



MEDBOURNE NEIGHBOURHOOD PLAN

Referendum Version - May 2018 - Updated May 2023

Appendix 7

Environmental Inventory

hyperlinked from main document
Medbourne Neighbourhood Plan

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Medbourne Neighbourhood Plan

ENVIRONMENTAL INVENTORY

Site #	DESCRIPTION / EVIDENCE	NPPF 2012 & 2021 - Local Green Space (LGS) Criteria (marks 0-4, except Beauty & Tranquillity 0-2)									Total score/36
		Access	Proximity	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife	
a	Towpath & Gardens between Hallaton Road & Waterfall Way: The towpath is owned and maintained by the Parish Council with help from volunteers. Runs between the brook and gardens to the houses to the west of the towpath and located in the most sensitive part of the Conservation Area. Has particular significance as one of the most beautiful areas of the village and essential as part of the character of Medbourne. Part of the wildlife corridor running from Leviathan Wood through to Drayton Road.	4	4	1	4	4	2	2	4	4	29
b	Village Hall Grounds: Originally the village school (Grade II Listed) and grounds, owned by Medbourne Old School Charity and leased to the Parish Council. The grounds are used by the Playgroup who hire the Village Hall as a recreation area. A number of other organisations and individuals hire the Village Hall facilities. Maintained by the Village Hall Committee.	4	4	4	3	4	2	0	4	1	22
c	Leviathan Wood (part): Located on the boundary of the parish and owned by Nevill Holt Estate. Woodland planted by volunteers from the village following a project by the Woodland Trust to plant a series of new woods to commemorate the Battle of Trafalgar. All native trees to represent the wood used in the building of the ships used in the battle. Is of particular significance to the community, providing a beautiful and tranquil area. Rich in wildlife, containing a wide variety of native trees and shrubs including oak, silver birch, blackthorn, field maple, cherry. A track along the eastern boundary provides access between Medbourne and Blaston and is regularly used by walkers, horse riders and the community for exercising their dogs.	4	3	4	4	4	2	2	2	4	29
d	Pagets Farm, Main St, paddocks to rear: One of an important group of paddocks behind properties; on Main Street and running down to the brook. With 097, 103 and 104, provides a distinct rural border to the built-up area that needs to be maintained. Important Open	3	4	4	3	2	2	2	2	4	26

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		Access	Proximity	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife	
	Area. Situated in the centre of the village with views across the brook and the Sports Field.										
e	Old Hall grounds, Rectory Lane: Located in a prominent and central part of the Conservation Areas essential to the character of the village and a setting for the Grade II Listed Building of the Old Hall. Grounds contain a variety of mature trees, including an ancient horse chestnut, and shrubs providing a habitat for wildlife. Rectory Lane is also used extensively by the public as part of a picturesque circular walk leading to the public footpath across the paddock onto Holt Road.	1	4	4	4	0	0	2	3	3	21
f	Manor House grounds, Manor Road: Forms an important part of the Conservation Area and a setting for one of the oldest Grade II Listed Houses in Leicestershire. Previously formed part of the Nevill Holt Estate. The extensive grounds that include part of the disused railway track is corridor and haven for wildlife. Manor Road is also used extensively by the community and visitors as part of a picturesque circular walk leading from the paddock at the top of Rectory Lane back to the village.	0	4	4	4	0	2	2	3	4	23
g	The Old Rectory grounds and paddock, Rectory Lane: Located in a prominent and central part of the Conservation Area essential to the character of the village and a setting for the Grade II Listed Building of The Old Rectory. The extensive grounds contain a wide variety of mature trees, including an ancient Wellingtonia and South American Plane, and shrubs as a habitat for wildlife. Rectory Lane is also used extensively by the community and visitors to our historic village as a picturesque walk leading to the public footpath across the paddock onto Holt Road.	0	4	3	4	0	3	3	3	3	21
h	Disused railway line: Now owned by various landowners. A haven and corridor for wildlife containing a vast amount of vegetation, trees and shrubs and an important part of the history of the village.	1	2	2	2	0	1	2	4	3	18
i	The Moors: Access via public footpath B58, used on a regular basis. Old ridge and furrow grazed by sheep. Provides the most spectacular views of the village and Welland Valley.	4	3	0	3	4	2	2	2	2	22

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		Access	Proximity	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife	
j	<p>Top of field to south of Slawston Rd and Payne's Lane junction: Permanently grass field with well-preserved ridge and furrow. Spectacular views of the village. Sinuous, species-rich hedgerow on west, north and east sides, probably marks a pre-Conquest (or Romano-British?) site boundary. [Previously listed as 'Land on corner of Hallaton Road & Payne's Lane']</p>	0	3	4	2	0	2	1	3	3	18
k	<p>Mill Field: Permanent grass field with several significant historic environment features (L&R HER Sites MLE 2005,2020,2040, 2038). Ridge and furrow. Other earthworks known site of Romano-British and/or Anglo-Saxon settlement (see 1110) Mound, believed to be the site of one of three recorded windmills (16th – 18th centuries) in this field. Species-rich hedges on north, east, and south sides.</p>	0	2	4	4	2	2	2	4	2	22
l	<p>Saddlers Cottage grounds, Waterfall Way: Privately owned garden and adjacent field with surviving (not fully excavated) Roman Villa. (L&R HWR site MLW 2001). Part of the area mapped as within the medieval village (MLE 2028).</p>	0	3	4	4	2	1	1	4	1	21
m	<p>Medbourne Brook Buffer Zone, Drayton Road: An Ecological Assessment of the site in 2014 indicated a 5-metre buffer zone should be maintained along the brook in this vicinity to maintain the wildlife corridor and habitat due to the evidence of a number of wildlife species and nesting birds. Forms part of the wildlife corridor running from Leviathan Wood through to Drayton Road.</p>	0	3	4	3	1	2	1	0	3	17
n	<p>Item n listed in the original Medbourne Neighbourhood Plan (2018) has been removed at the 2022-233 Plan Review as no longer deemed appropriate for inclusion in the environmental Inventory.</p>	4	4	0	3	0	2	1	3	2	21

