
HERITAGE ASSETS SURVEY

Blaby District Council

Delivery Development Plan Document

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SECTION 1: BACKGROUND

1.0 INTRODUCTION

- 1.1 The District of Blaby lies to the south and west of Leicester City and it has a population of 96,500. The District has only one town centre (Blaby) and it consists of a mix of rural areas (mainly to the south of the District) and more urban areas to the north, including a number of larger villages that are part of the Principal Urban Area (PUA) of Leicester.¹
- 1.2 Blaby District Council is currently in the process of preparing its evidence base to support the production of the Council's Local Plan Delivery Development Plan Document (Delivery DPD). Trigpoint Conservation & Planning Ltd has been commissioned to undertake an assessment of the potential impact of the proposed residential and employment development option sites in the Delivery DPD on the heritage assets within the District in accordance with the brief issued by Blaby District Council. The report has been prepared by Stephen Bradwell, MA, MRTPI, IHBC of Trigpoint Conservation & Planning Ltd, a specialist planning consultant with expertise in the realm of historic buildings and areas.
- 1.3 The proposed development option sites identified by the Delivery DPD and considered in this report are set out in **Appendix 1** and each site has been identified by a unique reference number that is used throughout the remainder of this report. The report has also identified the designated and non-designated heritage assets within Blaby District. A summary of the designated heritage assets (that is scheduled monuments, listed buildings and conservation areas²) within the District, and grouped by Parish Council area, is set out in **Appendix 2**.
- 1.4 Having identified the development option sites and the designated and non-designated heritage assets within Blaby, the report has then used a combination of desk based assessment and individual site surveys to provide an assessment of the potential impact of the proposed development option sites on the heritage assets within the site

¹ Including Braunstone Town, Glenfield, Glen Parva, Kirby Muxloe and Leicester Forest East.

² There are no recorded registered park and gardens, World Heritage sites or battlefield sites within Blaby District.

or its vicinity, and has made recommendations as to the suitability of the development option site based on the nature and extent of any harm to these heritage assets or their setting. Where appropriate, the report has also advised on measures necessary to mitigate any adverse impacts.

- 1.5 This report has also had regard to the appropriate statutory provisions as well as current national legislation and national and local planning policies relating to the historic environment. A summary of the relevant planning legislation, guidance and policies is provided in Section 2 below. Consideration has also been given to the representations received from Historic England and Leicestershire County Council's Planning Archaeologist. In addition, statements submitted in support of a potential site option at Blood's Hill in Kirby Muxloe, including a Heritage Statement produced by Montague Evans, have been considered.
- 1.6 In order to provide a sound basis on which to assess the potential impact of the development option sites on the heritage assets within the area, the report has adopted: (i) an approach that follows the guidance contained within Historic England's Good Practice Advice in Planning Note 3: *The Setting of Heritage Assets* (see paras. 2.21 - 2.22 below), and (ii) the principle that the impact of the development is determined by assessing the value of the affected asset and the magnitude of change as set out in BS7913: *Guide to the Conservation of Historic Buildings* (see paras. 3.12 - 3.16 below).
- 1.7 The completed report will form part of the evidence base that will be used to inform the emerging Delivery DPD, to ensure that the development option sites deliver sustainable growth whilst conserving the significance of heritage assets within Blaby District.

2.0 PLANNING POLICY CONTEXT

- 2.1 This section sets out the key planning policy considerations taken from national and local planning policy documents that are considered applicable to the assessment of the impact of the development option sites on the local historic environment.

Ancient Monuments and Archaeological Areas Act, 1979

- 2.2 This Act affords statutory protection to scheduled monuments, although the impact of development on the setting of a scheduled monument is beyond the scope of the Act and is governed by local and national planning policy.

Planning (Listed Buildings and Conservation Areas) Act, 1990

- 2.3 The Planning (Listed Buildings and Conservation Areas) Act, (LBCA), gives special protection to listed buildings and conservation areas. The Act requires Councils, when determining planning applications, to have special regard to the desirability of preserving a listed building or its setting (section 66(1)) and to the desirability of preserving the character or appearance of a conservation area (section 72(1)), although this section does not specifically refer to the setting of a conservation area and this is governed by local and national planning policy.

Statutory Development Plan

- 2.4 Section 38(6) of the Planning and Compulsory Purchase Act, 2004 states that for the purpose of any determination made under the Planning Acts, the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. The current Development Plan for Blaby is made up of the saved policies in the Blaby District Council Local Plan and the Blaby District Council Adopted Local Plan Core Strategy, along with the County Council's Minerals and Waste Local Plan for Leicestershire.

Blaby District Council Local Plan (Adopted 1999)

- 2.5 A number of saved Local Plan policies have been replaced by the Core Strategy, but of those extant saved Local Plan policies the following are considered to be most relevant for the protection of heritage assets:

- ***Policy CE1 Scheduled Ancient Monuments and Archaeological Sites***

This policy notes that planning permission will not be granted for development

which would adversely affect the preservation or setting of a scheduled monument or other important archaeological sites. Policy CE1 also requires planning applications for development on sites of recognised or suspected archaeological importance to be accompanied by an evaluation.

- *Policy CE15 Kirby Fields Conservation Area*

This policy relates specifically to development within the Kirby Fields Conservation Area, primarily to ensure that new development does not adversely affect the setting of an existing property and is of a density in keeping with the general character of the Kirby Fields area as a whole.

Blaby District Local Plan Core Strategy (Adopted 2013)

2.6 The Core Strategy sets out the overall development strategy and core policies for the spatial planning of the District up to 2029. The most relevant Core Strategy policies for the protection of heritage assets are considered to be:

- *Policy CS2 Design of New Development*

Amongst other things this policy requires the design of new development to take account of, and provide opportunities to enhance, the natural and historic environment.

- *Policy CS20 Historic Environment and Culture*

This policy acknowledges that Blaby has a number of important buildings, sites and areas of historic value including scheduled monuments, listed buildings, conservation areas, archaeological remains and other heritage assets. The policy also notes that the Council will take a positive approach to the conservation of these heritage assets and the wider historic environment by, amongst other things, ensuring that development proposals on, in, or adjacent to historic sites, areas and buildings protect and enhance the heritage assets and their setting and avoids harm to their significance. This policy also seeks to ensure that any development in conservation areas is consistent with the identified special character of those areas.

National Planning Policy Framework (NPPF)

2.7 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development (para. 6) where the protection and enhancement of the built and historic environment is one of three principal dimensions

of sustainable development (para. 7). The conservation of heritage assets in a manner appropriate to their significance is also identified as one of the key land-use planning principles that should underpin both plan-making and decision-taking (para. 17).

- 2.8 The NPPF makes clear that local plans are key to the delivery of sustainable development (para. 150). Local planning authorities are therefore advised to set out the strategic priorities for their area in a local plan that should amongst other things make provision for the conservation and enhancement of the historic environment (para. 156), and crucially local plans should amongst other things identify land where development would be inappropriate because of its historic significance for example (para. 157).
- 2.9 Local planning authorities are therefore encouraged to have up-to-date evidence about the historic environment in their area, and to use it to assess the significance of heritage assets and the contribution they make to their environment and to predict the likelihood of currently unidentified heritage assets of historic or archaeological interest (para. 169).
- 2.10 Section 12 of the NPPF '*Conserving the Historic Environment*' provides guidance that deals specifically with the conservation and enhancement of the historic environment in the planning process. This advises local planning authorities to set out in their local plan a positive strategy for the conservation and enjoyment of the historic environment which recognises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance (para. 126). Paragraph 131 of the NPPF also indicates that similar considerations should be given to the determination of planning applications affecting the historic environment.
- 2.11 Paragraph 132 of the NPPF notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be.
- 2.12 Paragraph 132 also recognises that significance can be harmed or lost through alteration or destruction of the heritage asset or by development within its setting,

where substantial harm to or loss of a Grade II listed building or park and garden should be 'exceptional', and 'wholly exceptional' where heritage assets of the highest significance are concerned (these include Grade I and II* listed buildings or parks and gardens and scheduled monuments).

- 2.13 Paragraph 133 makes clear that development leading to substantial harm to or total loss of significance of a designated heritage asset, should be refused consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss. Where a development proposal leads to less than substantial harm to the significance of a designated heritage asset paragraph 134 advises that this harm should be weighed against the public benefits of the proposal.
- 2.14 In respect of conservation areas paragraph 138 advises that the loss of a building or other element which makes a positive contribution to the significance of a conservation area should be treated either as substantial harm or less than substantial harm under paragraphs 133 or 134, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole. However the NPPF also advises local planning authorities to look for new development opportunities within conservation areas and within the setting of heritage assets to enhance or better reveal their significance (para. 137).
- 2.15 Paragraph 139 further advises that the impact of development on non-designated heritage assets of archaeological interest that are demonstrably equivalent to scheduled monuments should be assessed under the policies for designated assets.
- 2.16 Annex 2 of the NPPF defines the terminology used in this report:
- **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 assets include designated heritage assets and assets identified by the local planning authority (including local listing).

- **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.
- **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.

Other Material Considerations

National Planning Policy Guidance (NPPG)

- 2.17 The NPPG is a web-based resource that is used to support the guidance in the NPPF. In respect of setting, the relevant section on *Conserving and Enhancing the Historic Environment* advises that:

A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

(Paragraph: 013 Reference ID: 18a-013-20140306).

- 2.18 The NPPG also makes clear that:

- The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the NPPG also makes clear that the way in which we experience an asset in its setting is influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places (Paragraph: 013 Reference ID: 18a-013-20140306).
- The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting (Paragraph: 013 Reference ID: 18a-013-20140306).
- In assessing whether a proposal causes substantial harm the NPPG accepts that substantial harm is a high test and so it may not arise in many cases, but it points out that it is the degree of harm to the asset's significance rather than the scale of

the development that is to be assessed (Paragraph: 017 Reference ID: 18a-017-20140306).

Historic England's Historic Environment Good Practice Advice in Planning Notes

2.19 *Good Practice Advice Note 1: The Historic Environment in Local Plans (GPA1)*

GPA1 reiterates the advice in the NPPF and it proposes a framework for local planning authorities to develop a conservation strategy to help with site allocations in terms of considering their impact on the historic environment.

2.20 *Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment (GPA2)*

GPA2 provides information on assessing the significance of heritage assets, highlighting the importance of understanding the nature, extent and level of significance and the importance of using appropriate sources of information and expertise.

2.21 *Good Practice Advice Note 3: The Setting of Heritage Assets (GPA3)*

GPA3 recognises that whilst setting is not a heritage asset, 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*' (para. 4). It also recognises that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, in particular where there are relationships between the asset and other historic assets or where the composition within the view was a fundamental aspect of the design or function of the heritage asset, but it can also be influenced by a number of other factors. It also makes clear that setting does not depend on public rights or ability to access it.

2.22 GPA3 recommends a systematic and staged approach to the assessment of setting, namely:

- (i) identify which heritage assets and their settings are affected;
- (ii) assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- (iii) assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- (iv) explore the way to maximise enhancement and avoid or minimise harm;

(v) make and document the decision and monitor outcomes.

This report therefore follows steps (i) and (ii) to identify the local heritage assets and their settings, and then makes an assessment of the potential impact of the proposed development having regard to steps (iii) and (iv).

3.0 BASELINE RESEARCH & ASSESSMENT METHODOLOGY

- 3.1 Having regard to the systematic and staged approach recommended by GPA3 (see paras. 2.21 – 2.22 above), this section explains the overall methodology that has been adopted within this report to identify the heritage assets within Blaby District and then to assess the potential impact of the development option sites on these assets.
- 3.2 The NPPF recognises that heritage assets can be divided into two classes: designated heritage assets and non-designated heritage assets (see para. 2.16 above). Designated heritage assets are those that have some form of statutory or other protection within the planning system, which in Blaby District include scheduled monuments, listed buildings and conservation areas. Whereas non-designated heritage assets are those assets that have been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated. For the purposes of this report these primarily consist of sites that have been identified by Leicestershire County Council's Planning Archaeologist as having a potential for below-ground archaeology.
- 3.3 The report also recognises that a proposed development can have a direct or an indirect impact on the local historic environment. Direct physical impacts relate to the potential impact that the development may have on heritage assets within the site, primarily on any below-ground archaeological remains, whereas indirect impacts primarily refer to changes to the setting of a heritage asset in the surrounding area caused by the physical presence of the development. These indirect impacts to the setting of heritage assets usually take the form of changes to the views to and from the assets, but it can also be influenced by other factors which affect the way the asset is experienced, as recognised by the NPPG and GPA3 (see paras. 2.18 & 2.21 above).
- 3.4 Therefore to develop a proportionate response, as suggested by paragraph 124 of the NPPF and the NPPG (see para. 2.17 above), this report has adopted an overall methodology that has combined desk based assessment with on-site surveys to assess the potential impact of the proposed development option sites on the local heritage assets and their significance by:
- (i) assessing the potential impact of development on any heritage assets within the site and its archaeological potential;

- (ii) assessing the potential impact on the setting of any designated heritage assets within the vicinity of the site.

Step 1: Identification of Heritage Assets and their Settings

3.5 The following sources of information have been used to identify the relevant heritage assets:

- designation records from Historic England's National Heritage List for England;
- information on conservation areas was obtained from Blaby District Council's web site;
- information on the archaeological potential of each site was obtained from Leicestershire County Council's Historic Environment Record (HER) using the Heritage Gateway and representations from the County Council's Planning Archaeologist.

3.6 The baseline data of designated heritage assets was compiled for each Parish Council area within Blaby District (see **Appendix 1**), and an initial desk-top exercise was undertaken to review the location of the proposed development option sites by Parish Council area. A measured view was taken that development on these sites was only likely to have an impact on the designated heritage assets within their own Parish Council area, and was unlikely to harm the setting or significance of any designated heritage assets outside of their immediate Parish Council area due to the relative distance and intervening built development and infrastructure.

3.7 On this basis the Parish Council areas were grouped into three categories consisting of a red list, amber list or green list (see Table 1). Those Parish Council areas that contained development option sites were included on the '**red list**'. A site visit was made to each development option site, as well as to key vantage points in the surrounding area, to make a visual assessment as to whether development on these sites would affect the heritage assets identified within the Parish Council area.

3.8 Parish Council's sharing a boundary with a red list Parish were included on an '**amber list**', and the site surveys had regard to any intervisibility between designated heritage assets of highest significance as defined by the NPPF (see paragraph 2.12 above) in the adjoining Parish area, such as between churches in neighbouring settlements and

TABLE 1:	CLASSIFICATION OF PARISH COUNCIL AREAS	
RED LIST	Braunstone Town Enderby Glenfield Leicester Forest East Kirby Muxloe Narborough Sapcote Stoney Stanton	
AMBER LIST	Aston Flamville Cosby Croft Elmesthorpe Glen Parva Huncote Leicester Forest West Lubbesthorpe Potters Marston Sharnford Thurlaston Whetstone	Anstey Broughton Astley Desford Frolesworth Groby Leicester City Ratby
GREEN LIST	Blaby Countesthorpe Kilby Wigston Parva	

exposed scheduled monuments. Those Parish Council areas that did not share a contiguous boundary with a red list Parish were grouped onto a '**green list**' and excluded from further assessment.

3.9 A review of designated heritage assets within neighbouring authorities sharing a contiguous boundary with a red list Parish Council area was also undertaken and these areas were placed on the '**amber list**' (**Appendix 3**). These external areas included:

- Within Leicester City within 1km of the Blaby district boundary;
- Within Harborough District – the parishes of Frolesworth and Broughton Astley;
- Within Hinckley & Bosworth – the parishes of Desford, Groby and Ratby;
- Within Charnwood – the parish of Anstey.

Step 2: Assessment of the Contribution of Settings to the Significance of the Designated Heritage Assets

- 3.10 Site visits were undertaken during April and May 2017 to survey the development option sites within the context of the designated heritage assets and non-designated heritage assets to gain an appreciation of the potential impact of any proposed development on the setting and significance of the heritage assets within their Parish Council area and also within the neighbouring 'amber list' Parish Council areas.
- 3.11 Each development option site was assessed having regard to the following considerations:
- (a) identification of the site and its surroundings;
 - (b) identification of any heritage assets within the site or its vicinity;
 - (c) the potential impact of the proposed development option sites on any heritage assets, either directly or indirectly, having particular regard to the magnitude of impact as set out in BS7913 (see paras. 3.12 - 3.16 below);
 - (d) a recommendation of the suitability of the site having regard to the national and local planning policies;
 - (e) mitigation measures necessary to safeguard the significance of the heritage asset, or its setting, or for further evaluation to advance our understanding of the heritage asset. Consideration was given to the potential for the development of an option site to enhance a heritage asset and its significance, such as by the repair/refurbishment of a building at risk, or the removal of elements of a site which are deemed to have no significance or detract from its significance.

