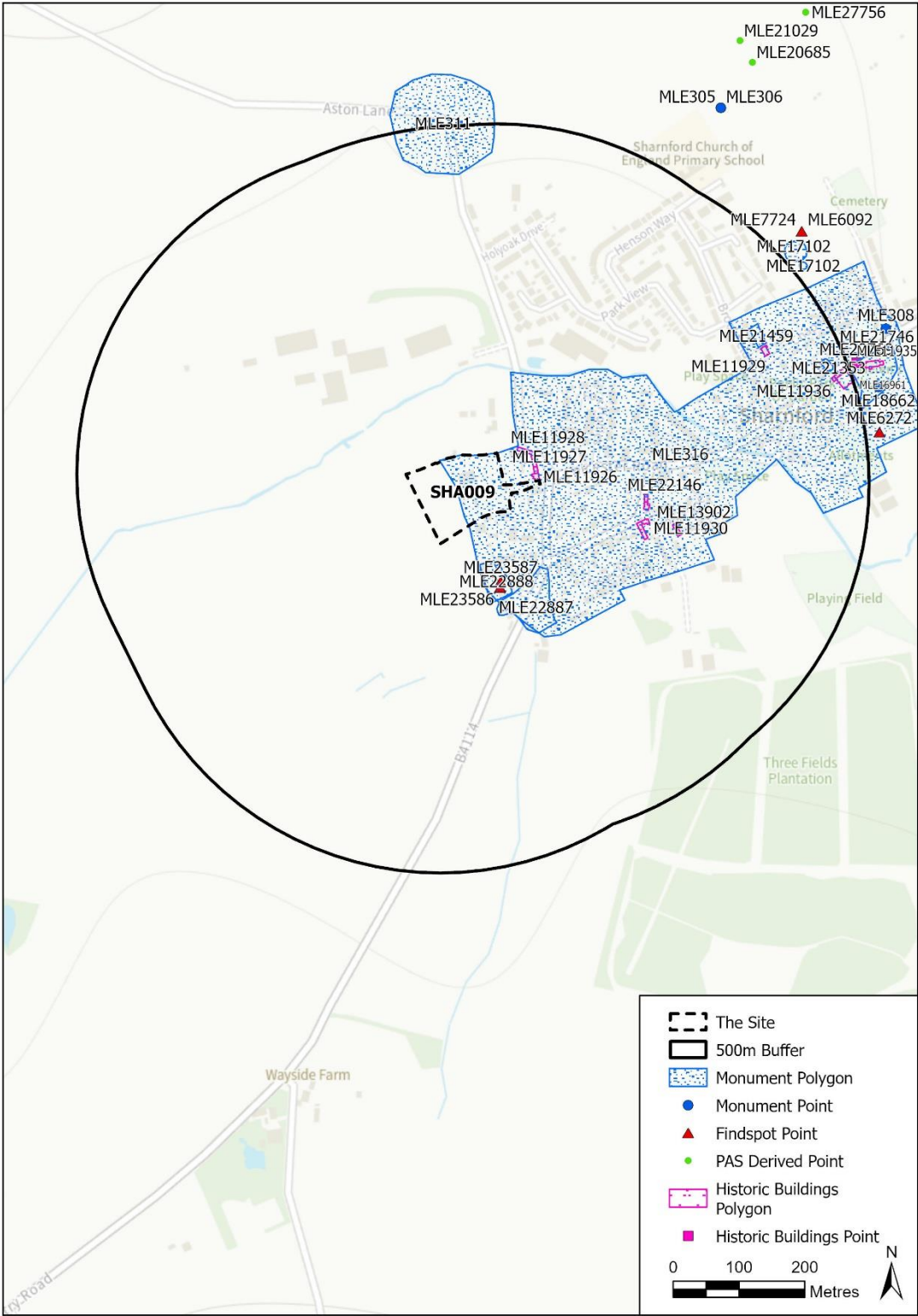
Recommendations/Mitigation:

There are limited HER records, and no archaeological investigation has occurred within the Site. 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. 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.







