

Heritage Analysis of Local Plan Sites

**Analysis undertaken on potential sites for the
Harborough District Council Local Plan 2025-2041**

November 2024



Contents

Heritage Analysis of Local Plan Sites	4
Introduction	4
Methodology.....	4
Billesdon Residential Sites.....	7
B1 (Site 21/8155) - Land at Gaulby Road	7
B2 (Site 12207) – Billesdon Depot, South of Gaulby Road	9
B3 (Site 21/8202) – Former Lorry Park Gaulby Road	10
Broughton Astley Residential Site	11
BA1 (Site 21/8154) – Land off Frolesworth Road	11
Fleckney Residential Site.....	12
F1 (Site 21/8055) – Land to the west of the Longgrey	12
F1 (Site 24/10042) – Land north of Fleckney Fields	13
Great Bowden Residential Sites.....	14
GB1 (Site 8151) – Land North of Dingley Road.....	14
GB2 (Site 8054) – Land off Dingley Road and Nether Green.....	16
Great Glen Residential Site.....	18
GG1 (Site 21/8230) – Land to the North of London Road and east of Leicester Grammar School.....	18
Houghton on the Hill Residential Sites	20
HH1 (Site 8206) - Land north of Uppingham Road.....	20
HH2 (Site 8135) - Land north of Stretton Lane	21
Husbands Bosworth Residential Site.....	22
HB1 (Site 8064) – Land East of Welford Road	22
Kibworth Residential Site	24
K1 (Site 21/8247) – Land west of Warwick Road and south of Priory Business Park	24
Kibworth Employment Site	26
K2 (Site 21/8247) - Land South West of West Priory Business Park.....	26
Market Harborough Residential Sites	27

MH1 (Site 21/8143) - Land east of Leicester Road and south of Grand Union canal	27
MH 2 (Site 21/8122) - Market Harborough North, East of Harborough Road	29
MH3 (Site 21/8234) - Land south of Gallow Field Road	31
Market Harborough Employment Sites	32
MH4 (Site 10470) – Land off Kettering Road.....	32
MH5 (Site – 8737) – Land OS3070 Leicester Road.....	32
Land South of Gartree Road and Land at Stretton Hall Farm	34
OA1 (Site 24/8631) Land South of Gartree Road and Land at Stretton Hall Farm .	34
Lutterworth Residential Sites	38
L1 (21/8167) - Land off Leicester Road.....	38
L2 (Site 21/8104) - Land at M1 Junction 20/Swinford Road	39
Lutterworth Employment Sites	40
L3 (Site 21/8179) – Land south of Lutterworth Road/Coventry Road	40
Magna Park Strategic Warehousing	41
MP1 (Site 10595) – Land South of George House, Coventry Road	41
MP2 Site - Land at Mere Lane	41
Scraptoft, Thurnby and Bushby Residential Sites	43
S1 (21/8227) – Land between Scraptoft and Bushby.....	43
S2 (24/10053) – Land to the east of Beeby Road.....	46
TB1 (21/8241) – Land north of the A47, east of Zouche Way	47
Ullesthorpe Residential Sites	48
U1 (Site 10649) – Land south of Ashby Road	48
U2 (Site 8180) – Land north of Ashby Road.....	49

Heritage Analysis of Local Plan Sites

Introduction

The Harborough District benefits from a rich and varied historic environment, with 1284 listed buildings, 6 Registered Parks and Gardens, 66 Scheduled Monuments and 63 conservation areas.

Scheduling is the selection of nationally important archaeological sites. Such monuments are added to the Schedule if the Secretary of State considers that they are of national importance and that the protection which comes with scheduling would assist the monument's conservation.

Grade I buildings, of which there are 22 in the district, are of exceptional interest and make up around 2.5% of listed buildings. Grade II* buildings, of which there are 105 in the district, are particularly important buildings of more than special interest with less than 6% of all listed buildings designated Grade II*.

This document contains the desk-based heritage analysis undertaken of potential sites for inclusion in the Harborough District Council Local Plan 2025 to 2041.