Step 3: Assessment of the Impact of Development

- 3.12 The methodology for assessing the potential impact of development on a development option site draws on the approach outlined by the NPPG (see para. 2.17 above) and the British Standards *Guide to the Conservation of Historic Buildings* (BS7913: 2013), informed by Design Manual for Roads and Bridges (DMRB), Volume 13, Section 3, Part 2 – Cultural Heritage (2007).
- 3.13 These approaches to impact assessment are based on the principle that the impact of the development is determined by assessing the significance and value of the affected asset and the magnitude of change. BS7913 paragraph 5.6.5: *Evaluation* suggests

that:

The magnitude of impact of change should be assessed in relation to the significance and value of the building. The magnitude of impact can range from a neutral impact where the value is low or negligible and there is no change, to very large where the value is high and the impact is major.

- 3.14 The DMRB does however note that the use of such a matrix is not intended to 'mechanise' judgements of the significance of impact, but it should enable judgements to be made in a reasonable and balanced way whilst still offering scope for a professional judgement to be brought to bear in the exercise.
- 3.15 The assessment of the potential impact of the development option sites on the local heritage assets has therefore been undertaken in accordance with Figure 2 of BS7913, which summarises how information regarding the value of the asset and the magnitude of change can be combined to arrive at an assessment of the potential impact of the development (see Table 2 below). Having undertaken this assessment a recommendation has been made as to whether the proposed development option site is appropriate in light of the local and national planning policies, and statutory requirements.
- 3.16 In order to apply the evaluation assessment outlined in Table 2 below, the importance (value) of identified heritage assets and the magnitude of change have been determined using criteria derived from Tables 6.1 & 6.3 of the DMRB respectively (Tables 3 & 4 below).

Step 4: Mitigation Measures to Maximise Enhancement and Avoid or Minimise Harm

- 3.17 Where appropriate the report has proposed possible mitigation measures, either to avoid harm to designated heritage assets, or for further archaeological evaluation of non-designated heritage assets to advance our understanding of the asset.

TABLE 2: ASSESSMENT OF THE POTENTIAL IMPACT OF DEVELOPMENT					
VALUE OF THE ASSET	MAGNITUDE OF IMPACT				
	No Change	Negligible	Minor	Moderate	Major
Very High	<i>Neutral</i>	<i>Slight</i>	<i>Large/ Moderate</i>	<i>Very Large/ Large</i>	<i>Very Large</i>
High	<i>Neutral</i>	<i>Slight</i>	<i>Moderate/ Slight</i>	<i>Large/ Moderate</i>	<i>Very Large/ Large</i>
Medium	<i>Neutral</i>	<i>Neutral/ Slight</i>	<i>Slight</i>	<i>Moderate</i>	<i>Large/ Moderate</i>
Low	<i>Neutral</i>	<i>Neutral/ Slight</i>	<i>Neutral/ Slight</i>	<i>Slight</i>	<i>Moderate/ Slight</i>
Negligible	<i>Neutral</i>	<i>Neutral</i>	<i>Neutral/ Slight</i>	<i>Neutral/ Slight</i>	<i>Slight</i>

TABLE 3:	CRITERIA FOR ESTABLISHING THE VALUE OF HERITAGE ASSETS
Value of the Asset	Types of Heritage Assets
Very High	World Heritage Sites
High	Scheduled monuments Grade I and Grade II* listed buildings Conservation areas containing buildings of acknowledged national importance Undesignated assets of schedulable quality and importance
Medium	Grade II listed buildings Other conservation areas
Low	Locally listed buildings
Negligible	Historic buildings of no architectural or historical note

TABLE 4:	CRITERIA FOR ASSESSING THE MAGNITUDE OF CHANGE
Magnitude of Change	Factors in the Assessment of the Magnitude of Change
Major	Change to most or all of the heritage asset, such that it is totally altered Comprehensive changes to the setting of the heritage asset
Moderate	Changes to a large part of the heritage asset, such that it is significantly modified Changes that affect the setting of the heritage asset such that it is significantly modified
Minor	Changes to a heritage asset, such that it is slightly altered Slight changes to the setting of a heritage asset
Negligible	Very minor changes to a heritage asset or its setting
No Change	No change to the heritage asset or its setting

4.0 REFERENCES

4.1 Sources and guidance that have been used to undertake this assessment include:

- Ancient Monuments and Archaeological Areas Act, 1979;
- Blaby Landscape and Settlement Character Assessment (2008)
- Blaby District Council Delivery Plan Document Sustainability Appraisal Report (2016)
- British Standard *Guide to the Conservation of Historic Buildings* (BS7913: 2013)
- Consultation responses from the Leicestershire County Council's Planning Archaeologist;
- Consultation responses from Historic England;
- Design Manual for Roads and Bridges, Volume 13, Section 3, Part 2 – Cultural Heritage (published by the Dept. of Transport, August 2007);
- Historic England Historic Environment Good Practice Advice Note 1: The Historic Environment in Local Plans;
- Historic England Historic Environment Good Practice Note 2: Managing Significance in Decision-Taking in the Historic Environment;
- Historic England Historic Environment Good Practice Advice Note 3: The Setting of Heritage Assets.
- Kirby Fields Proposed Conservation Area Statement (1990)
- Leicestershire Historic Landscape Characterisation Project (2010)
- Planning (Listed Buildings and Conservation Areas) Act, 1990;
- National Planning Policy Framework;
- National Planning Practice Guidance;
- Representations on behalf of Bloor Homes Ltd, including:
 - Heritage Statement by Montague Evans (MEHS);
 - Strategic Sustainable Development Opportunity report by Define (SSDO);
 - and
 - Wireline Verified Views by Define.

SECTION 2: SITE SURVEYS AND ASSESSMENTS

BRAUNSTONE TOWN

Settlement Summary

Appendix 8 of the Blaby District Settlement Character Assessment (SCA) has identified Braunstone Town as a large residential suburb developed during the mid-20th century to the west of Leicester city. The area is relatively uniform in character with indistinct boundaries, and is typically contained by peripheral commercial and industrial development.

Despite its rather non-descript character Braunstone Town does contain a number of listed buildings that are associated with the original historic settlement of Braunstone that now straddles the boundary between Blaby and Leicester City. These are situated along Braunstone Lane (also recorded as Main Street and Cressida Place) and the north-east side of Braunstone Lane, within Leicester city, has also been designated as a Conservation Area.

DEVELOPMENT OPTION SITES

SITE REF: BRA003

Land at Parker's Depot, Braunstone Lane

The Site and its Surroundings

The site at Braunstone Lane is a roughly rectangular parcel of land on the south-west side of Braunstone Lane that is surrounded on four sides by mid-to-late 20th century housing. The site itself is currently in commercial use with a number of buildings on the site, ranging from a single storey, former agricultural building in the north-east corner of the site to modern office units.

The site is presently served by an access to Braunstone Lane, with a secondary access to the rear to Avon Road.

Designated Heritage Assets

Notwithstanding the rather non-descript nature of the houses surrounding the site, the site lies to the rear of the Grade II listed The Manor. This property is described by the list description as a 17th century two-storey, house constructed of timber frame with brick nogging. The property has a frontage to Braunstone Lane (a jettied gable over a canted bay window), with the access to Parker's Depot running alongside the side (north-west) elevation of this listed property. The

property has a large garden on its south-east side that provides an open setting for the house and is overlooked by a number of windows within the house.

Non-Designated Heritage Assets

The single storey agricultural building to the rear of the listed building within the Parkers Depot site has been recorded on the HER as a mid-19th century barn (MLE17280) and it should therefore be considered as a non-designated heritage asset. A historic building appraisal and photographic survey has been undertaken (dated 2008/9) and this survey noted that although the building had been converted to commercial use, there were some surviving original features within the building.

Archaeological Potential

The HER recognises that the site lies within the Medieval and post-Medieval settlement core of Braunstone village (MLE16241) and it has identified a single find spot within the site relating to post-Medieval remains discovered by trial trenching (MLE17281).

The County Archaeologist has not made any comments in respect of the development of this site.

Potential Impact

The principal setting for the house is defined by its relatively prominent position in the streetscene and particularly its distinctive jettied gable to Braunstone Lane. However its immediate neighbours are relatively modern houses that detract from its overall setting and significance.

Except for the former single storey, agricultural building, the existing buildings within the Parker's Depot site are not generally seen in the context of the listed building and they make little contribution, either positive or negative, to the setting of the listed building.

Furthermore views both from and to the listed building over the Parker's Depot are unlikely to be affected by any development on this site. The listed building has no windows in its rear elevation that would overlook this site and the existing buildings within the site does not affect any views towards the listed property from within the site or the neighbouring Avon Road. It is

also the case that the development of this site will not affect the views of this property within the overall Braunstone Lane streetscene.

The surviving single storey, former agricultural building immediately to the rear of The Manor has historical and functional associations with the listed building and it also provides a modest buffer, in terms of its scale and traditional appearance, between the listed building and the remainder of the site.

Whilst the impact of any future development on this site has to be weighed against the present relationship between the commercial buildings on the site and the listed building, it is considered that to preserve the surroundings in which this listed building can be experienced any future development should retain and reuse the existing single storey building. If it can be demonstrated that this is not feasible, then any future development to the rear of the listed building should be restricted to single storey development only.

There are also a number of other listed buildings along Braunstone Lane within the vicinity of this site, which lie within both Blaby District and Leicester City, and the opposite side of Braunstone Lane falls within a designated Conservation Area. However, given the relative distance of this site from these listed buildings and the intervening residential development, the development of this site will not affect the setting of these designated heritage assets and it will not affect the character or appearance of the Conservation Area or its wider setting.

Neighbouring Parishes

The site is some distance from any designated heritage assets within the adjoining parish areas of Enderby, Leicester Forest East and Lubbethorpe and its development will have no impact on the setting of any designated heritage assets in these settlements.

Assessment of Impact (see Tables 2 - 4 above)

The overall magnitude of impact of development on this site on the setting of the Grade II listed The Manor will be **'slight'**.

Any future development on this site has the potential to affect the setting of the Grade II listed The Manor. However given that this listed building has a 'medium' value and the degree of change is likely to be 'minor', in that the setting of the listed building will be slightly altered given

its present context, the overall magnitude of impact on the setting of this listed building will be 'slight', subject to the implementation of suitable mitigation measures to moderate the potential impact of any development.

Any potential loss of the single storey agricultural building would however have to be assessed in the context of paragraph 135 of the NPPF relating to non-designated heritage assets.

Recommendation

Subject to the implementation of suitable mitigation measures, it is considered that the allocation of this site would be consistent with the objectives of the statutory, national and local planning policy framework in respect of development within the historic environment.

Mitigation Measures

To offset the potential levels of harm to the setting of the listed building and to the non-designated heritage asset, any future development on this site should make provision for the re-use of the single storey agricultural building as part of the overall development of the site.

If it can be satisfactorily demonstrated that the building is not capable of conversion and re-use, such as for reasons structural stability, then any development in this part of the site to the rear of the listed building should be restricted to single storey only.

SITE REF: BRA009

Land west of Brockenhurst Avenue

The Site and its Surroundings

The site at Brockenhurst Avenue is a rectangular parcel of woodland situated to the west of the existing housing development on Brockenhurst Avenue and east of Lubbethorpe Way, a major distributor road. To the north of the site is a sports recreation ground and to the south rough grassland.

The site appears to have a limited access to Brockenhurst Avenue.

Designated Heritage Assets

There are no designated heritage assets within this site or in its vicinity.

Archaeological Potential

The HER has not identified any archaeological find spots within the site.

The County Archaeologist considers the heritage potential to be uncertain and has advised that further information is required to ascertain the potential presence of any significant archaeological remains.

Potential Impact

Given the site's relative distance from any designated heritage assets with Braunstone Town and its overall enclosure by existing development and transport infrastructure, development on this site will have no impact on the setting of any designated heritage assets.

Neighbouring Parishes

The site is some distance from any designated heritage assets within the adjoining parish areas of Enderby, Leicester Forest East and Lubbethorpe and its development will have no impact on the setting of any designated heritage assets in these settlements.

Assessment of Impact (see Tables 2 - 4 above)

The impact of any development on this site would therefore be classed as '**neutral**' as it will not affect the setting of any designated heritage assets.

Recommendation

It is considered that the allocation of this site would be consistent with the objectives of the statutory, national and local planning policy framework in respect of development within the historic environment.

Mitigation Measures

To address the concerns raised by the County Archaeologist, further archaeological investigation (such as desk based assessment/trial trenching) should be undertaken in accordance with a scheme to be agreed with the County Archaeologist prior to any development commencing on the site.

ENDERBY

Settlement Summary

The main settlement of Enderby is located on the south-west side of the M1 motorway and Appendix 8 of the Blaby District Settlement Character Assessment (SCA) has noted that Enderby is situated on a ridge of high ground to the north west of the Soar Valley.

The historic core of the village is situated on the north-eastern side of the village where the land rises in a north-westerly direction. This area has been designated as a Conservation Area and it contains most of the listed buildings within Enderby parish. The north-eastern edge of the village is also defined by the parkland around Enderby Hall, which extends into the open land between the M1 and M69 motorways to the north of Leicester Lane, and as the SCA notes, it provides an attractive rural approach to the village.

The SCA also notes that towards the south Enderby merges with Narborough and is typical of late 19th century and 20th century suburban residential development, while the western boundary of the village is defined by a disused railway which forms a mature wooded boundary to the settlement and provides a strong separation between the village and the wider countryside.

DEVELOPMENT OPTION SITES

SITE REF: END013

Land at St John's & Leicester Lane

The Site and its Surroundings

The site at St John's lies on the east side of the M1 motorway, and consequently it is very much physically and visually detached from the historic settlement core of Enderby.

The site itself forms a roughly rectangular and relatively flat parcel of open agricultural land that is bounded by the M1 to the west, St John's (B4114) to the east, Blaby Road (B582) to the south and Leicester Lane to the north, with various commercial and residential developments surrounding the site to the north, east and south.

The site itself is not particularly prominent from the surrounding area, and it is well contained by the existing neighbouring development and the M1 motorway.

Designated Heritage Assets

There are no designated heritage assets within this site or in its vicinity.

The nearest designated heritage asset is the site of St John's Church, Aldeby, a scheduled monument, that lies some 100m to the east of the St John's road alongside the River Soar, immediately to the east of a recently constructed housing estate (Old Church Road).

Archaeological Potential

The HER has identified a number of finds spots within the site, the most significant of which is the route of the Fosse Way Roman road which runs on a roughly north-south axis through the centre of the site between Leicester Lane and Blaby Road (MLE1380).

Other finds include a Roman site on the western side of the site alongside the M1 Motorway (MLE101) along with the Anglo-Saxon and Medieval finds in a similar location (MLE6087 & MLE6624 respectively). Roman coins (MLE 7689) and a Roman Broach (MLE7690) and Medieval pottery (MLE20252) have also been recorded within the site.

The County Archaeologist has advised that these sites have previously been subjected to an archaeological geophysical survey and has known heritage potential. The site contains Iron Age remains including a house, a Roman site with probable kilns, Roman burials and a c.900 metre long section of the Roman Fosse Way, a section of which was recorded to the west Park & Ride site which lies against the north-eastern corner of the site.

Anglo-Saxon finds have also been recorded within the site including Anglo-Saxon burials and a possible deserted medieval village are recorded on adjacent land. Ridge & furrow earthworks also survive within the site³ and possible cropmarks of ridge & furrow and other linear features are visible within the site.

The County Archaeologist therefore considers that there is a potential for highly significant remains worthy of preservation.

³ Observations from the site survey would suggest that these earthworks are located within the south-east corner of the site.

Summary of Historic England Representations

The allocation of this development option site has been the subject of representations from Historic England (HE) (dated 1 March and 16 November 2016) and a summary of HE's views are set out below.

HE has raised strong concerns that the site cuts across the line of the Fosse Way, and the land provides an important historic separation between Enderby and Leicester. The site also contributes to the setting of the scheduled St John's, Aldeby.

Potential Impact

Given the site's relative distance and physical and visual detachment from the historic settlement core of Enderby, development on this site will have no impact on the setting of the Enderby Conservation Area or any listed buildings within the centre of Enderby.

The site of St John's Church, a scheduled monument, lies some 100m to the east of the site. The monument consists of a series of low grassed mounds indicating the buried remains of the church, and it is not particularly prominent in the wider area, with only a limited physical and visual presence in the landscape. The site is also well screened from view from the St John's road by the extensive frontage development along the east side of this road and the housing development along Old Church Road. Consequently there is no visual relationship between the scheduled monument and the potential development site, and the site does not intrude into the open setting of the monument within the River Soar valley.