WHE027: Whetstone Pastures

Allocation ref no.	WHE027	Site Name	Whetstone Pastures
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Site Summary

The site is located to the southwest of Countesthorpe covering an area of 379 hectares comprising a sequence of agricultural fields.

The Site is bisected by the M1 motorway, with a number of minor roads leading to farms and small industrial areas. The former the Midland Counties Railway embankment runs along the northern boundary of the Site, which is surrounded by open agricultural land. Beyond the site to the northeast are the allocation site COU042 and the built-up area of Countesthorpe,

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
1074769	1, The Drive	II
1307572	4, The Drive	II
1361044	2, The Drive	II
1361066	3, The Drive	II
1361067	The Residence	II
1386063	Whetstone Pastures Residential Home	II

Potential Non-Designated Heritage Assets

- Cosby Hill Farm, Lutterworth Road, Cosby (MLE23478)
- Whetstone Gorse West, Whetstone Gorse Lane, Whetstone (MLE23477)
- Whetstone Gorse East, Whetstone Gorse Lane, Whetstone (MLE23476)
- Railway bridge, A426 Lutterworth Road, Whetstone (MLE21164)
- Railway bridge, Shuttleworth Lane, Cosby (MLE21163)
- Glebe Farm, Willoughby Road, Countesthorpe (MLE23479)
- Hill Farm, Hill Lane, Countesthorpe (MLE23480)
- Countesthorpe Community College, Winchester Road, Countesthorpe (MLE17563)

Entries on the HER

MonUID	Name
MLE45	Possible undated mound earthwork, Cosby Hill Farm, Cosby
MLE54	Undated mounds, Cosby Road, Countesthorpe
MLE373	Possible ring ditch cropmark east of Whetstone Gorse Lane, Whetstone
MLE374	Possible ring ditch west of Bambury Lane, Whetstone
MLE1902	Roman road - Lutterworth Road

MLE2239	Medieval track, Mere Lane, Willoughby Waterleys/Peatling Magna
MLE2240	Medieval bank east of Westdale Farm, Peatling Magna
MLE2247	Possible Roman site north-west of Lodge Cottage, Peatling Magna
MLE11227	6 The Drive (North Side), Countesthorpe
MLE11915	Whetstone Pastures Residential, Lutterworth Road (East Side) (Off), Whetstone
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
MLE16079	Midland Counties Railway, Leicester to Rugby branch
MLE16092	Great Central Railway
MLE17563	Countesthorpe Community College, Winchester Road, Countesthorpe
MLE19061	Iron Age site east of Willoughby Road, Countesthorpe
MLE19802	Whetstone Lodge Farm, Lutterworth Road, Whetstone
MLE21163	Railway bridge, Shuttleworth Lane, Cosby
MLE21164	Railway bridge, A426 Lutterworth Road, Whetstone
MLE21271	Turnpike Road, Leicester to Lutterworth
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
MLE22669	World War II "Starfish" decoy site, Whetstone
MLE23165	Possible Iron Age ditch east of 12, Willoughby Road, Countesthorpe
MLE23476	Whetstone Gorse East, Whetstone Gorse Lane, Whetstone
MLE23477	Whetstone Gorse West, Whetstone Gorse Lane, Whetstone
MLE23478	Cosby Hill Farm, Lutterworth Road, Cosby
MLE23479	Glebe Farm, Willoughby Road, Countesthorpe
MLE23480	Hill Farm, Hill Lane, Countesthorpe
MLE24971	Anglo-Saxon brooch from near Westdale Farm, Countesthorpe
MLE28297	Countesthorpe Cottage Homes, The Drive, Countesthorpe

Built Heritage

Comments:

The Grade II listed **Whetstone Pastures Residential Home** (List Entry Number: 1386063) is centrally located within the Site. The significance of the building is derived from its special architectural and historic interest as a nineteenth-century villa-style farmhouse with surviving external and internal fixtures, fittings and embellishments. Its setting comprises the immediate farmstead and associated historical and contemporary outbuildings, and the surrounding open fields. While 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 forms the immediate setting of the former farmstead and contributes positively to its landscape character and land use.