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Methodology

A desk-based heritage analysis undertaken of potential sites for inclusion in the Harborough District Council Local Plan 2025 to 2041. No site visits were undertaken.

The sources used were:

- The National Heritage List for England
- The National Heritage at Risk Register
- Harborough District Council Conservation Area Character Statements and Appraisals
- Harborough District Council Local List of Non-Designated Heritage Assets
- Neighbourhood Plans within Harborough District
- Online mapping resources of Harborough District Council and Google Maps
- Pevsner & Williamson, *The Buildings of England: Leicestershire & Rutland*

The work draws on Historic England Guidance in *The Historic Environment in Local Plans* (Historic Environment Good Practice Advice in Planning 1) and *The Historic Environment and Site Allocations in Local Plans* (Historic England Advice Note 3).

It follows steps 1 to 4 of the Site Selection Methodology outlined in and *The Historic Environment and Site Allocations in Local Plans* (p.5).

STEP 1 Identify which heritage assets are affected by the potential site allocation

- Informed by the evidence base, local heritage expertise and, where needed, site surveys
- Buffer zones and set distances can be a useful starting point but may not be appropriate or sufficient in all cases Heritage assets that lie outside of these areas may also need identifying and careful consideration.

STEP 2 Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s) including:

- Understanding the significance of the heritage assets, in a proportionate manner, including the contribution made by its setting considering its physical surroundings, the experience of the asset and its associations (e.g. cultural or intellectual)
- Understanding the relationship of the site to the heritage asset, which is not solely determined by distance or inter-visibility (for example, the impact of noise, dust or vibration)
- Recognising that additional assessment may be required due to the nature of the heritage assets and the lack of existing information
- For a number of assets, it may be that a site makes very little or no contribution to significance.

STEP 3 Identify what impact the allocation might have on that significance, considering:

- Location and siting of development e.g. proximity, extent, position, topography, relationship, understanding, key views
- Form and appearance of development e.g. prominence, scale and massing, materials, movement
- Other effects of development e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use
- Secondary effects e.g. increased traffic movement through historic town centres as a result of new development

STEP 4 Consider maximising enhancements and avoiding harm through:

Maximising Enhancement

- Public access and interpretation
- Increasing understanding through research and recording
- Repair/regeneration of heritage assets
- Removal from Heritage at Risk Register
- Better revealing of significance of assets e.g. through introduction of new viewpoints and access routes, use of appropriate materials, public realm improvements, shop front design

Avoiding Harm

- Identifying reasonable alternative sites
- Amendments to site boundary, quantum of development and types of development
- Relocating development within the site
- Identifying design requirements including open space, landscaping, protection of key views, density, layout and heights of buildings
- Addressing infrastructure issues such as traffic management

Billesdon Residential Sites

B1 (Site 21/8155) - Land at Gaulby Road

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets in the vicinity of the site are:

- Billesdon Conservation Area (part of the north eastern edge of the site lies within the CA boundary) [Conservation Areas in Harborough district - Billesdon Conservation Area | Harborough District Council](#)¹
- The Church of St John the Baptist (100m from the north eastern edge of the site) NHLE Entry Number: - 1360984 Grade II* [CHURCH OF ST JOHN THE BAPTIST, Billesdon - 1360984 | Historic England](#)²
- Heritage assets within the conservation area boundary include the Market cross on West side of Market Place (scheduled Monument) and the School on Church Street (Grade II*) and forty-one Grade II buildings.

This site is in two halves either side of Gaulby Road.

The part of the site north of Galuby Lane is an L shape surrounding the school and including a paddock which lies within the conservation area boundary. This north eastern section of the site is very sensitive as it lies within the conservation area and is within 100m of the Grade II* Church of St John the Baptist. The paddock visually links the church and church farm and other former church lands to the school and so makes a group. It is understood that there are no plans to develop the paddock within the conservation area. If there were plans to develop the paddock a heritage impact assessment would be required.