Neighbouring Parishes

The site is also some distance from the designated heritage assets within the adjoining parish areas of Braunstone Town, Glen Parva, Lubbethorpe, Narborough, and Whetstone and in Leicester City, and its development will have no impact on the setting of any designated heritage assets in these settlements.

Assessment of Impact (see Tables 2 - 4 above)

The impact of any development on this site would therefore be classed as '**neutral**' as it will not affect the setting of any designated heritage assets.

However, having regard to the County Archaeologist's assessment of the site, development on this site could have a major impact on this below-ground archaeology. As a consequence the impact of any development on this site on any the below-ground archaeology would therefore classed as '**large**'.

Recommendation

It is considered that the allocation of development option site would be consistent with the objectives of the statutory, national and local planning policy framework in respect of development affecting the setting of designated heritage assets.

However any future development should have regard to the below-ground archaeology and in particular the requirements of the NPPF. Paragraph 135 requires the significance of non-designated heritage assets to be taken into account in the determination of any planning applications, further noting that a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Mitigation Measures

To address the concerns raised by the County Archaeologist, further pre-determination archaeological evaluation (trial trenching) should be undertaken in accordance with a scheme to be agreed with the County Archaeologist prior to any development commencing on the site.

GLENFIELD

Settlement Summary

Appendix 8 of the Blaby District Settlement Character Assessment (SCA) notes that Glenfield has an historic village core located at the north-western end of the settlement (around The Square and along Kirby Road, Station Road and Stamford Street). This historic centre has been designated as a Conservation Area and it contains a number of listed buildings and a scheduled moated site off Kirby Road. However significant expansion of 20th century housing has taken place to the north-east, east and south-east of the village centre, and the northern edge of the urban area is now defined by the A50.

As well as those designated heritage assets within the centre of Glenfield village, there is a small cluster of listed structures associated with the former Leicester-Swannington railway line that extend in a linear fashion along the northern edge of the village through the existing housing estates to the south of Leicester Road (A50) and continuing into Leicester City.

DEVELOPMENT OPTION SITES

SITE REFS: GLE015, GLE019 & GLE029:

Land off Gynsill Lane

The Site and its Surroundings

These three adjoining parcels of land are located partly on a former nursery to the rear of existing residential development fronting Gynsill Lane. The sites lie to the north of the main settlement of Glenfield with substantial intervening built development and transport infrastructure between these sites and the historic village core, which lies about 1 mile to the south. The neighbouring villages of Anstey and Groby lie about 1 mile and 1½ miles to the north and west of the site respectively, on the opposite side of the A46 (Leicester Western By-Pass).

Furthermore, outline planning permission has been granted on site refs. GLE019 & GLE029 for the development of 37 dwellings subject to the completion of a s106 agreement (application ref: 17/0257/OUT). No heritage issues were raised in the determination of this application and no further consideration is given to these sites in this report.

As a result of this planning permission only the smaller parcel of land (GLE015) that lies alongside the existing residential development on Stelle Way can be considered as a potential development option site.

Designated Heritage Assets

There are no designated heritage assets within this site or its vicinity.

Archaeological Potential

The HER does not identify any archaeological find spots within the site and no archaeological comments were made in respect of the recent planning application.

The County Archaeologist has however commented that further information is required to ascertain the potential presence of any significant archaeological remains, noting there is a moderate heritage potential given that the site lies in close proximity to the boundaries of the former medieval park and the old park pale, and Roman settlement and Bronze Age and medieval finds have also been recorded nearby.

Potential Impact

As a result of the site's overall enclosure by existing housing development and its relative distance from the designated Conservation Area and designated heritage assets within Glenfield, and the neighbouring parishes of Anstey and Groby, development on site GLE015 will have no impact on the setting of any designated heritage assets.

Neighbouring Parishes

The site is also some distance from any designated heritage assets within the adjoining parish area of Kirby Muxloe and the neighbouring settlements of Anstey, Groby and Leicester city.

Assessment of Impact (see Tables 2 - 4 above)

The impact of any development on this site would therefore be classed as '**neutral**' as it will not affect the setting of any designated heritage assets.

Recommendation

It is considered that the allocation of development option site GLE015 would be consistent with

the objectives of the statutory, national and local planning policy framework in respect of development within the historic environment.

Mitigation Measures

To address the concerns raised by the County Archaeologist, further archaeological investigation (such as desk based assessment/trial trenching) should be undertaken in accordance with a scheme to be agreed with the County Archaeologist prior to any development commencing on the site.

KIRBY MUXLOE

Settlement Summary

Appendix 8 of the Blaby District Settlement Character Assessment (SCA) has noted that the principal settlement is formed along Main Street and Desford Road, although development over the 20th century has expanded the village to the east, west and south. To the south of the village, and slightly detached from its historic settlement core, is the small residential estate known as Kirby Fields which is designated as a Conservation Area.

The village is set on high ground which slopes down towards watercourses to the north and east this has resulted in a strong linear settlement form along Main Street and Desford Road, which forms the northern extent of development within the village. To the north the land falls away from Desford Road towards Ratby on the opposite side of the shallow valley. To the south-east, Kirby Muxloe castle, a scheduled monument, is located on lower ground within a mature wooded setting. The castle is generally screened from view, although SCA recommends that the castle's historic and landscape setting should be preserved.

The SCA also notes that the M1 motorway to the east is slightly elevated and has a localised influence on the eastern fringes of the village, to the east of the castle and Blood's Hill.

The SCA recognises that the northern edge of the village is well defined by Desford Road, all development being to the south of this road and it advises that any future expansion beyond this road should respect the wooded character along its edge. Any new development should also maintain the characteristics of the floodplain landscape and ensure that the village retains its separate identity from Ratby.

To the east of the settlement the SCA notes that the land rises at Blood's Hill towards the M1. The edge of Kirby Fields is partially visible, however, due to the style of the properties and the extent of mature vegetation this edge has the impression of being part of a country estate. The setting of the castle is particularly sensitive. The castle is relatively well screened from existing development within the village, however future expansion on higher ground could influence the landscape and historic setting of the castle.

DEVELOPMENT OPTION SITES

SITE REF: KMU001

Land at Ratby Lane

The Site and its Surroundings

Desford Road marks the northern edge of the village and the land to the north provides an open break between Kirby Muxloe and Ratby to the north, and the land falls steadily to the north, towards the Rothley Brook before rising relatively steeply towards Ratby, providing views across the shallow valley towards Ratby.

The site at Ratby Lane is a rectangular parcel of agricultural land with direct road frontages to Ratby Lane and Desford Road, to the north of the main built-area of Kirby Muxloe, which lies to the south of Desford Road. The site is also crossed by a public footpath that runs between Desford Road and Ratby Lane.

Designated Heritage Assets

There are no designated heritage assets within the site, and the nearest designated heritage asset is the Grade II* listed Church of St Bartholomew that fronts onto Desford Road to the west of the site, and the Grade II listed The Woodlands, a private dwelling set back from Desford Road on a narrow lane (Woodlands Lane) that links Desford Road with Main Street.

Archaeological Potential

The site lies outside of the historic settlement core which runs along Desford Road (MLE211) and there are no find spots identified by the HER.

The County Archaeologist has noted that part of the site has a high heritage potential and has been subjected to a geophysical survey, which identified Medieval ridge & furrow earthworks within site, the site is also close to the historic settlement core, and an historic trackway (MLE10254) runs to the north of Desford Road as a continuation of Woodlands Lane.

It is also noted that prehistoric flints, Roman, early Medieval, Medieval and post-Medieval finds have been recorded in the vicinity of the site, including a large quantity of Medieval metal finds that may indicate activity contemporary with nearby Kirby Muxloe Castle.

Summary of Historic England Representations

The allocation of this development option site has been the subject of representations from Historic England (HE) (dated 1 March 2016) and HE has advised that further assessment will be required in relation to the impact of development on Kirby Muxloe castle.

Potential Impact

The proposed development would encroach into the area of open countryside to the north of Kirby Muxloe that provides a relatively open setting for St Bartholomew's Church; although there are no views of the church from within or across the site, on the footpath towards Ratby Lane, and no views of the site from the churchyard.

There are important views of the Grade II* listed Church of St Philip & St James in Ratby from St Bartholomew's across the open fields to the north west of Desford Road. St Philip & St James' occupies a prominent position in the local landscape although the church is seen in context of the existing housing development on the south side of Ratby, but these views towards St Philip & St James' Church contribute to the setting and significance of St Bartholomew's and St Philip & St James' Church. The Ratby Lane development option site is however located to the east of this viewing corridor and would not affect the present views from St Bartholomew's to St Philip & St James'.

The remaining designated heritage assets within the village, including the Grade I listed and scheduled Kirby Muxloe Castle, lie along Main Street and these are well screened from view being separated from the development site by the existing built-up settlement that is located between Desford Road and Main Street. This part of the village occupies a ridge of land (evident in topography of Woodlands Lane) which also helps to screen Main Street from Desford Road and the land to the north of the village.

Neighbouring Parishes

The site is also some distance from the designated heritage assets within the adjoining parish areas of Leicester Forest East and Leicester Forest West, and neighbouring parishes of Groby, Desford and Ratby and in Leicester City and will have no impact on the setting of any designated heritage assets in these settlements.

Assessment of Impact (see Tables 2 - 4 above)

The impact of any development on this site would therefore be classed as ‘**neutral**’ as it will not affect the setting of any designated heritage assets.

Recommendation

In this context it is considered that the allocation of this development option site would be consistent with the objectives of the statutory, national and local planning policy framework in respect of development affecting the setting of designated heritage assets.

Mitigation Measures

To address the concerns raised by the County Archaeologist, further pre-determination archaeological trench evaluation should be undertaken in accordance with a scheme to be agreed with the County Archaeologist prior to any development commencing on the site.

The County Archaeologist also advises consultation with Historic England regarding potential setting impacts (including the loss of ridge & furrow earthworks) to the scheduled Kirby Castle.

SITE REF: KMU007

Blood’s Hill

The Site and its Surroundings

This site lies to the east of Kirby Muxloe village and it extends in a linear fashion to the south of Kirby Muxloe Castle, between the Kirby Fields estate, a designated Conservation Area, to the west and Ratby Lane and the M1 Motorway to the east, to the Ivanhoe railway line at its southern boundary.

The site itself consists of a number of relatively open agricultural fields, partitioned by hedgerows, and crossed by a public footpath along its western margins.

The land also has a distinctive topographical form, rising steadily away from the castle to a more level plateau, that extends southwards from approximately the second hedgerow from the castle site to the railway line.

It is also noted that a number of supporting documents have been submitted on behalf of Bloor Homes Ltd to support the allocation of this site, these include:

- Heritage Statement by Montague Evans (MEHS);
- Strategic Sustainable Development Opportunity report by Define (SSDO); and
- Wireline Verified Views by Define.

Regard has been given to these reports in the findings of this report. However, it is important to emphasise that the recommendations and views contained within this report are the professional opinion of the author and not those contained within the reports referred to above.

Designated Heritage Assets

The site lies directly to the south of Kirby Muxloe Castle, a scheduled monument and Grade I listed building, and it also lies alongside the Kirby Fields Conservation Area on its western margins.

There is also a cluster of Grade II listed buildings located within the village centre, primarily along Main Street and the Grade II* listed church of St Bartholomew lies further to the north on Desford Road.

Archaeological Potential

The site lies to the south-east of the historic settlement core (MLE211) which extends as far as Kirby Muxloe castle.

The HER indicates that prehistoric flints and a Roman coin (MLE7130 & MLE17212) have been found on the eastern edge of the Kirby Muxloe Castle site, and an undated linear feature was noted during a geophysical survey in 2014 alongside the south-west section of the site (MLE22150). The route of the Roman Mancetter road is also shown crossing the middle section of the site (MLE3019).

Much of the southern section of this site (the plateau area) is identified as falling within the Kirby Muxloe Park (MLE207) a Medieval amenity park dating from 1474 when King Edward IV gave William Hastings licence to empark 2,000 acres. The southern section of this site alongside the railway lies within the extensive Medieval Leicester Forest (MLE22664).

The HER also indicates that a Neolithic/Bronze Age flint (MLE21701) was found to the east of Kirby Fields and a geophysical survey in 2014 recorded sub-circular features east of Holt Drive (MLE22151).

Summary of Historic England Representations

The potential allocation of this development option site has been the subject of a number of representations from Historic England (HE) (dated: 1 March 2016; 24 August 2016; 16 November 2016 and 8 June 2017) and a summary of HE's views are set out below.

HE has commented that the proposed site (the entirety of the open fields between the castle and the railway line) forms some part of the least altered setting of Kirby Muxloe Castle and as such has a key place in the understanding and experience of the castle's intended and acquired landscape context.

Strong concerns are therefore raised by HE to the allocation of the Blood's Hill site, which would, in their view, be harmful, and HE objects in principle to its allocation on the grounds of soundness. HE also consider that a smaller version of this site would not be acceptable as it is not possible to mitigate to an acceptable impact.

HE also notes that the Kirby Fields Conservation Area currently enjoys clear separation and definition from the M1 motorway and Leicester City to the east. Also that undesignated remains of the Leicester to Mancetter road pass through part of the proposed development areas.

HE advises that this site, its fields, earthworks, boundaries and subsurface remains should be understood in their landscape context and their articulation of the landscape relationships between Leicester City, the Kirby Fields Conservation Area and the scheduled and Grade I listed castle.

The Church of St Bartholomew further to the north is Grade II* and the development may impact on this building.

Potential Impact

Church of St Bartholomew

HE has referred to the potential impact of development on this site on the setting of the Grade

II* listed St Bartholomew's Church that fronts onto Desford Road, on the northern edge of the village.

The historic settlement is largely built in linear fashion on land between Main Street and Desford Road, occupying a ridge of land between these two roads. As a result of this local topography, and the intervening built development within the village, the development option site does not contribute to the setting of this church, and any future development will not affect the setting of this church

The remaining Grade II listed buildings within the village that lie along Main Street are similarly screened and the development of this site will not harm the setting of these heritage assets.

Kirby Fields Conservation Area

The Kirby Fields Conservation Area lies on the southern edge of the village outside of the historic settlement core. This area was first built as a high-class residential suburb associated with the railway station in the late 19th and early 20th centuries, and its historic character and appearance is now defined by the low-density, large detached properties set in spacious plots along the principal roads of Forest Drive and Stamford Road.

However this historic character and appearance is somewhat lost along the eastern edge of the Conservation Area. The Conservation Area to the east of Forest Drive and alongside the development option site, is characterised by a higher-density of housing associated with the more recent 20th century developments that have been built within the plots of the original houses, which were often demolished to accommodate the new housing.

Consequently the eastern side of the Conservation Area alongside the development option site does not reflect the historic character or appearance of the original Kirby Fields development. Furthermore, the eastern boundary of the Conservation Area, whilst softened by planting, also presents a relatively hard and impenetrable edge with no views into or out of the Conservation Area and it has little relationship with the fields within the development option site to the east. The historic focus of the Conservation Area was the railway station to the west, which would be unaffected. The MEHS describes the inward looking and enclosed character of the Area and this is a fair summary of the Conservation Area.

Notwithstanding the views of HE, these fields make little contribution to the overall character or appearance of the Conservation Area and the development on this site, with a suitable landscape buffer along the boundary of the site with the Conservation Area, will not harm the setting of the Area, or its significance.

Kirby Muxloe Castle

The development option site lies to the south of Kirby Muxloe castle and this is therefore an historically sensitive parcel of land. Although the SSDO makes the point that the Blood's Hill site was identified in the Council's Delivery DPD (Preferred Options) report as a site that can contribute to the local housing need, noting that it is referred to as Option PUA1 in the Preferred Options document which states:

*'The land is considered as a site option **subject to development having no harmful impact on the setting** (my emphasis) of Kirby Muxloe Castle Scheduled Ancient Monument or Kirby Fields Conservation Area, the site being integrated into the existing settlements and transport issues being resolved.'*

The suitability of this development option site is therefore whether it can be developed without harming the setting of Kirby Muxloe castle.

As noted the castle is a Grade I listed building and a scheduled monument, it is therefore a designated heritage asset of highest significance. The castle is not particularly prominent within the village, it is set back from Main Street and is accessed through a 20th century housing estate, but it does benefit from a relatively rural and tranquil setting with extensive views over the open countryside to the south of the site.

The NPPG and GPA3 make the case that whilst views of or from an asset play an important part in considerations of setting, setting is influenced by other environmental factors, and the representations from HE indicate that a major factor in determining the setting of Kirby Muxloe Castle is its landscape context, which goes beyond the consideration of views. In this context HE considers that the entirety of the development option site forms part of the setting of Kirby Muxloe Castle.