The proposed Allocation has the potential to adversely alter and/or remove the contribution the Site

makes to the setting and significance of Whetstone Pastures Residential Home by virtue of building on agricultural 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.

Three historic farmsteads within the Site appear to be of architectural and historic interest, pending detailed assessment: **Cosby Hill Farm** (MLE23478), **Whetstone Gorse West** (MLE23477) and **Whetstone Gorse East** (MLE23476). The farmsteads are illustrated and named on the 1814 and later OS maps. For each, the associated buildings are arranged a courtyard, and comparison with nineteenth-century mapping indicates that their historical layouts largely survive. The surrounding fields likely formed part of the agricultural land historically associated with the farms. Their settings have mostly remained intact, with the exception of Cosby Hill Farm, where the construction of the M1 approx. 130m to the east has had an adverse impact. The Site forms their immediate setting and contributes positively to these farms' overall significance by providing an open agricultural setting.

The proposed Allocation has the potential to result in the total loss of the three farmsteads, 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 three farms by virtue of building on arable 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.

Two railway bridges at the northern boundary of the Site, located along the former Midland Counties Railway embankment, appear to be of architectural and historic interest, pending detailed assessment: **Railway bridge, A426 Lutterworth Road, Whetstone** (MLE21164) and **Railway bridge, Shuttleworth Lane, Cosby** (MLE21163). The section of the Midland Counties Railway between Rugby and Leicester was constructed to the designs of Charles Blacker Vignoles as executed by David McIntosh. The railway opened to public traffic in 1840 and remained in use until the section between South Wigston to Rugby Wharf closed in 1961. The Lutterworth Road railway bridge was constructed using the 'English' or 'helicoidal' system of skew arch construction. Early skew-arched bridges of this type, built during the pioneering phase of railway development prior to 1840, represent some of the earliest examples of their kind in the world and are therefore of technological and historic interest. The setting of the railway bridges relate closely to the former embankment; however, the Site and the wider agricultural landscape contribute positively to their overall significance by providing an open and primarily rural setting.

Glebe Farm (MLE23479) and **Hill Farm** (MLE23480), located outside the site boundary to the northeast within the 500-metre Study Area, appear to be of architectural and historic interest, pending detailed assessment. Both are illustrated and named on the 1814 and later OS maps. The surrounding fields likely formed part of the agricultural land historically associated with the farms. The setting of Glebe Farm has been partially compromised by the twentieth-century residential development along Willoughby Road and the Allocation Site COU042 contributes positively to the farmstead's overall significance by providing an open and primarily agricultural setting to the east and south. The setting of both farmsteads relates more closely to the fields immediately surrounding them. As such, the setting of Glebe Farm and Hill Farm does not extend to the Site.

The proposed Allocation is unlikely to adversely impact the setting or significance of Glebe Farm or Hill Farm.

Countesthorpe Academy (MLE17563), formerly known as Countesthorpe Community College, is located outside the site boundary to the northeast, within the 500-metre Study Area. 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 heritage asset.

Seven Grade II listed buildings are located to the north of the Site, within the 500-metre Study Area: **1, The Drive** (List Entry Number: 1074769); **2, The Drive** (List Entry Number: 1361044); **3, The Drive** (List Entry Number: 1361066); **4, The Drive** (List Entry Number: 1307572); **5, The Drive** (List Entry Number: 1074729); **The Residence** (List Entry Number: 1361067); and **6, The Drive** (List Entry Number: 1074730). These comprise part 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. The setting of these assets, by reason of distance and intervening development, does not extend to the Site.