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		Access	Proximity	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife	
o	The Hollow: Planted for the Millennium by the village with the aid of a grant and local fund-raising. Contains a wide variety of native trees, shrubs, and wild flowers. Maintained by volunteers as a Wildlife & Conservation area. Used extensively by the village and owned by the Parish Council.	4	3	4	4	4	2	2	0	4	27
p	Walk leading to the Hollow: Provided as a separate walk along the edge of the sports ground adjacent to the brook as a dog walking area. Used extensively by the community and visitors to the village. Includes an avenue of native trees planted by the community.	4	4	0	4	4	2	2	0	4	24
q	Open Space, Springbank: Privately owned land, part of which is made available to the public as a seating area when purchasing refreshments from the village shop and to enjoy views of the historic Grade II St Giles church.	4	4	3	4	3	2	2	0	1	23
r	Sports Ground and tennis courts: Part of the area is owned by the Parish Council and leased to Sports Club. The remainder is owned by Medbourne Educational Foundation Trust and a leased in favour of the Sports Club presently being drawn up. Fund-raising, grants, and donations obtained for a substantial extension to provide first class facilities for cricket, football, and tennis clubs together with social events. Extensively used by both residents and other villages within the Welland Valley.	4	4	4	4	4	2	0	0	1	23
s	Bowling Green: Held in Trust by the Parish Council. Land bought by donations from the village on sale of the Horse & trumpet. Used extensively by Medbourne Bowls Club and visiting clubs. Maintained by members of the Bowls Club. Part of the original village green and central to the Conservation Area.	3	4	4	3	4	2	1	3	0	25
t	Play Area: Owned by Medbourne Educational Foundation Trust. An important recreational area for children in the community. Completely refurbished in the Millennium with grant from the Lottery Fund and local fund-raising. Surface replaced in 2016 by MEFT through donations from fund-raising within the village and maintained by volunteers.	4	4	4	4	4	1	0	0	0	21

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u	<p>St Giles Churchyard: Occupies a central and prominent position in the conservation Area of the village. Contains a number of mature trees providing a habitat for a variety of wildlife. Is bounded by a dry-stone wall with exit points onto Springbank and Main Street and over the listed Packhorse Bridge onto Hallaton Road. Extensively used by the community. Two public footpaths run through the churchyard. Statutorily protected as a burial ground and as the setting for the Grade II* Listed church.</p>	4	4	4	4	4	2	2	4	3	31
v	<p>The Driftway, (grassed area) top of Rectory Lane: Forms part of the character of the village Conservation Area and used extensively by the community and visitors as part of a picturesque circular walk leading across the paddock onto Holt Road. Significant wildlife. Access via footpath B63.</p>	4	4	3	4	4	2	2	2	1	27
w	<p>Paddock by Kissing Gate, Manor Road: The public footpath running across this paddock onto Holt Road (B58) is regularly used as part of a picturesque walk by both the community and visitors to our historic village as part of a circular walk. [Previously listed as 'Paddock at top of Rectory Lane]</p>	4	4	4	3	2	1	1	0	1	22
n/a	<p>Enclosed grassed area corner of Main Street, Drayton Road: Maintains the openness around this road junction that forms part of the characteristic of the village.</p>	0	4	4	3	0	2	0	2	0	15
n/a	<p>Open space, corner of Main Street, Drayton Road: Provides green space (one of several verges here) as unofficial 'village green' at this road junction. Helps define the traditional village appearance and layout of the settlement.</p>	4	4	0	3	0	2	0	2	0	16
n/a	<p>Paddocks behind houses along Main Street: Group of paddocks behind properties on Main Street and running down to the brook. Important Open Area. Visible from the Sports Field & Dog Walk and with a magnificent vista from Payne's Lane. Close proximity to The Hollow and wildlife corridor leading from</p>	1	3	3	2	1	2	2	2	1	20

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	Leviathan Wood through to Drayton Road.										

Notes:

Other Sites of Natural and / or Historic Interest (Policy ENV2) – if sites had a combined score of 4 or more in columns 8 and (History/Wildlife) they were included in this category

Important Open Spaces (Policy ENV3) – if sites had a score of 75% or over across columns 1-7 (Access/Proximity/Bounded/Special/Recreational or Educational/Beauty/Tranquillity) they were included in this category

n/a – these sites were assessed but the scores did not warrant inclusion in the categories above.