In summarising the important characteristics that influence the castle's cultural value the MEHS suggests that *'the land to the south of the Castle has been subject to considerable change since*

the 15th century and lacks integrity, and that *'settlement patterns have changed considerably, illustrated by the introduction of the M1, Braunstone Frith Industrial Estate, and Kirby Fields, which have created a semi-urbanised character to the periphery of the land at Blood's Hill'* (para. 3.17).

These changes to the landscape, the perceived urbanising impact of the motorway and industrial estate, are not evident in views from the castle site. The views from the castle are still predominantly rural in character, and there is a danger that these issues are being overplayed by the MEHS to justify development within this site.

Any changes in the nature of the landscape to the south of the castle are perhaps more the result of post-Medieval enclosure and more recent changes in agricultural methods and practices, rather than any significant physical changes. Notwithstanding the landscape changes referred to by the MEHS, this area of land continues to provide an open setting and outlook to the south of the castle. The M1 motorway to the east of the site is, surprisingly, a relatively unobtrusive feature in the landscape, in both sight and sound, and the Braunstone Frith Industrial Estate on the east side of the motorway is largely hidden from view by the motorway and is not particularly prominent from the castle. Therefore, the rural setting and views from the castle provided by this open land are generally free from more recent 20th century developments.

The land to the south of the castle does however have a distinct topography with the land steadily rising towards a ridge line that runs approximately in line with the second hedgerow. This is a distinct physical and visual edge that marks a transition from the land that is clearly visible from the castle, to a more level plateau beyond, which is largely unseen from the castle. The MEHS suggests that the *'ridge within the second field from the Castle, occludes the agricultural land further south'*, but a Zone of Theoretical Visibility (ZTV) produced for the site indicates that the land beyond the second hedgerow could be visible from the castle grounds, and certainly features on this plateau, such as the mature trees and poles carrying the overhead wires, are visible from the castle grounds and upper floors of the castle.

From the evidence presented by the MEHS and the listing and scheduling descriptions, it is evident that the castle was not designed or built as a primarily military structure, in the tradition of Norman and early-Medieval castles for example, but was built as a fortified aristocratic

residence; as a display of wealth, status and prestige. It can also be reasonably assumed that the castle was intended to have picturesque views over the surrounding countryside, and particularly to the south of the castle towards formal gardens and its parkland. However in terms of the present landscape, the historic relationship of the castle to this land appears to be uncertain, as the MEHS notes the park and gardens associated with the castle were never completed, and there is no physical evidence of these features in the landscape. The agricultural land to the south of the castle is not part of any designed historic landscape, and without any associative historic features in this landscape, its relative importance to the setting of the castle is substantially weakened, but it still provides an important open setting for the castle and highlights the importance of the views as defining the setting for the castle and its wider significance.

The castle is built on relatively, low lying ground, at the bottom of a shallow valley and consequently it is not a particularly prominent feature in views towards Kirby Muxloe from the fields directly to the south. In these views, the profile of the castle ruins are distinctive features, but they are seen against the backdrop of the village which is built on higher ground closer to the ridge line to the north of Main Street. St Philip & St James' Church in Ratby is also a distinctive and distant skyline feature in the views towards Kirby Muxloe from this agricultural land. Development beyond the second hedgerow (the southern part of the site) would therefore preserve the principal views of the castle and its relationship with the historic settlement core.

However there is an open outlook in views across this landscape from within the castle grounds and from its upper floors. This landscape makes an important contribution to the rural and open setting of the castle and its significance, and the ridgeline is a defining feature in these views.

Notwithstanding the comments from HE, which suggest that it would not support any development within this option site, taking the view that it would not be acceptable as it is not possible to mitigate to an acceptable impact, some consideration should be given as to whether new housing development within this development option site would maintain an open and rural outlook from the castle and at the least preserve the castle's setting having regard to conclusions of the Preferred Options document noted above and the form of development indicated by the masterplan submitted on behalf of Bloor Homes.

To mitigate any potential harm for development on the plateau the developer is proposing to layout the lower (northern-most) two fields as 'historic', publically accessible parkland as a benefit from the development. However as the existing farmland already provides an open setting for the castle, the potential benefits resulting from this parkland would largely be neutral. Although some weight may be given to the proposed public access to this land and whether that offers the necessary level of public benefits required by the NPPF to offset any harm to this designated heritage asset of highest significance.

The MEHS appears to stop short of assessing the potential impact of the proposed development on the castle, but it accepts that the land to the south of the castle contributes to its setting and overall significance.

However, given the acknowledged importance of this land to the setting and overall significance of the castle, as remarked upon by HE, any new development on the plateau should at the very least preserve the castle's present open outlook that contributes to its setting and overall significance. To do that any development on this site should, as a minimum, not be visible from the castle in order to maintain the open rural views.

To demonstrate that the new development will not break the skyline and be visible from the castle, the submitted concept plan shows a layout that locates the new development on the southern side of the second hedgerow, and proposes the construction of a bund along the top of the ridge on the north side of the second hedgerow to further screen the proposed development from views from the castle.

Whilst the MEHS suggests that *'care has been taken to ensure that the development of the proposed site would be set below the horizon line of all views from the Castle grounds'*, on-site observations and the wireline drawings/analysis do not provide conclusive evidence that this will be the case and would suggest that the roofs of the development could still be seen from the upper levels of the castle (viewpoints B and C) and as such would result in the encroachment of new development into these critical views from the castle. Furthermore, the wireline analysis does not appear to address the impact of potentially larger scale buildings, such as the school or community hub, that are located close to the second hedgerow, which the SSDO accepts may require additional tree planting.

It is recognised that the M1 motorway poses a constraint on the development of this site, hence the woodland buffer strip and school playing fields along the eastern edge of the site to act a buffer between the proposed housing development and the potential nuisance of the M1, but it could be that a revision of the concept plan with school playing fields along the northern edge of the development site could act as a further buffer zone to mitigate the visual impact of development on the plateau by pushing the built development further away from the second hedgerow.

There is not enough information to assess the potential impact of the access road and the children's play area that lie within the second hedgerow, and these elements of the scheme could introduce new structures and paraphernalia that could be visible from the castle to the detriment of its open and rural setting.

On the basis of the evidence so far submitted, it is considered that development on the Blood's Hill options site is likely to encroach into the open landscape currently enjoyed by the castle. As such this will fail to preserve the setting of this Grade I listed building and scheduled monument and will harm its significance. It is our assessment that the degree of harm is unlikely to fall within the threshold of 'substantial harm', which the NPPG recognises is a very high bar, but it will constitute 'less than substantial harm' to a high degree given that this is designated heritage asset of highest significance.

Neighbouring Parishes

The site is also some distance from the designated heritage assets within the adjoining parish areas of Leicester Forest East and Leicester Forest West, and neighbouring parishes of Groby, Desford and Ratby and in Leicester City and will have no impact on the setting of any designated heritage assets in these settlements.

Assessment of Impact (see Tables 2 - 4 above)

The development on this site would not affect the setting of the listed buildings within the village and or the Kirby Fields Conservation Area. Therefore in respect of these designated heritage assets, the impact of any development on this site would therefore be classed as '**neutral**'.

In respect of Kirby Muxloe Castle, this a high value designated heritage asset and development on the Blood's Hill options site is likely to significantly modify its setting. As such the overall magnitude of impact can be considered to be '**large - moderate**'.

Having regard to the County Archaeologist's assessment of the site, the potentially highly significant nature of the below-ground archaeology suggests an asset of high value equivalent to a scheduled monument, and development on this site could have a destructive and major impact on this below-ground archaeology. As a consequence the impact of any development on this site on any below-ground archaeology would therefore be classed as '**very large - large**'.

Recommendation

On the basis of the proposed submissions, it is considered that the development of this site would not accord with the statutory requirements to preserve the setting of listed buildings, and would not comply with the local or national planning policies. Given the degree of harm which has been identified it is for the decision-maker to consider whether the provision of new housing on this site offers the degree of public benefits necessary to offset this degree of harm.

Furthermore, given the County Archaeologist's assessment of the site, any future development of this site will need to have regard to the significance of the below-ground archaeology and in particular the requirements of the NPPF. Paragraph 135 requires the significance of non-designated heritage assets to be taken into account in the determination of any planning applications, further noting that a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset. In addition NPPF paragraph 139 also notes that non-designated heritage assets of archaeological importance that are demonstrably of equivalent significance to scheduled monuments should be considered subject to the policies for designated heritage assets.

SITE REF: KM009

Land north of Desford Road

The Site and its Surroundings

Desford Road marks the northern edge of the village and the land to the north provides an open break between Kirby Muxloe and Ratby to the north, and the land falls steadily to the north,

towards the Rothley Brook before rising relatively steeply towards Ratby, providing views across the shallow valley towards Ratby.

This development options site lies to the north of Desford Road and consists of a roughly rectangular parcel of agricultural land with a direct road frontage to Desford Road, which also extends to the south of the cemetery.

Designated Heritage Assets

There are no designated heritage assets within the site, and the nearest designated heritage asset is the Grade II* listed Church of St Bartholomew that fronts onto Desford Road to the east of the site, and the Grade II listed The Woodlands, a private dwelling set back from Desford Road on a narrow lane (Woodlands Lane) that links Desford Road with Main Street.

Summary of Historic England Representations

The allocation of this development option site has been the subject of representations from Historic England (HE) (dated 1 March 2016) and HE has advised that further assessment will be required in relation to the impact of development on Kirby Muxloe Castle.

Archaeological Potential

The site lies outside of the historic settlement core which runs along Desford Road (MLE211) and there are no find spots identified by the HER.

The County Archaeologist has noted that this site has a high potential for significant archaeological remains. The site lies adjacent to the historic settlement core and that Medieval ridge & furrow earthworks survive within the site and a large quantity of Medieval metal finds have been recorded within the site that may indicate activity contemporary with the nearby Kirby Muxloe Castle.

It is also noted that Roman, early Medieval, Medieval and post-Medieval finds have been made within the site, and prehistoric flints, Iron Age, Roman, early Medieval, Medieval and post-Medieval finds and sites have been recorded in the vicinity of the site.

The County Archaeologist also advises consultation with Historic England regarding potential setting impacts (including the loss of ridge & furrow earthworks) to the scheduled Kirby Castle⁴.

Potential Impact

The proposed development will encroach into the area of open countryside to the north of Kirby Muxloe that provides a relatively open setting for St Bartholomew's Church; although there are no views of the church from within or across the site, and no views of the site from the churchyard.

There are however important views of the Grade II* listed Church of St Philip & St James from St Bartholomew's across the open fields to the north west of St Bartholomew's. St Philip & St James' Church occupies a prominent position in the local landscape although the church is seen in context of existing housing development on the south side of Ratby, but these views towards St Philip & St James' Church contribute to the setting and significance of St Bartholomew's and St Philip & St James' Church.

This viewing corridor skirts along the north-eastern side of the cemetery and the eastern edge of this site, although the development option site is located to the south-west of this viewing corridor, its northern eastern edge lies against this viewing corridor.

The remaining designated heritage assets within the village, including the Grade I listed and scheduled Kirby Muxloe Castle, lie along Main Street and these are well screened from view being separated from the development site by the existing built-up settlement that is located between Desford Road and Main Street. This part of the village occupies a ridge of land (evident in topography of Woodlands Lane) which also helps to screen Main Street from Desford Road and the land to the north of the village.

Neighbouring Parishes

The site is also some distance from the designated heritage assets within the adjoining parish areas of Leicester Forest East and Leicester Forest West, and neighbouring parishes of Groby, Desford and Ratby and in Leicester City and will have no impact on the setting of any designated heritage assets in these settlements.

Assessment of Impact (see Tables 2 - 4 above)

⁴ The Council has subsequently consulted with HE to seek views on potential options.

The impact of any development on this site on the setting of any designated heritage assets would therefore be classed as ‘**slight**’ as it has the potential to encroach on an important viewing corridor towards St Bartholomew’s Church and St Philip & St James’ Church in Ratby.

Recommendation

Subject to the implementation of suitable mitigation measures, it is considered that the allocation of development option site would be consistent with the objectives of the statutory, national and local planning policy framework in respect of development affecting the setting of designated heritage assets.

Mitigation Measures

The north-eastern boundary of the site (to the north of the cemetery) skirts the important viewing corridor from St Bartholomew’s Church towards St Philip & St James’ Church in Ratby. To maintain a green edge to this viewing corridor a substantial landscaping belt should be provided along this boundary to avoid development up to this edge of the site.

To address the concerns raised by the County Archaeologist, further pre-determination archaeological evaluation, to include a review of the existing Portable Antiquities Scheme data and an assessment of significance of ridge & furrow earthworks on site and if development is considered acceptable then subsequent pre-determination geophysical survey, metal detecting survey and trench evaluation is required, in accordance with a scheme to be agreed with the County Archaeologist prior to any development commencing on the site.

SITE REF: KMU015

North of Hinckley Road

The Site and its Surroundings

This site consists of an extensive area of relatively flat and relatively non-descript land on the north side of Hinckley Road, which is used in the main for recreational sports grounds (with ancillary buildings) and for agriculture.

The site lies on the western edge of Kirby Muxloe adjacent to Leicester Forest East, with relatively long panoramic views to the north.

Designated Heritage Assets

There are no designated heritage assets within this site, however Oaks Farmhouse, which lies directly to the north of the development option site, is a Grade II listed building and included on the HER (MLE11076). This property is described by the list description as a late 18th century house, now used as two dwellings.

The property stands on private ground and it has not been possible to inspect the building as part of this assessment, however the views from the public footpaths in the vicinity of Oaks Farmhouse indicate that the front elevation of the property faces east over the adjoining farmland, which provides an open setting for the house, whilst to the side and rear of the house is a range of modern and historic farm buildings.

Archaeological Potential

The HER indicates that this site lies within the extensive Medieval Leicester Forest (MLE22664), and it has also identified a number of find spots consisting of a Roman site, north of Forest Farm (MLE208) that lies on the northern-eastern margins of this site; and also a possible Medieval moated site north of Harkaway (MLE199) alongside the track leading to Oaks Farm. The County Archaeologist has however commented that further information is required to ascertain the potential presence of any significant archaeological remains.

Potential Impact

The northern boundary of the proposed development option site wraps around Oaks Farmhouse, a Grade II listed building, which presently occupies a relatively isolated location within an area of open countryside to the west of Kirby Muxloe.

The site does however have a distinctive topography, with a relatively flat area of land extending north from Hinckley Road, which provides long views to the north. The site is also traversed from south to north by overhead electricity lines on pylons, which skirt around Oaks Farm on its western side. There is also a shallow valley running south to north through the site, to the west of Oaks Farm.

As a result of this landform there are no views of Oaks Farmhouse from the south, the building appears to occupy a more sheltered position just below the 100m contour. This runs to the south of the farmhouse on an east – west alignment and it marks a distinctive edge in the

landform that screens the house from view from the south. The farmhouse is more prominent in views from the surrounding footpaths that cross the agricultural land to the north, and the distinct ridge line provided by the 100m contour is more evident, although the plateau to the south is hidden from view. The extent of the farmyard, with its extensive range of traditional and modern farm buildings, is also evident to the west to the house from these public footpaths.

The house itself sits on the eastern side of its farmyard and its principal front elevation enjoys open views over the countryside to the east, towards the golf course, over land now included within the development option site.

Development on the farmland and recreation grounds to the north of Hinckley Road (on the plateau to the south and west of the Oaks Farmhouse) is unlikely to affect the setting of this listed building. However, development at the extreme northern end of the development option site, to the east of the farmhouse and north of the 100m contour, will introduce new development directly to the front of the listed building affecting the more open views both to and from the farmhouse.

The development option site also skirts around the southern and western edges of the farm complex and new development in these locations could also encroach into the wider surroundings of the listed building and its associated farmyard.

To minimise the impact of new development the development option site, development should be excluded from the land to the east of the farmhouse to north of the 100m contour, with a landscape buffer planted along the contour line to soften the impact of new development on the skyline to the south of the listed building. Additional landscaped buffer zones should also be provided to the south and west of the farmyard.

Neighbouring Parishes

The site is some distance from the designated heritage assets within the adjoining parish areas of Leicester Forest East and Leicester Forest West, and neighbouring parishes of Groby, Desford and Ratby and in Leicester City and will have no impact on the setting of any designated heritage assets in these settlements.

Assessment of Impact (see Tables 2 - 4 above)

The overall magnitude of impact of development on this site on the setting of Oaks Farmhouse monument will be '**moderate**', given that this listed building has a 'medium' value, and the degree of change to its setting by any development to the east of the building is likely to be 'minor'.

However, the potential impact of any development on the setting of the Grade II listed building can be moderated by implementing suitable mitigation measures, which would preserve the setting of the listed building, reducing the overall magnitude of impact of development on the setting of Oaks Farmhouse to '**slight**'.