The north eastern part of the site which lies adjacent to the paddock, and thus the conservation area boundary, is also sensitive. Careful consideration will need to be given to development in this sensitive area of the site in order to minimise any impact on the setting of the conservation area and the Grade II* Church of St John the Baptist.

The L shaped site contains ridge and furrow earthworks in the north eastern corner of the site, adjacent to the conservation area boundary, and at the south eastern edge of

¹ The character statement for the Billesdon Conservation Area is located at https://www.harborough.gov.uk/directory_record/1242/billesdon_conservation_area.

² All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The list is accessed from the Historic England website - <https://historicengland.org.uk/listing/the-list/> entries can be searched on the list using a keyword, postcode or list entry number.

the site north of Gaulby Road. The Billesdon Neighbourhood Plan (2022-2031) identifies ridge and furrow earthworks as non-designated heritage assets but it does not provide any indication as to the quality of the ridge and furrow on the site. Development should be located to avoid harm to ridge and furrow, especially where there are well defined examples, as this links the settlement to its agricultural heritage.

The part of the site south of Gaulby Road has a historic footpath crossing from the site from the south western corner and some ridge and furrow earthworks in the south eastern corner of the site. Development should be located to avoid harm to ridge and furrow, especially where there are well defined examples.

Although this southern section of the site contributes to the rural setting of the conservation area at its western boundary it does not contribute to the setting of any other designated heritage assets. As a result of the topography and the existing buildings there is minimal inter-visibility between this part of site and the conservation area or the heritage assets within the conservation area boundary. Consideration will need to be given to the impact of increased traffic volume on the character and setting of the Billesdon Conservation Area.

Carefully located domestic development of up to three storeys would not impact on the designated heritage assets within the conservation area boundary.

The northern L section of the site is a more sensitive area where any development requires careful consideration of size, massing and location in order to minimise the impact on the conservation area and the Grade II* Church of St John the Baptist.

If development were to be proposed on the paddock in the north eastern corner of the site a heritage impact assessment would be required.

B2 (Site 12207) – Billesdon Depot, South of Gaulby Road

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets in the vicinity of the site are:

- Billesdon Conservation Area (circa 300m) [Conservation Areas in Harborough district - Billesdon Conservation Area | Harborough District Council](#)³
- The Church of St John the Baptist (circa 460m from the north eastern edge of the site) NHLE Entry Number: - 1360984 Grade II* [CHURCH OF ST JOHN THE BAPTIST, Billesdon - 1360984 | Historic England](#)⁴
- Heritage assets within the conservation area boundary include the Market cross on West side of Market Place (scheduled Monument) and the School on Church Street (Grade II*) and forty-one Grade II buildings.

As a result of the topography and the existing buildings there is minimal inter-visibility between this part of site and the conservation area or the heritage assets within the conservation area boundary.

The site forms part of the twentieth century history of Billesdon. It was part of the site of the Prisoner of War Camp, housing 500 prisoners who worked on local farms or building projects (recognised as a non-designated heritage assets in the Billesdon Neighbourhood Plan (2022-2031). On some maps it is shown as an agricultural hostel. It later became a Civil Defence training area before becoming a Highways Depot. It is recommended that this part of Billesdon's history is respected and interpreted on the site.

Domestic development of up to 3 storeys would not impact on any designated heritage assets.

³ The character statement for the Billesdon Conservation Area is located at https://www.harborough.gov.uk/directory_record/1242/billesdon_conservation_area.

⁴ All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The list is accessed from the Historic England website - <https://historicengland.org.uk/listing/the-list/> entries can be searched on the list using a keyword, postcode or list entry number.

B3 (Site 21/8202) – Former Lorry Park Gaulby Road

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets in the vicinity of the site are:

- Billesdon Conservation Area (within 200m) [Conservation Areas in Harborough district - Billesdon Conservation Area | Harborough District Council](#)⁵
- The Church of St John the Baptist (circa 330m from the north eastern edge of the site) NHLE Entry Number: - 1360984 Grade II* [CHURCH OF ST JOHN THE BAPTIST, Billesdon - 1360984 | Historic England](#)⁶
- Heritage assets within the conservation area boundary include the Market cross on West side of Market Place (scheduled Monument) and the School on Church Street (Grade II*) and forty-one Grade II buildings.