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 **Whetstone Pastures Residential Home, Cosby Hill Farm, Whetstone Gorse West, Whetstone Gorse East, Railway bridge on A426 Lutterworth Road, and Railway bridge on Shuttleworth Lane** by virtue of introducing new built development especially at the centre of the Site and to the southwest of the Site, building on historically undeveloped land and compromising the openness 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 southwest quadrant of the Site and to the east of Whetstone Brook may remove the identified harm to the above heritage assets.

Archaeology

Comments:

The HER only records a limited number of monuments within the Site. These include the cropmarks of a possible ring ditch, which while currently undated could represent a ploughed-out Bronze Age round barrow or former mill mound (MLE374). An undated earthwork mound is noted in the southwest of the Site (MLE45), however, no evidence for this mound can be seen on the lidar in the vicinity of the HER polygon.

The Site is crossed by a possible Roman road running south from Ratae Corieltauvorum (Leicester), the major Roman town of the region, to the small town of Tripontium, south of Lutterworth (MLE1902). The road follows the same course as the current A426, which is also the course of the Leicester to Lutterworth Turnpike (MLE21271). The route of a medieval track (MLE2239) forms part of the eastern boundary to the site.

The HER records a number of post medieval farmsteads across the Site including Whetstone Gorse East and West (MLE23476 & MLE23477) and Cosby Hill Farm (MLE23478).

A World War II bombing decoy site, built in January 1941 as a 'Permanent Starfish' site to deflect enemy bombing from the city of Leicester is recorded within the Site (MLE22669).

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. Other earthworks including relict field systems are also visible. 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 particularly well preserved and show multiple separate land plots with the ridges laid out in different directions.

Within the Study Area there are further examples of widespread ridge and furrow earthworks.

Fieldwalking identified a possible Roman site to the east of the Allocation Site (MLE2247) and a geophysical survey in 2010 and trial trenching in 2014 recorded a mid to late Iron Age rural settlement with at least two enclosures located to the north of the Site (MLE19061).

From the evidence across the Site and the surrounding environs there is potential for extensive historic activity from the later prehistoric period onwards and the Site has a high potential for further surviving archaeological deposits from the medieval period and a medium archaeological potential for the later prehistoric and Roman periods.