Recommendation

Subject to the implementation of suitable mitigation measures, it is considered that the allocation of development option site would be consistent with the objectives of the statutory, national and local planning policy framework in respect of development within the historic environment.

Mitigation Measures

To minimise the potential impact of development on this development option site, development should be excluded from the land directly to the east of the Oaks Farmhouse to north of the 100m contour with a landscape buffers planted along the 100m contour line to the east of the farmhouse to soften the impact of new development on the skyline to the south of the listed building. In addition, the northern boundary of the site to the south and west of the associated farmyard should also be planted as a substantial landscaping belt to provide a buffer between any new development and the farmhouse and its associated farmyard.

To address the concerns raised by the County Archaeologist, further archaeological investigation (such as desk based assessment/ site walk-over) should be undertaken to assess the presence and significance of any archaeological earthworks on site and consideration of significance of Forest Farm historic farmstead, in accordance with a scheme to be agreed with the County Archaeologist prior to any development commencing on the site.

LEICESTER FOREST EAST

Settlement Summary

Appendix 8 of the Blaby District Settlement Character Assessment (SCA) has identified Leicester Forest East as a spreading settlement that spreads in a roughly east to west alignment following the route of the A47 and it is bisected by the M1 motorway.

Housing within Leicester Forest East is largely post-war construction and consequently it contains only a single listed building (Boyers Lodge) that is situated within the middle of a late 20th century housing estate on the west side of the settlement.

The SCA also notes that the western and southern fringes of Leicester Forest East adjoin countryside falling within the Thurlaston Rolling Farmland and Lubbethorpe Agricultural Parkland landscape character areas and it proposes that any expansion along these edges should respect the key characteristics of these areas.

DEVELOPMENT OPTION SITES

SITE REF: LFE016:

Grange Farm, Hinckley Road

The Site and its Surroundings

The site at Grange Farm is a narrow parcel of former agricultural land that is well contained within the existing settlement and it extends south from the A47, Hinckley Road to the east of the M1. The northern part of the site against Hinckley Road contains a detached farmhouse and a range of agricultural buildings that are accessed from Baines Lane, and to the south are two smaller paddocks that are enclosed by housing development on Walsingham Crescent and South Avenue/Marriot Close to the east and by Baines Lane to the west, which serves as an access to Leicester Forest East motorway service station to the south of this site.

Designated Heritage Assets

There are no designated heritage assets within this site or in its vicinity.

Archaeological Potential

The HER indicates that this site lies within the extensive Medieval Leicester Forest (MLE22664), but there no archaeological find spots within the site.

The County Archaeologist has noted that this site has a low to medium heritage potential, commenting that with the exception of the Grange Farm complex at the northern extent, the site does not appear to have been previously disturbed and any archaeological remains present are likely to remain preserved *in situ*. Archaeological investigation may be necessary to ascertain the potential presence of any significant archaeological remains.

Potential Impact

Given the site's relative distance from any designated heritage assets and its overall enclosure by existing development and transport infrastructure, development on this site will have no impact on the setting of any designated heritage assets within Leicester Forest East.

Neighbouring Parishes

The site is some distance from any designated heritage assets within the adjoining parish areas of Braunstone Town, Kirby Muxloe, Lubbethorpe and Thurlaston and neighbouring Leicester City.

Assessment of Impact (see Tables 2 - 4 above)

The impact of any development on this site would therefore be classed as '**neutral**' as it will not affect the setting of any designated heritage assets.

Recommendation

It is considered that the allocation of this site would be consistent with the objectives of the statutory, national and local planning policy framework in respect of development within the historic environment.

Mitigation Measures

To address the concerns raised by the County Archaeologist, further archaeological evaluation should be undertaken in accordance with a scheme to be agreed with the County Archaeologist prior to any development commencing on the site.

SITE REF: LFE013

South of Hinckley Road

The Site and its Surroundings

The site lies on the western edge of Leicester Forest East, alongside new residential development that is being constructed between this site and Beggar's Lane

The site itself consists of the existing farm buildings at King's Stand Farm, and the former golf course to the west, that was associated with the King's Stand Golf and Country Club.

Designated Heritage Assets

There are no designated heritage assets within the site. The nearest designated heritage asset is the scheduled rabbit warren, that survives as a number of distinct grassed mounds (rabbit 'bureys') to the west of Beggar's Lane some 150m to the south-east of the development site. The site is also included on the HER (MLE221). As the scheduling description notes, the warren was originally situated within Leicester Forest and suggests that the warren was used sometime between the end of the 13th century and the start of the 19th century.

Archaeological Potential

The HER indicates that this site lies within the extensive Medieval Leicester Forest (MLE22664).

The HER has also identified King's Stand Farm (MLE22916) as being a 19th century farm, with buildings marked on the 1814 OS surveyor's drawings, consequently the farmhouse and associated historic farm buildings should be considered as non-designated heritage assets.

The County Archaeologist has noted that the land at King's Stand Farm has a high heritage potential, commenting that Roman, Medieval and post-Medieval sites and finds have been recorded in vicinity of the site. However the development of part of the site as a golf course post-1991 has resulted in large areas of ground disturbance, but below-ground archaeological remains could survive in areas of fill or minimal ground reduction, and has only has a low to medium heritage potential.

The County Archaeologist has advised that further information is required to ascertain the potential presence of any significant archaeological remains, particularly for the potential

presence of archaeological remains worthy of preservation in situ within the land at King's Stand Farm.

The County Archaeologist has also expressed strong concern that development south of the A47 is likely to suburbanise the setting of this scheduled monument, but if this site is developed, an approach similar to that taken for the Lubbethorpe SUE is advised, which ensures that remains are preserved in situ.

Summary of Historic England Representations

The allocation of this development option site has been the subject of representations from Historic England (HE) (dated 1 March and 16 November 2016) and a summary of HE's views are set out below.

HE has raised strong concerns that development south of the A47 would suburbanise the setting of the scheduled rabbit warren at Lubbethorpe and compromise the planning balance achieved in the new Lubbethorpe SUE, which ensures that the remains are preserved in situ. As such HE would object to any building out south of the A47 since the rabbit warren gains much of its significance from its rural landscape context of Medieval lordship and elite control of land and resources.

Potential Impact

King's Stand Farm

King's Stand Farm stands on private ground and it has not been possible to inspect the site as part of this assessment, therefore the extent of any surviving historic buildings and their condition has not been verified.

Until a more detailed inspection can be made of these premises is considered that any potential loss of these farm buildings should be assessed in the context of paragraph 135 of the NPPF, and any future development on this site should make provision for the re-use of these farm buildings as part of its overall development, unless it can be satisfactorily demonstrated that these buildings are of no heritage value or are not capable of conversion and re-use.

As a minimum a detailed historic record of the buildings at King's Stand Farm should be undertaken prior to any development on this site.

Scheduled Rabbit Warren

The site of the rabbit warren is contained within a distinct parcel of agricultural land to the south of the development option site, although the monument itself consists of a series of low grassed mounds that have a limited physical and visual presence in the landscape.

Until recently the monument stood in an area of open countryside to the south and west of Leicester Forest East, which provided a rural and tranquil setting for the monument, as well as an historic rural landscape that contributed to its significance in the context of Medieval lordship and elite control of land and resources.

However, these rural surroundings have been substantially altered by the encroachment of new housing development. The land to the east of Beggar's Lane now falls within the Lubbesthorpe SUE and new housing development has been built up to the eastern side of Beggar's Lane. This development now forms a distinctly modern and residential backdrop to the scheduled monument.

In addition, new development on the former agricultural land to the north of the rabbit warren on the west side of Beggar's Lane has also changed the skyline and resulted in the general encroachment of development into the previously open land to the north of the monument.

The proposed development option site marks a continuation of the residential development already permitted to the west of Beggar's Lane, and the overall westward expansion of Leicester Forest East, and whilst the site comes no closer to the rabbit warren than the existing development off Beggar's Lane, it would increase the extent of the built-up skyline to the north of the rabbit warren. However to soften the impact of further development on the skyline to the north of the monument a landscaping belt should be provided along the southern boundary of the site, which along with the remaining open fields immediately to the north and north-west of the monument, will ensure that a suitable buffer is provided between the proposed development option site and the scheduled rabbit warren site.

Therefore given the extent of residential development that has already been approved within the vicinity of the rabbit warren, it is considered difficult to reasonably argue that this site would suburbanise the setting of this scheduled monument, or further encroach into its rural surroundings to the detriment of the monument's significance.

Neighbouring Parishes

Other than the scheduled rabbit warren, the site is some distance from any designated heritage assets within the adjoining parish areas of Braunstone Town, Kirby Muxloe, Lubbesthorpe and Thurlaston and neighbouring Leicester City and its development will have no impact on the setting of any designated heritage assets in these settlements.

Assessment of Impact (see Tables 2 - 4 above)

The overall magnitude of impact of development on this site on the setting of this scheduled monument will be '**moderate - slight**', given that this scheduled monument has a 'high' value, but the degree of change to the monument's setting is only minor. Furthermore, the potential impact of any development on the setting of the scheduled monument can be further moderated by implementing suitable mitigation measures.

Any potential loss of the farm buildings within King's Stand Farm would however have to be assessed in the context of paragraph 135 of the NPPF relating to non-designated heritage assets.

Recommendation

Subject to the implementation of suitable mitigation measures, it is considered that the allocation of this site would be consistent with the objectives of the statutory, national and local planning policy framework in respect of development within the historic environment.

Mitigation

To minimise the potential impact of development on the development option site within the wider surroundings of the scheduled monument, a substantial landscaping belt should be provided along the southern boundary of the site to soften the impact of further development on the skyline to the north of the monument.

To offset any potential levels of harm to the non-designated heritage assets at King's Stand Farm, any future development on this site should make provision for the re-use of these farm buildings as part of its overall development, unless it can be satisfactorily demonstrated that these buildings are of no heritage value or are not capable of conversion and re-use.

As a minimum a detailed historic record of the building at King's Stand Farm should be submitted prior to any development on this site.

To address the concerns raised by the County Archaeologist, further archaeological evaluation should be undertaken in accordance with a scheme to be agreed with the County Archaeologist prior to any development commencing on the site.

SITE REFS: LFE17 & LFE18:

Land at Baines Lane/South of Webb Close

The Site and its Surroundings

The site at Baines Lane/Webb Close is a narrow parcel of land that lies on the southern side of Leicester Forest East. The site is enclosed on three sides by housing development on Webb Close to the north and new housing currently under construction to the west and by the Leicester Forest East motorway service station to the east. The southern boundary is presently open and it overlooks open countryside falling within the Lubbethorpe Agricultural Parkland landscape character areas. This land marks the northern edge of the Lubbethorpe SUE and is to be retained as open space.

Designated Heritage Assets

There are no designated heritage assets within this site or in its vicinity.

Archaeological Potential

The HER indicates that this site lies within the extensive medieval Leicester Forest (MLE22664), but there no archaeological find spots within the site.

The County Archaeologist has commented that previous archaeological investigation within part of this site found no evidence of significant archaeological remains and no further archaeological investigation required.

Potential Impact

Given the site's relative distance from any designated heritage assets and its overall enclosure by existing development and transport infrastructure, development on this site will have no impact on the setting of any designated heritage assets within Leicester Forest East or within the neighbouring parish areas.

Neighbouring Parishes

The site is also some distance from any designated heritage assets within the adjoining parish areas of Braunstone Town, Kirby Muxloe, Lubbesthorpe and Thurlaston and neighbouring Leicester city.

Assessment of Impact (see Tables 2 - 4 above)

The impact of any development on this site would therefore be classed as '**neutral**' as it will not affect the setting of any designated heritage assets.

Recommendation

In this context it is considered that the allocation of this development option site would be consistent with the objectives of the statutory, national and local planning policy framework in respect of development within the historic environment.

Mitigation Measures

None required.

NARBOROUGH

Settlement Summary

Appendix 8 of the Blaby District Settlement Character Assessment (SCA) notes that the village is bisected by the B4114, with the historic centre located to the south of the road, while the village character to north is of modern suburban development.

The historic centre of Narborough, which is centred along Coventry Road and Leicester Road, has been designated as a Conservation Area and it contains most of the listed buildings within Narborough.

The SCA notes that the village is built on slightly rising ground and this local topography provides a varied roofline that rises up towards All Saints Church, which forms a prominent feature on the skyline on the approach from the south. The SCA remarks that development which would interfere with the prominence and potentially block the views of the church would alter the village character. It therefore recommends that the church's prominence within the skyline be protected.

The SCA suggests that there may be limited potential for infill development within the northern part of Narborough where it joins Enderby, but otherwise the southern boundary of Narborough has little capacity to accommodate future expansion due to its close proximity to Littlethorpe and the western boundary is strongly defined by the disused railway.

DEVELOPMENT OPTION SITES

SITE REF: NAR002

Land at Ambulance Station, Forest Road

The Site and its Surroundings

The ambulance station site lies on the east side of Forest Road to the north of Narborough village centre, and it is presently occupied by a range of modern buildings providing garaging and offices for the ambulance station. The site also stands on the western edge of the former Carlton Hayes Hospital site that has been redeveloped for substantial office premises, with modern 20th century suburban housing development on the opposite side of Forest Road.

Designated Heritage Assets

There are no designated heritage assets within this site or in its vicinity.

Archaeological Potential

The HER has identified that the site lies within the now demolished Carlton Hayes hospital site (MLE18106).

The County Archaeologist has commented that this site has an uncertain heritage potential, further information is therefore required to ascertain the presence of any significant archaeological remains.

Potential Impact

Given the site's relative distance from the historic settlement core and designated Conservation Area, and its overall enclosure by existing development, development on this site will have no impact on the setting of any designated heritage assets within Narborough.

Furthermore, having regard to the remarks in the SCA, there are no views of All Saints Church from this site, which lies to the south of the site within the historic village core.

Neighbouring Parishes

The site is also some distance from any designated heritage assets within the adjoining parish areas of Cosby, Enderby, Huncote, Lubbesthorpe and Whetstone, and its development will have no impact on the setting of any designated heritage assets in these settlements.

Assessment of Impact (see Tables 2 - 4 above)

The impact of any development on this site would therefore be classed as '**neutral**' as it will not affect the setting of any designated heritage assets.

Recommendation

In this context it is considered that the allocation of this development option site would be consistent with the objectives of the statutory, national and local planning policy framework in respect of development within the historic environment.

Mitigation Measures

To address the concerns raised by the County Archaeologist, further archaeological investigation (such as desk based assessment) should be undertaken in accordance with a

scheme to be agreed with the County Archaeologist prior to any development commencing on the site.

SITE REF: NAR003

Land at Regent Street Industrial Estate

The Site and its Surroundings

The site at Regent Street is located on the southern edge of Narborough to the south of the main Birmingham to Leicester railway line and outside of the historic settlement core. The site is a roughly triangular parcel of rough grassland situated between the existing Regent Street Industrial Estate to the west and the M1 motorway embankment to the east, with an area of woodland to the south.

As a result the site is well contained by the surrounding development and is not particularly prominent as the land falls away from the existing industrial estate towards the motorway. Furthermore the existing industrial estate and railway line forms a distinct visual and physical barrier between the site and the historic centre of the village.

Planning History

An outline planning application has recently been submitted for the erection of two warehouse units at the upper end of the site (application ref: 17/0097/OUT). This application was waiting determination as at 23 May 2017.

Designated Heritage Assets

There are no designated heritage assets within this site or in its vicinity.

Archaeological Potential

The HER has identified two find spots within the site consisting of Roman pottery (MLE 22334) and a prehistoric flint (MLE 22335).

The County Archaeologist has however commented that further information is required to ascertain the potential presence of any significant archaeological remains.

Summary of Historic England Representations

The allocation of this development option site has been the subject of a representation from

Historic England (HE) (dated: 8 June 2017) regarding the potential impact upon the Grade II* listed Church of All Saints, together with the Conservation Area and other heritage assets.

Potential Impact

Given the site's relative distance from the historic settlement core and designated Conservation Area, and its overall enclosure by existing development, development on this site will have no impact on the setting of any designated heritage assets within Narborough.

There is a glimpsed view of the All Saints church tower from the railway bridge leading into the existing industrial estate, but this view will not be affected by the development of the Regent Street site.

Neighbouring Parishes

The site is also some distance from any designated heritage assets within the adjoining parish area of Cosby, Croft, Enderby, Huncote, Lubbesthorpe and Whetstone, and its development will have no impact on the setting of any designated heritage assets in these settlements.

Assessment of Impact (see Tables 2 - 4 above)

The impact of any development on this site would therefore be classed as '**neutral**' as it will not affect the setting of any designated heritage assets.

Recommendation

In this context it is considered that the allocation of this development option site would be consistent with the objectives of the statutory, national and local planning policy framework in respect of development within the historic environment.