Although the site contributes to the rural setting of the conservation area at its western boundary it does not contribute to the setting of any other designated heritage assets. As a result of the topography and the existing buildings there is minimal inter-visibility between this part of site and the conservation area or the heritage assets within the conservation area boundary. Consideration will need to be given to the impact of increased traffic volume on the character and setting of the Billesdon Conservation Area.

Domestic development of up to 3 storeys would not impact on any designated heritage assets.

⁵ The character statement for the Billesdon Conservation Area is located at https://www.harborough.gov.uk/directory_record/1242/billesdon_conservation_area.

⁶ All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The list is accessed from the Historic England website - <https://historicengland.org.uk/listing/the-list/> entries can be searched on the list using a keyword, postcode or list entry number.

Broughton Astley Residential Site

BA1 (Site 21/8154) – Land off Frolesworth Road

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets in the vicinity of the site are:

- Church of St Mary (approx. 250m away) NHLE Entry Number: 1061557 - Grade II* [CHURCH OF ST MARY, Broughton Astley - 1061557 | Historic England](#)⁷
- Broughton Astley War Memorial (approx 350m away) NHLE Entry Number: 1466294 – Grade II [Broughton Astley War Memorial, Broughton Astley - 1466294 | Historic England](#)

Development of a domestic nature of up to 3 storeys on this site is unlikely to harm the either of the designated assets. Both assets are separated from the site by existing development. The church spire can be seen from Frolesworth Road so any long views of the spire from the site should be considered.

⁷ All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The list is accessed from the Historic England website - <https://historicengland.org.uk/listing/the-list/> entries can be searched on the list using a keyword, postcode or list entry number.

Fleckney Residential Site

F1 (Site 21/8055) – Land to the west of the Longgreay

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets in the vicinity of the site are:

- Church of St Nicolas (approximately 750m away) Entry Number: 1180219 - Grade II* [CHURCH OF ST NICHOLAS, Fleckney - 1180219 | Historic England](#) ⁸
- Medieval settlement remains 300m south east and 150m north of Wistow Hall (850m from the site's northern boundary) NHLE Entry Number: 1018578 - Scheduled monument [Medieval settlement remains 300m south east and 150m north of Wistow Hall, Wistow - 1018578 | Historic England](#)
- The Grand Union Canal Conservation Area is over 1km from the site.

There is no relationship or inter-visibility between the site and the Church of St Nicholas. Leicester Road dissects any long views between the site and the medieval settlement remains.

Development of a domestic nature of up to 3 storeys on this site is unlikely to harm any of the designated heritage assets within the vicinity of the site.

⁸ All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The List is accessed from the Historic England website- <https://historicengland.org.uk/listing/the-list/> entries can be searched on the list using a keyword, postcode or list entry number.

F1 (Site 24/10042) – Land north of Fleckney Fields

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets in the vicinity of the site are:

- Church of St Nicolas (approximately 750m away) NHLE Entry Number: 1180219 - Grade II* [CHURCH OF ST NICHOLAS, Fleckney - 1180219 | Historic England](#)⁹
- Medieval settlement remains 300m south east and 150m north of Wistow Hall (850m from the site's northern boundary) NHLE Entry Number: 1018578 - Scheduled monument [Medieval settlement remains 300m south east and 150m north of Wistow Hall, Wistow - 1018578 | Historic England](#)
- The Grand Union Canal Conservation Area is over 1km from the site.

There is no relationship or inter-visibility between the site and the Church of St Nicholas. Leicester Road dissects any long views between the site and the medieval settlement remains.

Development of a domestic nature of up to 3 storeys on this site is unlikely to harm any of the designated heritage assets within the vicinity of the site.

⁹ All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The List is accessed from the Historic England website- <https://historicengland.org.uk/listing/the-list/> entries can be searched on the list using a keyword, postcode or list entry number.