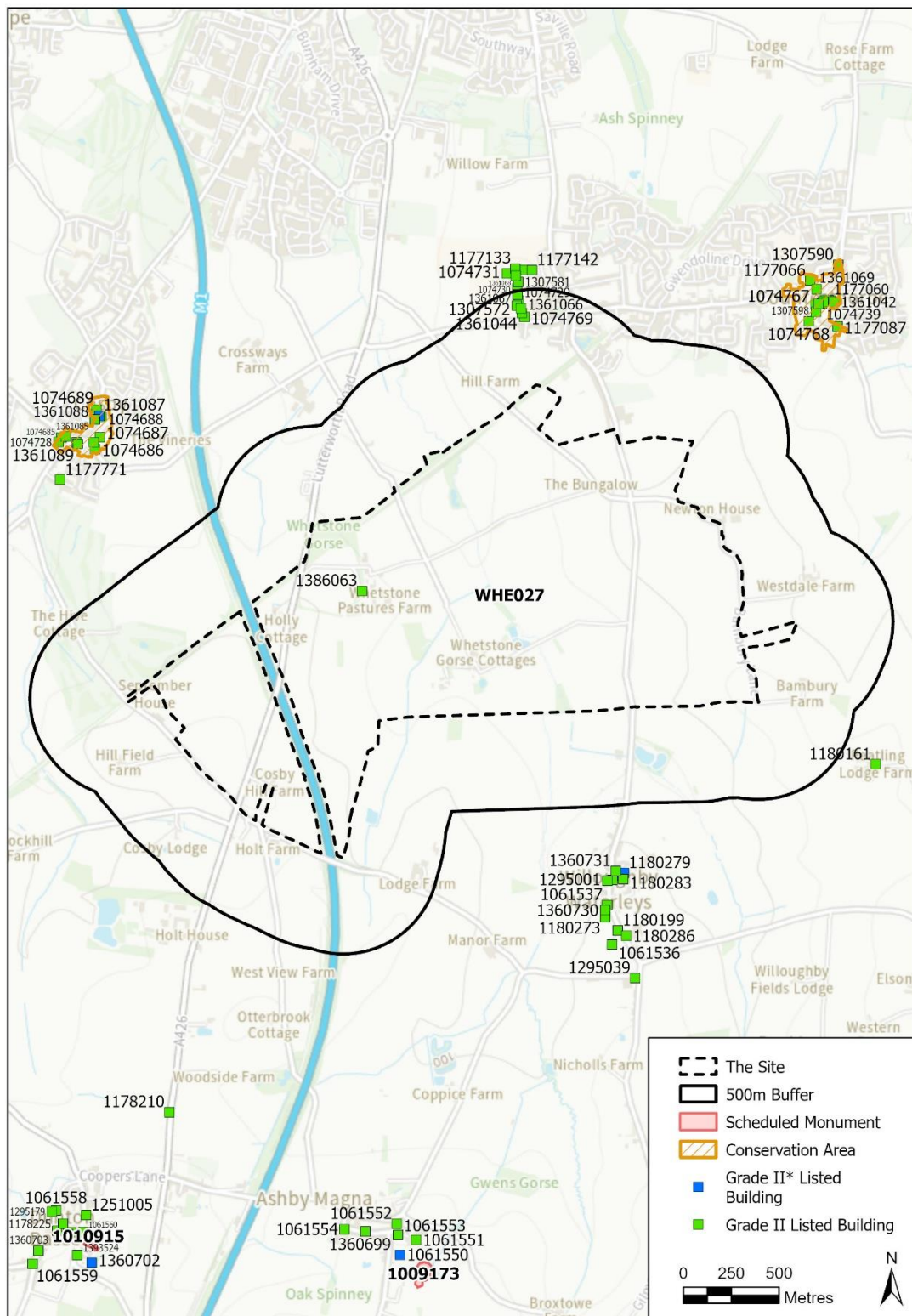
Recommendations/Mitigation:

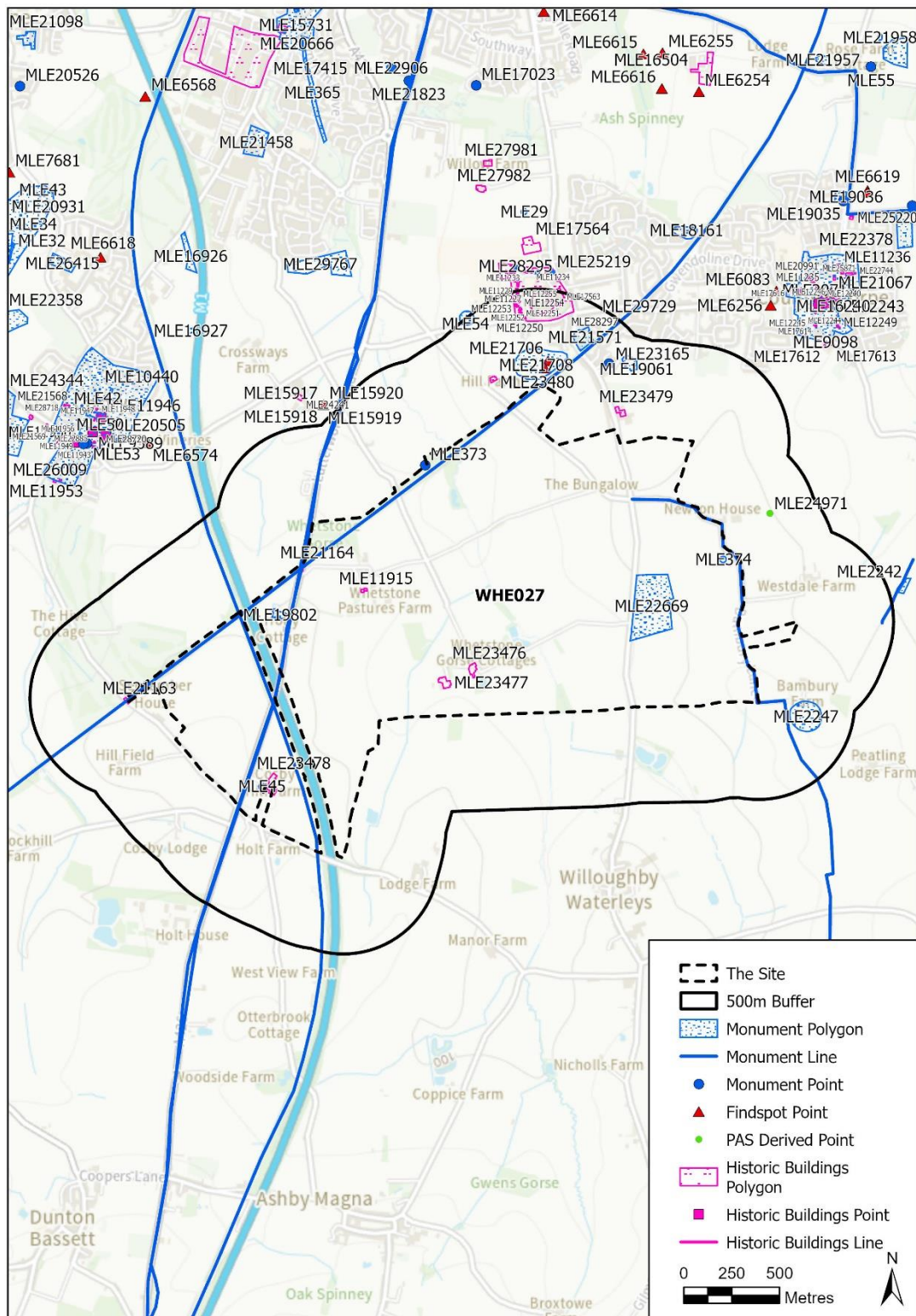
There are only a limited number of HER records within the Site and little or no archaeological investigation has occurred. The lack of archaeological records within the Site could reflect the lack of archaeological investigation rather than lack of deposits being present.

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 lidar review and the potential cropmark records on the HER an aerial and lidar assessment and/or earthwork survey should be undertaken to evaluate the preservation/condition of the extensive earthworks, to 'preserve by record' their extent across the Site and to accurately map the cropmarks. 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.







Appendix A: References and Sources

Bibliography

Primary Sources:

Tithe Maps and Apportionments

2nd Edition Ordnance Survey Map

Ordnance Survey Map

WMS Composite hill shade Lidar data accessed via -

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Appendix B: Legislation, National Planning Policy & Guidance

LEGISLATION/POLICY/ GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	Section 66: General duty as respects listed buildings in exercise of planning functions. Section 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (December 2024) DCLG	Chapter 16: Conserving and enhancing the historic environment Annex 2
National Planning Guidance	National Planning Practice Guidance (2019) DCLG	ID: 18a
National Planning Guidance – Historic England	Historic Environment Good Practice Advice in Planning 1 - The Historic Environment in Local Plans (2015) Historic Environment Good Practice Advice in Planning 2 - Managing Significance in Decision-Taking in the Historic Environment (2015) Historic Environment Good Practice Advice in Planning 3 - The Setting of Heritage Assets (2nd Edition, 2017) Historic England Advice Note 4: Tall Buildings (2015) Historic England Advice Note 12: Statements of Heritage Significance (2019)	

Appendix C: Glossary

Glossary (National Planning Policy Framework)¹⁰

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

¹⁰ Department for Communities and Local Government, December 2024. National Planning Policy Framework