Mitigation Measures

To address the concerns raised by the County Archaeologist, further archaeological investigation should be undertaken in accordance with a scheme to be agreed with the County Archaeologist prior to any development commencing on the site.

SITE REF: NAR008

Leicester Road

The Site and its Surroundings

The Leicester Road site is a roughly rectangular parcel of rough grassland that lies to the south-east of Leicester Road, immediately to the south of the late 20th century housing on Abbey Road/Warren Road, and to the north of the Leicester Road Recreation Ground. To the west of the site the M1 motorway runs on a built-up on an embankment and bridge and physically and visually cuts this site off from Narborough village centre. Views to the east over the River Soar are limited by dense woodland planting alongside the river.

Designated Heritage Assets

There are no designated heritage assets within this site and the nearest designated heritage asset is the scheduled Enderby Mill Bridge, which lies within the adjoining parish of Whetstone some 350m to the north-east of the site with the River Soar valley.

Archaeological Potential

The HER has identified a single find spot of a Medieval pilgrim's badge within the site (MLE6651).

The County Archaeologist has referred to the proximity of the site to the scheduled Enderby Mill Bridge and has commented that the site has a high heritage potential and further information is required to ascertain the potential presence of any significant archaeological remains.

Potential Impact

Given the site's relative distance from the historic settlement core and designated Conservation Area in the centre of Narborough, and the intervening development and transport infrastructure, development on this site will have no impact on the setting of any designated heritage assets within the centre of Narborough.

The scheduled Enderby Mill Bridge lies to the north-east of the site within the River Soar valley and it not particularly prominent in the wider area, it has limited physical and visual presence in the landscape, and is screened from the development option site by the housing development on Abbey Road & Warren Road. Consequently, there is no visual relationship between the

scheduled monument and the potential development option site and this site does not intrude into the open setting of the monument within the River Soar valley.

Neighbouring Parishes

The site is also some distance from the designated heritage assets within the adjoining parish areas of Cosby, Enderby, Huncote, Lubbesthorpe and Whetstone, and its development will have no impact on the setting of any designated heritage assets in these settlements.

Assessment of Impact (see Tables 2 - 4 above)

The impact of any development on this site would therefore be classed as ‘**neutral**’ as it will not affect the setting of any designated heritage assets.

Recommendation

In this context it is considered that the allocation of development option site would be consistent with the objectives of the statutory, national and local planning policy framework in respect of development within the historic environment.

Mitigation Measures

To address the concerns raised by the County Archaeologist, further pre-determination archaeological evaluation (including geophysical survey and trial trenching) should be undertaken in accordance with a scheme to be agreed with the County Archaeologist prior to any development commencing on the site.

SITE REF: NAR014 & NAR015

Land at Seine Lane

The Site and its Surroundings

The site is located to the north-west of the main settlement of Narborough and directly to the west of Enderby. The present built-up limit to Enderby is defined by a disused railway line which is described in the SCA entry as providing a mature wooded boundary to the settlement and a strong separation between Enderby and the wider countryside.

The site itself consists of a roughly rectangular parcel of agricultural land off Seine Lane, with a smaller parcel of land extending to the Forest Road. Whilst this site stands within an area of generally open countryside, with long views to the south over Forest Road, the west side of

Seine Lane is occupied by a large nursery complex that sits alongside the M69 motorway, which is a distinct barrier to long views to the west.

Planning History

A previous outline application at Seine Lane/Forest Road for up to 244 dwellings was dismissed at appeal in January 2014 (Ref 12/0823/1/OX).

The appeal was dismissed in view of the adverse impact of the development on the character and appearance of the surrounding countryside and on highway safety. There were no issues in relation to the potential impact of the proposed development on any heritage assets or their setting.

An archaeological evaluation report dated March 2013 revealed a low density of archaeological features, suggesting a low potential for below ground archaeology within this site.

Designated Heritage Assets

There are no designated heritage assets within this site or in its vicinity.

The site also lies to the west of Enderby which has a range of designated heritage assets in the village centre, about 500m to the east of the site.

Archaeological Potential

The HER has identified two find spots within the Forest Road section of the site, a Roman coin and Medieval coins (MLE 9566 & MLE1807 respectively) and also a post-medieval culvert in the larger parcel of land.

The County Archaeologist has not made any comments in respect of the development of the Seine Lane site.

Potential Impact

Given the site's relative distance from the historic settlement core and designated Conservation Area, and its overall enclosure by existing development, development on this site will have no impact on the setting of any designated heritage assets within Narborough.

Furthermore, having regard to the remarks in the SCA, there are no views of All Saints Church from this site, which lies to the south of the site within the historic village core, about 1½ miles to the south-east of the site, and the historic core of Enderby, which lies about 500m to the east of the site, is well screened from view by the dense woodland along the route of the former railway line and new development on the west site of Enderby.

Neighbouring Parishes

The site is also some distance from any designated heritage assets within the adjoining parish area of Cosby, Croft, Enderby, Huncote, Lubbesthorpe and Whetstone, and its development will have no impact on the setting of any designated heritage assets in these settlements.

Assessment of Impact (see Tables 2 - 4 above)

The impact of any development on this site would therefore be classed as '**neutral**' as it will not affect the setting of any designated heritage assets.

Recommendation

In this context it is considered that the allocation of this development option site would be consistent with the objectives of the statutory, national and local planning policy framework in respect of development within the historic environment.

Mitigation Measures

None Required.

SAPCOTE

Settlement Summary

Appendix 8 of the Blaby District Settlement Character Assessment (SCA) has identified Sapcote as a medium-sized clustered settlement, with an historic core that is located on the southern fringe of the settlement, and includes the Grade II listed All Saints Church and rectory and the site of the Sapcote Castle, a scheduled monument.

The SCA describes the village's strong historic links, with evidence that the area has been inhabited by Saxons, Romans and Normans, and from the 12th - 14th centuries the village was the home of the Basset family who founded Sapcote Castle, a Norman earthwork motte and bailey fortress, which is now a scheduled monument.

The SCA recognises that All Saints Church spire is clearly visible from outside of the settlement and it also recommends that Sapcote Castle and the area of greenspace surrounding it be preserved.

Newer residential development extends on either side of the B4669, which passes through the village, and this has given the village a circular, clustered dimension, although development to the north of the main road has a weaker connection with the historic core of the village.

The SCA notes that Sapcote has already extended considerably to the north bringing it closer to Stoney Stanton, which can be seen to the north of Sapcote, and any further development in this direction could lead to the loss of the distinct settlement boundaries and the two settlements would become merged.

The SCA notes that the southern fringe of the village, which forms the historic core, is a sensitive edge with little capacity for development, while to the north is important to define the separation between Sapcote and Stoney Stanton consequently there is very little capacity for any development in this area.

SITE REF: SAP001

Land at Strawberry Cottage, Hinckley Road

The Site and its Surroundings

The site is a rectangular parcel of land on the western edge of the settlement, but is well screened from the road. The site appears to be in residential use and is occupied by a large detached dwelling with several smaller outbuildings.

Immediately to the south of the site is a recently constructed housing development (The Limes) (ref: 12/1023/1/PX).

Designated Heritage Assets

There are no designated heritage assets within this site or in its vicinity.

Archaeological Potential

The site lies outside of the historic settlement core as identified by the HER (MLE292) and there are no find spots within the site.

The County Archaeologist has referred to the proximity of the site to the scheduled Sapcote Castle and has commented that the site has a high heritage potential, further information is therefore required to ascertain the potential presence of any significant archaeological remains.

A desk-based assessment written for The Limes site to the south noted that the site was outside of the historic settlement core and there were no HER find spots within this site or its vicinity. The County Archaeologist did however request further archaeological evaluation prior to the determination of the planning application.

Summary of Historic England Representations

The allocation of this development option site has been the subject of representations from Historic England (HE) (dated 1 March 2016) and a summary of HE's views are set out below.

HE has commented that the site forms a positive contribution to the setting of the scheduled Sapcote Castle and is likely to be archaeologically sensitive.

Potential Impact

The two principal designated heritage assets within Sapcote are the Grade II listed All Saints church and the scheduled castle site, which is now used as a recreation ground, are now surrounded by residential development, much of which from the mid-20th century. There are no views of either asset from Hinckley Road at the front of the Strawberry Cottage site or from Limes Avenue to the rear of the site, and there no views of the site from the churchyard or scheduled monument site. Given the site's relative distance from these designated heritage assets and the intervening built development between the site and the historic settlement core, development on this site will have no impact on the setting of any designated heritage assets within Sapcote.

The development of The Limes, to the south and west of the Strawberry Cottage site, which now stands between it and the historic centre of Sapcote, was approved without any adverse comments about the potential impact of that development on the historic environment. Similarly the development of the Strawberry Cottage site is unlikely to have any impact on the local historic environment.

With regard to HE's comments that this site forms a positive contribution to the setting of the scheduled Sapcote Castle, the scheduled monument site has a limited presence in the wider landscape, the site is generally flat, rising gradually from the west (at Park Avenue) to east (Church Street), and there is no above ground evidence for the castle. It is therefore considered that its significance is largely derived from its archaeological interest which lies in the below ground remains. There is no visual relationship between the site and the scheduled castle and no known historic or functional associations between the two sites. It is therefore considered that the Strawberry Cottage site does not contribute to the surroundings in which this designated heritage asset can be experienced.

However as a result of the local topography there are quite expansive views westwards from Church Street alongside the scheduled monument. These views take-in the existing residential development on the south side of Hinckley Road, and in this context the proposed development site would not be particularly prominent or incongruous, and any development on the Strawberry Cottage site is unlikely to affect views westwards from the monument site.

There are also views to the south-west over the countryside to the south of The Limes estate, and these provide a clear visual association between the monument site and the countryside surrounding Sapcote and illustrate its strategic location. It is the case therefore that development to the south of The Limes could therefore impact on the setting of the scheduled monument and would need further evaluation/justification.

The spire of All Saints Church is visible from the west on the approach into Sapcote along Hinckley Road, although it is seen in the background of the existing residential development on the west side of Sapcote. It is unlikely that development on the Strawberry Cottage site would obstruct any of these longer distance views of the church spire, although development on this site would mark the edge of the settlement and would form part of the existing foreground to the church spire.

Neighbouring Parishes

The site is also some distance from any designated heritage assets within the adjoining parish areas of Aston Flamville, Elmsthorpe, Sharnford, and Stoney Stanton and the neighbouring parishes of Broughton Astley and Frolesworth with Harborough District and its development will have no impact on the setting of any designated heritage assets in these settlements.

Assessment of Impact (see Tables 2 - 4 above)

The impact of any development on this site on the setting of any designated heritage assets would therefore be classed as '**neutral**'.

Recommendation

In this context it is considered that the allocation of development option site would be consistent with the objectives of the statutory, national and local planning policy framework in respect of development within the historic environment.

Mitigation Measures

To address the concerns raised by the County Archaeologist, further archaeological investigation (such as desk based assessment, and field evaluation, including geophysical survey followed by trial trenching) should be undertaken in accordance with a scheme to be agreed with the County Archaeologist prior to any development commencing on the site.

SITE REF: SAP002

North of Hinckley Road

The Site and its Surroundings

The site occupies an extensive area of relatively open agricultural land on the north side of Hinckley Road, to the west of the existing settlement edge. The site is crossed by a public bridleway and public footpaths. The land rises from Hinckley Road northwards towards Stanton Lane.

As a result of the local topography, there are views northwards across the site towards Stoney Stanton, with the spire of the Grade II* listed St Michael's Church being a noticeable skyline feature, and similarly there are views southwards across the site from Stanton Lane to the spire of the Grade II listed All Saints Church in Sapcote, which is a noticeable skyline feature to the south of the site.

Designated Heritage Assets

There are no designated heritage assets within this site or in its vicinity, but as noted above there are views across this site to the listed churches in Sapcote and Stoney Stanton, as such development on this site will affect the present views, and setting, of these churches.

Archaeological Potential

The site lies outside of the historic settlement core as identified by the HER (MLE292) and there are no find spots within the site.

The County Archaeologist has commented that the site has a high heritage potential, further information is therefore required to ascertain the potential presence of any significant archaeological remains.

Potential Impact

Given the site's relative distance from the historic settlement core and the intervening built development, development on this site will have no impact on the setting or significance of Sapcote castle or other listed buildings within Sapcote.

However the spire of All Saints church is a notable feature in the skyline in views from the north of the site (Stanton Lane), although these views of church are already defined by a foreground

of residential development on the north and west side of Sapcote. Any new development on this site would consolidate the existing development on the west side of Sapcote, but given the local topography, it is likely that views towards the church spire would be retained over this site from Stanton Lane. It is considered that the development of this site would be highly unlikely to adversely affect the significance of All Saints church.

However, the Grade II* listed St Michael's Church in Stoney Stanton occupies a hill-top location and the prominence of the church in the local landscape makes an important contribution to its overall significance. The church spire is a particularly prominent feature on the skyline in views over this site from Hinckley Road to the north, and this view is not diminished by the existing residential development on the west side of Sapcote.

The SCA in reviewing Stoney Stanton recommended that it was important to protect the church's prominence within the skyline through the appropriate control of new developments which may reduce its prominence. In this case these longer distance views of St Michael's Church are likely to be lost as a result of any future development on this site and this would adversely affect the surroundings in which the church can be experienced to the detriment of its significance.

Future development on this site is therefore unlikely to preserve the setting of this Grade II* listed building and will affect its significance, but if it is considered that development should be allowed on this site suitable viewing corridors should be retained within any site layout to provide views towards St Michael's Church spire in order to preserve the surroundings in which this listed building can be presently experienced.

Neighbouring Parishes

The site is some distance from any designated heritage assets within the adjoining parish areas of Aston Flamville, Elmsthorpe and Sharnford and the neighbouring parishes of Broughton Astley and Frolesworth with Harborough District and its development will have no impact on the setting of any designated heritage assets in these settlements.

Assessment of Impact (see Tables 2 - 4 above)

The impact of any development on this site on the setting of the Grade II* listed St Michael's

Church would therefore be classed as '**large - moderate**', given that St Michael's Church is a high value asset and the loss of views from Hinckley Road are likely to significantly modify its setting.

The overall impact of any development on this site on the setting of the Grade II All Saints Church in Sapcote would be classed as '**slight**', given that there would be only relatively minor changes to its setting, and as a Grade II listed building All Saints Church has only a medium value.

Recommendation

It is considered that the development of this site would not accord with the statutory requirements to preserve the setting of listed buildings, and would not comply with the local or national planning policies. Given the degree of harm which has been identified to the setting of the Grade II* listed St Michael's Church it is for the decision-maker to consider whether the development of this site offers the degree of public benefits necessary to offset this degree of harm.

Mitigation Measures

If development is permitted on this site, then consideration should be given to the provision of distinct viewing corridors through the site between Hinckley Road (B4669) and St Michael's Church spire.

To address the concerns raised by the County Archaeologist, further archaeological investigation (such as desk based assessment and field evaluation, including geophysical survey followed by trial trenching) should be undertaken in accordance with a scheme to be agreed with the County Archaeologist prior to any development commencing on the site.

SITE REF: SAP005

Land at London Leys Farm

The Site and its Surroundings

The site occupies relatively flat and open agricultural land on the east side of the existing settlement, running southwards from Leicester Road to Sharnford Road. There are however views across the site towards the spire of All Saint's Church in the centre of Sapcote site across the northern section of the site from Leicester Road and from the public footpath which cuts

across the centre of the site. Although, the modern housing developments on the east side of Sapcote lie within the foreground of these views.

Designated Heritage Assets

There are no designated heritage assets within this site or in its vicinity, although this site provides views towards the spire of All Saint's Church.

Archaeological Potential

The site lies outside of the historic settlement core as identified by the HER (MLE292) and there are no find spots within the site.

The County Archaeologist has referred to the proximity of the site to the scheduled Sapcote Castle and has commented that the site has a high heritage potential and further information is required to ascertain the potential presence of any significant archaeological remains.

Potential Impact

Given the site's relative distance from any designated heritage assets and the intervening built development between the site and the historic settlement core, development on this site will have no impact on the setting of any designated heritage assets within Sapcote, other than in the views towards the spire of All Saint's Church.

The spire of this Grade II listed church is visible from the site and these views illustrate its overall prominence in the landscape, which has been recognised in the SCA, and make a modest contribution to the significance of this listed building. The church spire is however seen in the context of the neighbouring residential on Morley Road/Calvert Crescent on the east side of Sapcote, which has already diminished the overall prominence of the church in the landscape. It is considered that the development of this site would be highly unlikely to adversely affect the significance of this church, but to preserve the surroundings in which this listed building can be presently experienced, it is considered that any future development on this site should retain suitable viewing corridors to the church spire.