Great Bowden Residential Sites

GB1 (Site 8151) – Land North of Dingley Road

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets in the vicinity of the site include:

- Great Bowden Conservation Area (35m from the western boundary).
[Conservation Areas in Harborough district - Great Bowden Conservation Area | Harborough District Council](#)¹⁰
- The Church of St Peter and St Paul NHLE Entry Number: 1061277 – Grade I (176m from site boundary) [CHURCH OF ST PETER AND ST PAUL, Great Bowden - 1061277 | Historic England](#)¹¹
- Several listed buildings within 200m+ of the site along Dingley Road including the following which are situated on Dingley Road between the site and the Grade I Church of St Peter and St Paul:
 - The Vicarage NHLE Entry Number: 1216086 – Grade II [THE VICARAGE, Great Bowden - 1216086 | Historic England](#)
 - 7 and 9 Dingley Road NHLE Entry Number: 1074446 - Grade II [7 AND 9, DINGLEY ROAD, Great Bowden - 1074446 | Historic England](#)
 - 11 Dingley Road NHLE Entry Number: 1361205 - Grade II [11, DINGLEY ROAD, Great Bowden - 1361205 | Historic England](#)
 - The School NHLE Entry Number: 1216073 – Grade II [SCHOOL, Great Bowden - 1216073 | Historic England](#)
- Directly opposite is the cemetery – identified as a non-designated heritage asset in the Great Bowden Neighbourhood Plan 2016-2031 (reviewed 2020).

¹⁰ The character statement for the Great Bowden Conservation Area is located at https://www.harborough.gov.uk/directory_record/1257/great_bowden_conservation_area.

¹¹ All links to designated heritage assets on the National Heritage List for England link directly to the entry. The List is accessed from the Historic England website <https://historicengland.org.uk/listing/the-list/entries> can be searched on the list using a keyword, postcode or list entry number.

- The site contains a large amount of ridge and furrow earthworks identified as a non-designated heritage asset in the Great Bowden Neighbourhood Plan 2016-2031 (revised 2020).

This is a very sensitive site located 35m from the boundary of the Great Bowden Conservation Area. The site forms part of the open countryside setting of the conservation area (the CA Character statement states: The Conservation Area ... has open countryside to the north, east and west...) which is experienced on approach to the eastern boundary of the conservation area. Historically Great Bowden has been known for horse breeding and became the base for the Fernie Hunt. The paddocks around the village are an important part of Great Bowden's history.

Great Bowden is a conservation area rich in designated and non-designated heritage assets. The site is 176m from the Grade I listed Church of St Peter and St Paul with four Grade II assets fronting Dingley Road in the short distance between the site and the church.

The Great Bowden Cemetery was opened in 1880 after the closure of the Parish Church graveyard. This non-designated heritage asset enjoys the tranquility of the rural landscape within which it is located. The provision of benches within the cemetery enables visitors to experience this tranquility. The site is situated opposite the cemetery and contributes to its tranquil rural setting.

The majority of the site contains ridge and furrow earthworks identified a non-designated heritage asset within the Great Bowden Neighbourhood Plan 2016-2031 (revised 2020).

Consideration should be given to the impact of increased traffic volume through the village and along Dingley Road on the character of the conservation area.

The site has known archaeological constraints which will be detailed by the County Archaeology Team.

Given the size of the site it may not be easy to locate development in such a way as to mitigate against harm to any heritage assets.

With such a sensitive site a heritage impact assessment is required.

GB2 (Site 8054) – Land off Dingley Road and Nether Green

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets in the vicinity of the site include:

- Great Bowden conservation area adjoins along northwestern boundary [Conservation Areas in Harborough district - Great Bowden Conservation Area | Harborough District Council](#)¹²
- The Grange NHLE Entry Number: 1074402 – Grade II (adjacent to site boundary) [THE GRANGE, Great Bowden - 1074402 | Historic England](#)¹³
- The Church of St Peter and St Paul NHLE Entry Number: 1061277 – Grade I (281m from site boundary) [CHURCH OF ST PETER AND ST PAUL, Great Bowden - 1061277 | Historic England](#)
- Several listed buildings within 250m+ of the site along Dingley Road
- Nether House (identified as a non-designated heritage asset in the Great Bowden Neighbourhood Plan 2016-2031 (revised 2020) (approx. 85m from the site boundary).
- The site contains a large amount of ridge and furrow earthworks identified as a non-designated heritage asset in the Great Bowden Neighbourhood Plan 2016-2031 (revised 2020).