Neighbouring Parishes

The site is some distance from any designated heritage assets within the adjoining parish areas of Aston Flamville, Elmsthorpe and Sharnford and the neighbouring parishes of Broughton

Astley and Frolesworth with Harborough District and its development will have no impact on the setting of any designated heritage assets in these settlements.

Assessment of Impact (see Tables 2 - 4 above)

The impact of any development on this site on the setting of any designated heritage assets would be classed as '**slight**', given that it has the potential to affect the setting of the Grade II listed All Saint's Church, the value of which can be considered as 'medium' and the magnitude of impact is likely to be 'minor', in that the setting of the listed building will be slightly altered given its present context.

Recommendation

Subject to the implementation of suitable mitigation measures, it is considered that the allocation of this site would be consistent with the objectives of the statutory, national and local planning policy framework in respect of development within the historic environment.

Mitigation Measures

Any development on this site should seek to maintain views of the All Saints church spire by providing strategic viewing corridors along the line of the public footpath and across the Leicester Road frontage of the site to preserve the views to the church and its role as a local landmark.

To address the concerns raised by the County Archaeologist, further archaeological investigation (such as desk based assessment, including a site walk-over to ascertain survival of ridge & furrow earthworks and consideration of whether the hedgerows warrant retention) should be undertaken in accordance with a scheme to be agreed with the County Archaeologist prior to any development commencing on the site.

STONEY STANTON

Settlement Summary

Appendix 8 of the Blaby District Settlement Character Assessment (SCA) has identified Stoney Stanton as having a defined centre with associated historic buildings, but the village fringes have expanded in various directions although primarily in northern and south westerly directions where modern housing estates (1970s to current) have been built.

The SCA recognises that the village has some capacity to accommodate well sited and carefully designed development, but it notes that the settlement fringes of Stoney Stanton have already been extended to the north and south-west giving rise to a sprawling nature to the village in these directions with little reference or connection to the historic centre of the village and also that the village is separated by a narrow piece of land from Sapcote which should be protected from further development.

SCA also recommends that it is important to protect the church's prominence within the skyline through appropriate control of new developments which may reduce its prominence.

SITE REF: STO002

North of Highfield Farm

The Site and its Surroundings

The site comprises of three separate parcels of land on the northern edge of Stoney Stanton, that are located to the north of a modern housing estate fronting Huncote Road and the Highfields Enterprise Centre, a complex of various light industrial/business units.

As a result the site is detached from the historic settlement core around St Michael's Church.

Planning History

An outline planning application has recently been submitted for Class B1, B2 and B8 business development on the two parcels of land directly to the north of the existing Enterprise Centre (ref: 16/1654/OUT). There are no comments from Historic England or Leicestershire County Council's Archaeologist in respect of these proposals. This application was waiting determination as at 23 May 2017.

Designated Heritage Assets

There are no designated heritage assets within this site or in its vicinity.

Archaeological Potential

The HER has identified a 19th century railway cutting along the western edge of the site (MLE10134).

The County Archaeologist has referred to the 19th century 'tramway' and also that Roman, Medieval and post-Medieval finds have been recorded in vicinity of the site. Although the County Archaeologist also recognises that site was formerly used as sports pitches so it may have been superficially truncated. The County Archaeologist has advised that the site has a low to medium heritage potential and further information is required to ascertain the potential presence of any significant archaeological remains.

Potential Impact

Given the site's relative distance from any designated heritage assets and the intervening built development between the site and the historic settlement core, development on this site will have no impact on the setting of any designated heritage assets within Stoney Stanton. There are some views along Huncote Road/Long Street towards the spire of St Michael's Church, however these will not be affected by the development of this site.

Neighbouring Parishes

The site is also some distance from any designated heritage assets within the adjoining parish areas of Croft, Elmsthorpe, Potters Marston, and Sapcote and the neighbouring parishes of Broughton Astley and Frolesworth with Harborough District and its development will have no impact on the setting of any designated heritage assets in these settlements.

Assessment of Impact (see Tables 2 - 4 above)

The impact of any development on this site would therefore be classed as '**neutral**' as it will not affect the setting of any designated heritage assets.

Recommendation

In this context it is considered that the allocation of development option site would be consistent

with the objectives of the statutory, national and local planning policy framework in respect of development within the historic environment.

Mitigation Measures

To address the concerns raised by the County Archaeologist, archaeological trench evaluation may be necessary to ascertain extent of previous truncation and survival of below-ground archaeological remains. Depending on scale of proposals this could be dealt with by a planning condition, but it needs to take place at an early stage so that any necessary further investigations can be programmed in before construction groundworks commence.

SITE REF: STO005

North of Hinckley Road

The Site and its Surroundings

The site occupies open agricultural land on the north side of Hinckley Road, to the west of the existing settlement edge. The site is crossed by a public footpath and it provides views of the spire of St Michael's Church in the centre of Stoney Stanton, with the modern housing developments off Hinckley Road sitting in the foreground of these views.

Designated Heritage Assets

There are no designated heritage assets within this site or in its vicinity, although there are some views towards the spire of St Michael's Church from the public footpath across this site.

Archaeological Potential

There are no HER find spots within the site.

The County Archaeologist has not made any comments in respect of the development of this land to the north of Hinckley Road.

Potential Impact

Given the site's relative distance from any designated heritage assets and the intervening built development between the site and the historic settlement core, development on this site will have no impact on the setting of any designated heritage assets within Stoney Stanton, other than in the views towards the spire of St Michael's Church.

The spire of this Grade II* listed church is visible from the site and these views illustrate its overall prominence in the landscape, which has been recognised in the SCA, and make a modest contribution to the significance of this listed building. The church is however seen in the context of the neighbouring residential on Farndon Drive/Tawney Crescent, which has already diminished the overall prominence of the church in the landscape. It is considered that the development of this site would be highly unlikely to adversely affect the significance of this church, but to preserve the surroundings in which this listed building can be presently experienced, it is considered that any future development on this site should retain suitable viewing corridors to the church spire.

Neighbouring Parishes

The site is also some distance from any designated heritage assets within the adjoining parish areas of Croft, Elmsthorpe, Potters Marston, and Sapcote and the neighbouring parishes of Broughton Astley and Frolesworth with Harborough District and its development will have no impact on the setting of any designated heritage assets in these settlements.

Assessment of Impact (see Tables 2 - 4 above)

The impact of any development on this site on the setting of any designated heritage assets would be classed as '**slight**', given that it has the potential to affect the setting of the Grade II* listed St Michael's Church, the value of which can be considered as 'high' while the magnitude of impact is likely to be 'negligible', as there will be minor changes to the setting of the listed building given its present context.

Recommendation

Subject to the implementation of suitable mitigation measures, it is considered that the allocation of this site would be consistent with the objectives of the statutory, national and local planning policy framework in respect of development within the historic environment.

Mitigation Measures

Any development on this site should seek to maintain views of St Michael's church spire by providing strategic viewing corridors through the site to preserve the views to the church and its role as a local landmark.

SITE REF: STO008

South of Hinckley Road

The Site and its Surroundings

The site on the south side of Hinckley Road lies on the western edge of the existing village and it consists of a roughly rectangular parcel of agricultural land that lies to the west of the late 20th century housing on Underwood Drive/Howe Close.

Designated Heritage Assets

There are no designated heritage assets within this site or in its vicinity.

Archaeological Potential

There are no HER find spots within the site.

The County Archaeologist has not made any comments in respect of the development of this land to the south of Hinckley Road.

Potential Impact

Given the site's relative distance from any designated heritage assets and the intervening built development between the site and the historic settlement core, development on this site will have no impact on the setting of any designated heritage assets within Stoney Stanton.

There are some views along Hinckley Road towards the spire of St Michael's Church, these will not be affected by the development of this site.

Neighbouring Parishes

The site is also some distance from any designated heritage assets within the adjoining parish areas of Croft, Elmsthorpe, Potters Marston, and Sapcote and the neighbouring parishes of Broughton Astley and Frolesworth with Harborough District and its development will have no impact on the setting of any designated heritage assets in these settlements.

Assessment of Impact (see Tables 2 - 4 above)

The impact of any development on this site would therefore be classed as '**neutral**' as it will not affect the setting of any designated heritage assets.

Recommendation

In this context it is considered that the allocation of development option site would be consistent with the objectives of the statutory, national and local planning policy framework in respect of development within the historic environment.

Mitigation Measures

None required.

SECTION 3: SUMMARY OF HERITAGE ASSETS SURVEY

This heritage assets survey has considered the potential impact of the development options sites within the the Council's Delivery DPD on the local historic environment, having regard to the local and national planning policies.

The report has used a combination of desk based assessments and individual site surveys to provide an assessment of the potential impact of the proposed development option sites on designated and non-designated heritage assets within Blaby District as well as giving consideration to the representations received from Historic England and Leicestershire County Council's Planning Archaeologist. A summary of the development options sites and their potential impact on the heritage assets either within the site or in its vicinity is set out in Table 5 below.

Potential Impact on the Setting of Designated Heritage Assets:

The assessment has considered the impact of the development option sites on the setting of the designated heritage assets within Blaby District. As can be seen from Table 5 the majority of sites will not have any adverse impact on the setting or significance of any listed buildings or scheduled monuments, or affect the character or appearance of any designated Conservation Area, subject in some cases to mitigation measures. Development on these sites would therefore be consistent with the policy objectives of the Development Plan (Core Strategy Policy CS20) and the NPPF in respect of development within the historic environment.

The heritage assets survey has however identified that two of the development option sites are likely to have an adverse impact on local designated heritage assets and their allocation would not be consistent with the policy objectives of the Development Plan or the NPPF, these sites are:

- Kirby Muxloe: Blood's Hill (KMU007)
Development on the Blood's Hill options site is likely to harm the setting and significance of Kirby Muxloe Castle, a Grade I listed building and scheduled monument.
- Sapcote: Land north of Hinckley Road (STO005)
Development on the land north of Hinckley Road is likely to harm the setting and

significance of the Grade II* listed St Michael's Church in Stoney Stanton.

In addition six sites in particular would require an appropriate mitigation strategy as part of the proposed development to minimise the potential impact of development on local designated heritage assets, these are:

- Braunstone Town: Land at Parkers Depot, Braunstone Lane (BRA003);
- Kirby Muxloe: Land north of Desford Road (KMU009);
- Kirby Muxloe: Land north of Hinckley Road (KMU015);
- Leicester Forest East: Land south of Hinckley Road (LFE013);
- Sapcote: Land at London Leys Farm (SAP005);
- Stoney Stanton: Land north of Hinckley Road (STO005).

Summary of Impact on Archaeological Resources

As can be seen from Table 5 the majority of the development option sites will not have any adverse impact on potential below-ground archaeology, subject in some cases to further archaeological investigation. Development on these sites would therefore be consistent with the policy objectives of the Development Plan and the NPPF in respect of development within the historic environment.

The County Archaeologist has however identified that the archaeological remains on the development option site at Blood's Hill, Kirby Muxloe (ref. KMU007) may be of equivalent status to a scheduled monument. As a consequence the allocation of this site would not be consistent with the policy objectives of the Development Plan (Local Plan Policy CE1 & Core Strategy Policy CS20) or the NPPF in respect of development affecting archaeological sites of equivalent significance to scheduled monuments.

TABLE 5:		SUMMARY OF POTENTIAL IMPACT ON LOCAL HERITAGE ASSETS		
		Impact on Designated Heritage Assets	Impact on Archaeological Assets	
Location	Site Ref No.		Potential	Summary of Archaeological Response
Braunstone Town				
Land at Parkers Depot, Braunstone Lane	BRA003	Slight – mitigation required	n/a	None

Land at Brockenhurst Drive	BRA009	Neutral	Uncertain	Further archaeological investigation required
Enderby				
Land between St Johns and Leicester Lane	END013	Neutral	Certain - significant archaeological remains worthy of preservation in situ.	Further archaeological investigation required
Glenfield				
Land to rear of 67-85 Gynsill Lane	GLE019 & GLE029	None	n/a	None
Land to rear of 67-85 Gynsill Lane	GLE015	Neutral	Medium	Further archaeological investigation required
Kirby Muxloe				
Land at Ratby Lane	KMU001	Neutral	High	Further archaeological investigation required
Blood's Hill	KMU007	Large - Moderate	Very Large - Large	High value assets equivalent to a scheduled monument
Land north of Desford Road	KMU009	Slight – mitigation required	Very High - potential for highly significant archaeological remains worthy of preservation in situ	Further archaeological investigation required
Land north of Hinckley Road	KMU015	Moderate - mitigation required	Certain	Further archaeological investigation required
Leicester Forest East				
Land at Grange Farm	LFE016	Neutral	Low - Medium	Archaeological evaluation may be necessary
Land south of Hinckley Road	LFE013	Moderate - Slight - mitigation required	High - Potential for presence of archaeological remains worthy of preservation in situ.	Further archaeological investigation required
Land at Baines Lane/South of Webb Close	LFE017 & LFE018	Neutral	Very Low	No further archaeological investigation required
Narborough				
Land at Ambulance Station	NAR002	Neutral	Uncertain	Further archaeological investigation required
Land at Regent Street Industrial Estate	NAR003	Neutral	n/a	Further archaeological investigation required
Land off Leicester Road	NAR008	Neutral	High	Further archaeological investigation required
Land at Seine Lane	NAR014 & NAR015	Neutral	n/a	None

Sapcote				
Land at Strawberry Cottage, Hinckley Road	SAP001	Neutral	Uncertain	Further archaeological investigation required
Land north of Hinckley Road	SAP002	Large - Moderate	High	Further archaeological investigation required
Land at London Leys Farm	SAP005	Slight - mitigation required	High	Further archaeological investigation required
Stoney Stanton				
Land north of Highfields Farm	STO002	Neutral	Low – Medium	Further archaeological investigation required
Land north of Hinckley Road	STO005	Slight - mitigation required	n/a	None
Land south of Hinckley Road	STO008	Neutral	n/a	None

APPENDIX 1: Development Option Sites in the Local Plan Delivery Development Plan Document

A.1 Housing Sites

A1.1 The Delivery DPD seeks to identify new housing site options for about 750 dwellings mainly in and around the edges of Leicester. Three large sites around the PUA and one small site at Narborough have been identified for potential residential development at:

- Blood's Hill, Kirby Muxloe (KMU007);
- Land south A47, Leicester Forest East (LFE013);
- Land north Hinckley Road, Kirby Muxloe (KMU015); and
- Land off Leicester Road, Narborough (NAR008).

A1.2 In addition, a number of smaller residential sites have been identified adjacent to the PUA and in Narborough, these are:

- Land at Parkers Depot, Braunstone Lane, Braunstone Town (BRA003);
- Land west of Brockenhurst Drive, Braunstone Town (BRA009);
- Land to rear of 67-85 Gynsill Lane, Glenfield (GLE015/GLE019/GLE029);
- Land at Grange Farm, Leicester Forest East (LFE016);
- Land at Baines Lane / South of Webb Close, Leicester Forest East (LFE017/LFE018);
- Land at Ratby Lane, Kirby Muxloe (KMU001);
- Land north of Desford Road, Kirby Muxloe (KMU009);
- Land at Ambulance Station, Narborough (NAR002); and
- Land at Seine Lane, Narborough (NAR014/NAR015).

A.2 Employment Sites

A2.1 The Delivery DPD seeks to meet the identified shortfall of employment land in and adjacent to the PUA and in the rural area. Two potential employment sites have been identified at:

- Land between St Johns and Leicester Lane, Enderby (END013) and
- Land north of Highfields farm, Stoney Stanton (STO002)

A2.2 In addition, a number of smaller employment sites have been identified, these are:

- Land at Regent Street Industrial Estate, Narborough (NAR003);
- Land at Strawberry Cottage, Hinckley Road, Sapcote (SAP001);
- Land at Hinckley Road, Sapcote (SAP/009);
- Land north of Hinckley Road, Sapcote (SAP003/SAP04);
- Land at London Leys Farm, Sapcote (SAP010/SAP011);
- Land north of Hinckley Road & south west of Tansey Crescent Stoney Stanton (STO005/STO006/STO007); and
- Land south of Hinckley Road, Stoney Stanton (STO008).

APPENDIX 2: Designated Heritage Assets Within Blaby District by Parish

Aston Flamville

Scheduled Monuments:

None

Grade I Listed:

None

Grade II Listed:*

None

Grade II Listed:

Church of St Peter, Lychgate Lane

Church Farm Court and Boundary Wall, 1-3, Hinckley Road

Pigeoncote at Manor Farm, Lychgate Lane

K6 Telephone Kiosk, Lychgate Lane

Conservation Area

Yes – designated

Blaby

Scheduled Monuments:

None

Grade I Listed:

Church of All Saints, Church Street

Grade II Listed:*

None

Grade II Listed:

Blaby Hall, Church Street

Blaby Hall Mews, Church Street

Boundary Walls to Blaby Hall Grounds, Church Street
Ice House, 150 metres South East of Blaby Hall, Church Street
Hall Farmhouse and Barns, Church Street
Boundary Wall to Churchyard, Church Street
Small Stoop in Churchyard, Church Street
46, Park Road
Milepost 30 metres south of The Elms, Lutterworth Road
The Bakers Arms Public House, The Green

Conservation Area

Yes – designated

Braunstone

Scheduled Monuments:

None

Grade I Listed:

None

Grade II Listed:*

None

Grade II Listed:

Shakespeare Public House, Braunstone Lane
The Manor, 252, Braunstone Lane
Shop with Storage Loft at No 266, Braunstone Lane

Conservation Area

None

Cosby

Scheduled Monuments:

None

Grade I Listed:

None

Grade II Listed:*

Church of St Michael and All Angels, Main Street

Grade II Listed:

Cosby House, Croft Road

Barn 50 Metres East of Cosby House, Croft Road

4, Chapel Lane

Stables 15 metres north of Cosby House, Croft Road

K6 Telephone Kiosk, The Nook

The Thatch, 25, Main Street

Brook's Edge, 62, Main Street

Coates Barn, Main Street

Nook Farmhouse and Adjoining Coach House, Main Street

Barn and Stables at Nook Farmhouse, Main Street

War Memorial Sundial 10 metres south east of Church of St Michael, Main Street

Conservation Area

Yes – designated

Countesthorpe

Scheduled Monuments:

None

Grade I Listed:

None

Grade II Listed:*

None

Grade II Listed:

1, The Drive

2, The Drive
3, The Drive
The Residence, 5a, The Drive
7, The Drive
4, The Drive
5, The Drive
6, The Drive
8, The Drive
9, The Drive
The School, The Drive
The Infirmary, The Drive
Boilerhouse and Water Tower, The Drive
7, The Square
Church of St Andrew, Main Street
2, Main Street
4 & 6, Main Street
17, Main Street
K6 Telephone Kiosk, Main Street
Baptist Chapel, Church Street
1-7, Church Street
9, Church Street
4, Green Lane
10, Orchard Lane
Workshop Behind no. 58, Wigston Street

Conservation Area

Yes – designated

Croft

Scheduled Monuments:

None

Grade I Listed:

None

Grade II Listed:*

None

Grade II Listed:

Church of St Michael and All Saints, Huncote Road

War Memorial Cross and Enclosure, Huncote Road

Stone Coffin 1.5m south of nave at Church of St Michael, Huncote Road

No. 5 and adjoining Boundary Wall and Butchers Shop, Hill Street

Hill Foot Farmhouse, Stanton Lane

Conservation Area

Yes – designated

Elmesthorpe

Scheduled Monuments:

Elmesthorpe church, ruined nave and west tower

Grade I Listed:

None

Grade II Listed:*

None

Grade II Listed:

Church of St Mary, Elmesthorpe Lane

Home Farmhouse and Adjoining Outbuilding, Station Road

Wortley Cottages, 1-6, Station Road

The Wentworth Arms and Adjoining Stables, Station Road

Conservation Area

None

Enderby

Scheduled Monuments:

Site of St John's Church, Aldeby

Grade I Listed:

None

Grade II Listed:*

Church of St John the Baptist, Blaby Road

Grade II Listed

The Red House, 1, Broad Street

Barclays Bank, 4 & 6, Broad Street

2, The Cross

3, The Cross

4, The Cross

6, The Cross

40 High Street

1, High Street

The Firs, 39, High Street

New Inn, High Street

Enderby Hall, 1-4, Hall Walk

No. 2, Hall Walk

The Court, Hall Walk

3, Broad Street

The Cedars, 3a, Broad Street

Workshop 10 metres east of junction with Shortridge Lane, George Street

Congregational Chapel Hall, Chapel Street

Monument to Charles Brook, Blaby Road

Conservation Area

Yes – designated

Glen Parva

Scheduled Monuments:

Moat and hut circle at Glen Parva

Grade I Listed:

None

Grade II Listed:*

None

Grade II Listed

The Manor Restaurant, Little Glen Road

Conservation Area

Yes – designated (Grand Union Canal)

Glenfield

Scheduled Monuments:

Moated site and garden enclosure at Glenfield

Grade I Listed:

None

Grade II Listed:*

The Old Tudor Rectory, Main Street

Grade II Listed:

Church of St Peter, Church Road

Ruins of Old Church of St Peter, Church Road

1 & 3, The Square

Tunnel Ventilation Shaft approximately 20 metres to rear of no. 49, Faire Road

Tunnel Ventilation Shaft approximately 20 metres north east of no.46, Fairfield Crescent

Tunnel Ventilation Shaft Approximately 20 Metres south of no. 11, Glenfield Frith Drive

Tunnel Ventilation Shaft adjacent to garage of no 12, Tredington Road

Tunnel Ventilating Shaft adjacent to front boundary of no. 25, Fairfield Crescent
Tunnel Entrance, Stephenson Court

Conservation Area

Yes – designated

Huncote

Scheduled Monuments:

None

Grade I Listed:

None

Grade II Listed:*

None

Grade II Listed:

The Thatched Cottage, 6, Brook Street
2, Cheney End
Elms Farmhouse, Narborough Road

Conservation Area

None

Kilby

Scheduled Monuments:

None

Grade I Listed:

None

Grade II Listed:*

Church of St Bartholomew, Foston Lane

Grade II Listed

Church of St Mary Magdalene, Main Street
2 & 4, Main Street
Limes Farmhouse, 11, Main Street
15, Main Street
17 & 19, Main Street
Former Bakehouse at no. 30, Main Street
Barn Behind Church, Main Street
The Dog & Gun Public House, Main Street
Kilby Lodge

Conservation Area

None

Kirby Muxloe

Scheduled Monuments:

Castle at Kirby Muxloe

Grade I Listed:

Kirkby Muxloe Castle, Oakcroft Avenue

Grade II Listed:*

Church of St Bartholomew, Main Street

Grade II Listed

Oaks Farmhouse, Hinckley Road
Castle Farmhouse, Main Street
The Old White House, 44, Main Street
The Poplars, 82, Main Street
Parsons Farewell, 399, Ratby Lane
The Woodlands, Woodlands Lane
75-85, Main Street
30 & 32, Main Street

Conservation Area

Yes – designated (Kirby Fields)

Leicester Forest East

Scheduled Monuments:

None

Grade I Listed:

None

Grade II Listed:*

None

Grade II Listed:

Boyers Lodge, Warren Lane

Conservation Area

None

Lubbesthorpe

Scheduled Monuments:

Lubbesthorpe Medieval settlement remains at Abbey Farm
Rabbit warren 180m north east of The Lawn

Grade I Listed:

None

Grade II Listed:*

None

Grade II Listed:

Huncote Grange, Desford Road, Huncote Grange

Conservation Area

None

Narborough

Scheduled Monuments:

None

Grade I Listed:

None

Grade II Listed:*

Church of All Saints, Church Lane

Grade II Listed:

The Corner House and Garden Wall attached to east, no. 9, Coventry Road

Narborough Hall, Coventry Road

Narborough House with Garden Wall and Archway to west, no. 14, Leicester Road

No. 16 with Outbuildings attached to rear, no. 16, Leicester Road

Narborough Arms, Coventry Road

1, Coventry Road

11 & 13, Coventry Road

30, Coventry Road

Ivy Cottage, 40, Coventry Road

Wexford Cottage, Church Lane

All Saints Church Rooms, School Lane

The Manse, School Lane

The Old House, 16, Station Road, Littlethorpe

Congregational Church, School Lane

Barn and Pigsty attached to south east of Copt Oak Farmhouse, Copt Oak Road

Plough Inn, Station Road, Littlethorpe

Conservation Area

Yes – designated

Potters Marston

Scheduled Monuments:

Dovecote 85m north of Potters Marston Hall

Grade I Listed:

None

Grade II Listed:*

None

Grade II Listed:

Church of St Mary, Pingle Lane

Potters Marston Hall and Adjoining Bakehouse and Boundary Wall, Pingle Lane

Conservation Area

None

Sapcote

Scheduled Monuments:

Sapcote Castle and moat

Grade I Listed:

None

Grade II Listed:*

None

Grade II Listed:

Church of All Saints, Church Street

Burrough's Almshouses, Cook's Lane

Sapcote Methodist Church, Leicester Road

Former Sapcote Church School, Leicester Road

South View Farmhouse, Cook's Lane

15, Sharnford Road

17, Sharnford Road

1, New Walk

Conservation Area

None

Sharnford

Scheduled Monuments:

High Cross 60m north west of Highcross House

Grade I Listed:

None

Grade II Listed:*

None

Grade II Listed:

Sharnford Methodist Church, Chapel Lane

Church of St Helen, Leicester Road

Tudor Cottage, School Lane

Sharnford Shade, Coventry Road

Wayside Farmhouse with Adjoining Cottage and Stables, Coventry Road

8, Coventry Road with adjoining outbuilding and stable

45, Leicester Road with adjoining outbuildings,

High Cross House and Adjoining Outbuildings, Watling Street

The Barn, Watling Street

The High Cross Monument, Watling Street

Pipalipen House and Adjoining Former Cottages, Cart Shed and Barn, Aston Lane

Conservation Area

None

Stoney Stanton

Scheduled Monuments:

None

Grade I Listed:

None

Grade II Listed:*

Church of St Michael, New Road

Grade II Listed:

Soper's Bridge Stanton Lodge Farmhouse and Adjoining Outbuilding, Broughton Road

Tudor Cottage and Adjoining House to East, Carey Hill Road

The Old Rectory, Nock Verges

Stanton House and Adjoining Conservatory, Long Street

33, Yew Tree House and Adjoining Outbuildings, Long Street

Conservation Area

None

Thurlaston

Scheduled Monuments:

Iron Age enclosure

Grade I Listed:

None

Grade II Listed:*

Church of All Saints, Church Street

Grade II Listed:

Ice House Approximately 20 metres to north of Normanton, Normanton Turville

Conservation Area

None

Whetstone

Scheduled Monuments:

Enderby Mill Bridge

Grade I Listed:

Church of St Peter, Church Lane

Grade II Listed:*

None

Grade II Listed:

Whetstone Grange, Station Street

Whetstone Pastures Residential Home, Lutterworth Road
2, High Street

War Memorial, High Street

Conservation Area

None

Wigston Parva

Scheduled Monuments:

Roman town at High Cross (also in Warwickshire)

Crop mark of a bowl barrow at Wigston Parva

Grade I Listed:

None

Grade II Listed:*

None

Grade II Listed:

Church of St Mary, Church Lane

Stables Coach House and Bakehouse at Hall Farm, The Green

Hall Farmhouse, The Green

Barn 5 metres north east of Manor Farmhouse and Adjoining Stable, The Green
2, The Green and adjoining Horseshoe End

Water Pump 10 metres south of Manor Farmhouse, The Green

Milestone at Smockington Junction, Watling Street

Conservation Area

Yes – designated

APPENDIX 3: Designated Heritage Assets Within Neighbouring Authorities

CHARNWOOD BOROUGH COUNCIL

Anstey Parish

Scheduled Monuments:

Pack Horse Bridge, Leicester Road, The Leys

King William's Bridge

Churchyard Cross, Church of St Mary, Bradgate Road

Registered Park and Garden

Bradgate Park (Grade: II)

Grade I Listed:

None

Grade II Listed:*

Pack Horse Bridge, Leicester Road, The Leys

Grade II Listed:

Church of St Mary, Bradgate Road

Heard Family Tombs in Churchyard of St Mary, Bradgate Road

Wall at Church of St Mary, Bradgate Road

Shaft of Former Cross in Churchyard of St Mary, Bradgate Road

72, Bradgate Road

102, Bradgate Road

Wayside with Stable and Wall, 2, Church Lane

55, Church Lane

Outbuilding c.6 metres south west of no. 22, Cropston Road

1, Groby Road

The Limes, 3, Groby Road

Stable Block at No 3 (The Limes), Groby Road

2, The Green

Stable and Cottage At No 2, The Green,

Barn at No 4, The Green
The Green Farmhouse and Stable Attached to Right, 4, The Green
20 And 20a, The Green
The Well, The Green
Boundary Stone North East of Mill Farm, Gynsill Lane
Anstey School and No 1, Park Road
King William's Bridge, Sheepwash Lane
War Memorial, Staddon Road
The Elms, 22, Cropston Road

Conservation Area

Yes – designated

HARBOROUGH DISTRICT COUNCIL

Frolesworth Parish

Scheduled Monuments:

None

Grade I Listed:

None

Grade II Listed:*

Church of St Nicholas, Main Street

Grade II Listed:

Nos 1-16 The Square, Chapel And Boundary Wall, Frolesworth Road
The Hollies, Main Street
White Cottage, Main Street
Frolesworth House, Main Street
Church Hill Farmhouse And Attached Former Barn, Main Street
The Old Rectory, Main Street
Garden Wall, Gate Piers And Gates At Old Rectory, Main Street
K6 Telephone Kiosk Outside Church, Main Street

Conservation Area

None

Broughton Astley Parish

Scheduled Monuments:

None

Grade I Listed:

None

Grade II Listed:*

None

Grade II Listed:

Church of St Mary, Old Mill Road

Milepost, Coventry Road

The Stone House, Leicester Road, Sutton in the Elms

Baptist Chapel, Leicester Road, Sutton in the Elms

Quaker Cottage, 121, Leicester Road, Sutton in the Elms

Conservation Area

None

HINCKLEY & BOSWORTH BOROUGH COUNCIL

Groby Parish

Scheduled Monuments:

Motte and bailey castle and manorial complex

Registered Park and Garden

Grade I Listed:

None

Grade II Listed:*

The Old Hall, Markfield Road

Grade II Listed:

Church of St Philip and James, Markfield Road

The Old Cottage, 30, Markfield Road

Pool House and Attached Stable Range and Cottage, Markfield Road

Pool Cottage, 45, Markfield Road

20, Chapel Hill

23-27, Chapel Hill

33, Chapel Hill

The Cottage, 12, Leicester Road

Old School, Leicester Road

Earl of Stamford Arms, Leicester Road

Blacksmiths Cottage, Rookery Lane

26, Rookery Lane

Stables And Kennels To Bradgate House, Bradgate Hill

Conservation Area

Yes – designated

Ratby Parish

Scheduled Monuments:

Ratby Camp, Ratby

Old Hays moated site and associated manorial earthworks, Ratby

Registered Park and Garden

None

Grade I Listed:

None

Grade II Listed:*

Church of St Philip and St James, Church Lane

Grade II Listed:

85, Church Lane

War Memorial, Main Street

Old Hayes Farmhouse, Burroughs Road

Gatehouse to Old Hayes Farmhouse, Burroughs Road

Conservation Area

Yes – designated

Desford Parish

Scheduled Monuments:

Moated site 440m south west of Lindridge Fields Farm, Desford

Registered Park and Garden

None

Grade I Listed:

None

Grade II Listed:*

Church of St Martin, Church Lane

Old Manor House and Attached Barn and Service Block, 32, High Street

Grade II Listed:

The Grange, 17, Church Lane

9, 21 & 23, Desford Post Office, High Street

Ivy House, 26, High Street

Manor Farmhouse, 53, High Street

50, Main Street

Desford School, 54, Main Street

Desford Hall, Leicester Lane

2, Newbold Road

10, Newbold Road

War Memorial North of Polebrook House, Botcheston
1 & 2, Desford Lane, Newtown Unthank
The Yews, Desford Lane, Newtown Unthank

Conservation Area

Yes – designated

LEICESTER CITY (WITHIN 1km OF DISTRICT BOUNDARY)

Scheduled Monuments:

Moated site at New Parks, (Birds Nest Lodge), Battersbee Road

The 'Roman' bridge, Aylestone
Aylestone Old Bridge

Grade I Listed:

None

Grade II Listed:*

Church of St Andrew, Aylestone
Aylestone Hall

Grade II Listed:

Glenfield:

Tunnel Ventilation Shaft to North of No. 9 The Woodlands
Tunnel Ventilation Shaft To North West of No. 12 Holmwood Drive
Tunnel Ventilation Shaft to Rear of No. 17, Kemp Road
Tunnel Ventilation Shaft to East of No. 1, Kemp Road
Tunnel Ventilation Shaft to Rear of No. 7, Dillon Way
Tunnel Ventilation Shaft to South of No. 12, Amhurst Close

Braunstone Town:

Braunstone Hall
Kitchen Wing Immediately West of Braunstone Hall

Stables and Walled Garden West of Braunstone Hall

1-6, Cressida Place, Braunstone

Church of St Peter, Braunstone

1-6, Main Street, Braunstone

Aylestone War Memorial

90, Old Church Street, Aylestone

Conservation Area

Braunstone

Aylestone Village