This is a very sensitive site. The northwestern boundary of the site adjoins the boundary of the Great Bowden Conservation Area. The site forms part of the setting of the conservation area (the CA Character statement states: The Conservation Area ... has open countryside to the north, east and west...) which is experienced on approach to the eastern boundary of the conservation area. Historically Great Bowden has been known for horse breeding and became the base for the Fernie Hunt. The paddocks around the village are an important part of Great Bowden's history. The Fernie Hunt Kennels are located in adjacent to the site.

Nether House (identified as a non-designated heritage asset in the Great Bowden Neighbourhood Plan 2016-2031 (revised 2020) is approx. 85m from the site boundary.

¹² The character statement for the Great Bowden Conservation Area is located at https://www.harborough.gov.uk/directory_record/1257/great_bowden_conservation_area.

¹³ All links to designated heritage assets on the National Heritage List for England link directly to the entry. The List is accessed from the Historic England website <https://historicengland.org.uk/listing/the-list/>

In the nineteenth-century this house was extended and a yard and stables added to the rear for the owner's horse dealing business. The oriel window enabled customers to watch horses in the paddock opposite. In the 1920s it became the home of the master of the Fernie Hunt.

The majority of the site contains ridge and furrow earthworks identified a non-designated heritage asset within the Great Bowden Neighbourhood Plan 2016-2031 (revised 2020).

Consideration should be given to the impact of increased traffic volume on the character of the conservation area.

There is known to be below ground archaeology in the vicinity which will be detailed by the County Archaeology Team.

It may not be easy to locate development in such a way as to mitigate against harm to any heritage assets.

With such a sensitive site a heritage impact assessment is required.

Great Glen Residential Site

GG1 (Site 21/8230) – Land to the North of London Road and east of Leicester Grammar School

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets in the vicinity of the site are:

- 39 London Road (within 100m of site) NHLE Entry Number: 1180229 Grade II [39, LONDON ROAD, Great Glen - 1180229 | Historic England](#)¹⁴
- Cricks Retreat Cricks Retreat (within 100m of site) NHLE Entry Number: 1061599 – Grade II [CRICKS RETREAT, Great Glen - 1061599 | Historic England](#)
- 26 London Road (within 200m of site) NHLE Entry Number: 1061600 – Grade II [26, LONDON ROAD, Great Glen - 1061600 | Historic England](#)
- 24 High Street (within 200m) NHLE Entry Number: 1360682 – Grade II [24, HIGH STREET, Great Glen - 1360682 | Historic England](#)
- Church of St Cuthbert (within 350m) NHLE Entry Number 1061596 – Grade II* [CHURCH OF ST CUTHBERT, Great Glen - 1061596 | Historic England](#)
- The Vicarage (within 350m) NHLE Entry Number: 1180195 – Grade II [THE VICARAGE, Great Glen - 1180195 | Historic England](#)
- Other listed buildings within the village but are less likely to be impacted
- Local heritage assets (NP defined) are in the vicinity including London Road from where access is proposed (Surviving line of the 1725 London to Manchester Turnpike).
- Obelisk c. 200m south of Stretton Hall (within 630m of site). NHLE Entry Number: 1180267- Grade II [OBELISK CIRCA 200 METRES SOUTH OF STRETTON HALL, Great Glen - 1180267 | Historic England](#)
- Stretton Hall (within 900m of site) NHLE Entry Number: 1178302 – Grade II* [STRETTON HALL, Great Glen - 1178302 | Historic England](#)

¹⁴ All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The List is accessed from the Historic England website- <https://historicengland.org.uk/listing/the-list/> entries can be searched on the list using a keyword, postcode or list entry number.

- Great Glen NDP Locally Listed Stretton Hall Gardens

With the exception of Cricks Retreat and 39 London Road designated assets in closest proximity to the site are already separated from it by housing. Residential development of similar scale and massing is unlikely to impact on these assets. In the case of the Grade II listed Cricks Retreat and 39 London Road, the sensitivity of these assets and their settings will need to be considered, and appropriate mitigation utilized in any development of this site. Consideration will need to be given to any potential impact of increased traffic volume in proximity to these assets.

The Grade II* Stretton Hall and the Grade II Obelisk 200m south of Stretton Hall lie circa 900m and 630m north of the site respectively, however, residential development of up to 3 storeys is unlikely to impact on these assets.

Houghton on the Hill Residential Sites

HH1 (Site 8206) - Land north of Uppingham Road

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets in the vicinity of the site are:

- Milestone NHLE Entry Number 1180102 – Grade II (170m from site) [MILESTONE, Houghton on the Hill - 1180102 | Historic England](#)¹⁵
- Houghton on the Hill Conservation Area and designated heritage assets within it (450m from site) [Conservation Areas in Harborough district - Houghton on the Hill Conservation Area | Harborough District Council](#)¹⁶
- Moated Site at Ingarsby (over 1KM) NHLE Entry Number: 1010839 - Scheduled Monument [Moated site at Ingarsby, Hungarton - 1010839 | Historic England](#)
- Moated Site and deserted medieval village at Old Ingarsby (over 1KM) NHLE Entry Number 1009236 – Scheduled Monument [Moated site and deserted medieval village at Old Ingarsby, Hungarton - 1009236 | Historic England](#)

The site does not contribute to the setting of any of these heritage assets. The conservation area is located on the southern side of Uppingham Road (A47). It is separated from the site by the road and existing development so there is no inter-visibility between the conservation area and the site.

Domestic development of up to three storeys would not impact on any heritage assets.

¹⁵ All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The List is accessed from the Historic England website- <https://historicengland.org.uk/listing/the-list/> entries can be searched on the list using a keyword, postcode or list entry number.

¹⁶ The character statement for the Houghton on the Hill Conservation Area is located at https://www.harborough.gov.uk/directory_record/1262/houghton_on_the_hill_conservation_area.

HH2 (Site 8135) - Land north of Stretton Lane

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets in the vicinity of the site are:

- Houghton on the Hill Conservation Area (opposite and adjacent) and designated heritage assets within it (including the Grade II* Church of St Catharine)
[Conservation Areas in Harborough district - Houghton on the Hill Conservation Area | Harborough District Council](#)¹⁷

The northern corner of the conservation area boundary is situated on the opposite side of Stretton Road with part of the conservation area forming the boundary to the south eastern corner of the site.

The bend at the end of Main Street as it leads into Stretton Lane separates the site from the listed buildings in the historic core of the conservation area. The topography, vegetation and existing buildings means there is no inter-visibility between the assets and the site, with the exception of the spire of Grade II* St Catharine's Church.

The site makes a positive contribution to the setting of the northern part of the Houghton on the Hill Conservation Area. The site contributes to the open rural setting of the conservation area at its southern entry point. There is a historic footpath across the fields to the village which goes directly through the site. Development on the site is likely to increase traffic through the historic core of the conservation area so consideration would need to be given to the impact on the character of the conservation area and the listed buildings located within the historic core of the village.

As this is a sensitive site where development would need to be very carefully located in order to minimize impact on the character and setting of the conservation area, a heritage impact assessment is recommended.

¹⁷ The character statement for the Houghton on the Hill Conservation Area is located at https://www.harborough.gov.uk/directory_record/1262/houghton_on_the_hill_conservation_area.

Husbands Bosworth Residential Site

HB1 (Site 8064) – Land East of Welford Road

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets in the vicinity of the site are:

- Husbands Bosworth Conservation Area (approx. 112m) [Conservation Areas in Harborough district - Husbands Bosworth Conservation Area | Harborough District Council](#)¹⁸ and the heritage assets within it.
- School (approx. 112m from northern boundary) NHLE Entry Number: 1360724 [SCHOOL, Husbands Bosworth - 1360724 | Historic England](#)¹⁹
- 1 The Green NHLE Entry Number: 1061522 (Grade II) [1, The Green, Husbands Bosworth - 1061522 | Historic England](#)
- 2 The Green NHLE Entry Number: 1294956 (Grade II) [2, THE GREEN, Husbands Bosworth - 1294956 | Historic England](#)

The above listed buildings are situated closest to the northern border of the site. As access to the site will be from the A5199, the impact of increased traffic volume on these assets is not significantly greater than any other heritage assets on the High Street which runs through the conservation area.

The south west corner of the conservation area contains the Grade II* Bosworth Hall and its grounds. The view from the conservation is to an open rural setting.

Care will need to be taken in locating development on this site to minimize impact on the setting of this part of the conservation area.

The south western corner of the site (closest to the A5199) contains an area of ridge and furrow identified as a non-designated heritage asset within the Husbands Bosworth Neighbourhood Plan (2018-2030).

Care will need to be taken in locating development in order to minimize the impact on the non-designated heritage asset.

¹⁸ The character statement for the Husbands Bosworth Conservation Area is located at https://www.harborough.gov.uk/directory_record/1264/husbands_bosworth_conservation_area.

¹⁹ All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The list is accessed from the Historic England website- <https://historicengland.org.uk/listing/the-list/> entries can be searched on the list using a keyword, postcode or list entry number.

As a result of the existing development located between the site and the Husbands Bosworth Conservation Area, inter-visibility only exists between the site and the south western corner of the conservation area (as outlined above). With the careful location of development in the sensitive areas of the site, development of a domestic nature of up to three storeys should not impact on any heritage assets.

Kibworth Residential Site

K1 (Site 21/8247) – Land west of Warwick Road and south of Priory Business Park

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

This site is in two parts north and south of the railway line. The following is concerned with the site south of the railway lane – Land west of Warwick Road.

Heritage assets on the vicinity of the site:

- Railway Company Boundary Marker, Warwick Road (within 100m of north eastern edge of site) NHLE Entry Number: 1389588 – Grade II [RAILWAY COMPANY BOUNDARY MARKER BY THE SIDE OF THE RAILWAY LINE, Kibworth Harcourt - 1389588 | Historic England](#)²⁰
- Motte in Hall Field (located between Main Street and A6) within a 1km north east of the site) NHLE Entry Number: 1012568 – Scheduled Monument [Motte in Hall Field, Kibworth Harcourt - 1012568 | Historic England](#)
- Grand Union Canal conservation area (within 440m of the western boundary of the site)

In general, the Canal Conservation Area follows the hedge/boundary line of the towpath on one side of the canal and a nominal five metre strip on the other side. The area widens to include canal related features such as ponds, ramps and bridges and associated earthworks. It also includes areas of economic activity as wharves and lime kilns.

- Kibworth Harcourt Conservation Area and associated listed buildings (within 1km of site) [Conservation Areas in Harborough district - Kibworth Harcourt Conservation Area | Harborough District Council](#)²¹
- Kibworth Beauchamp Conservation Area and associated listed buildings (within 1km of site) [Conservation Areas in Harborough district - Kibworth Beauchamp Conservation Area | Harborough District Council](#)²²

²⁰ All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The List is accessed from the Historic England website- <https://historicengland.org.uk/listing/the-list/> entries can be searched on the list using a keyword, postcode or list entry number.

²¹ https://www.harborough.gov.uk/directory_record/1268/kibworth_harcourt_conservation_area.

²² https://www.harborough.gov.uk/directory_record/1267/kibworth_beauchamp_conservation_area.

There is existing residential development and no inter-visibility between the site and the Kibworth Harcourt and Kibworth Beauchamp Conservation Areas so residential development of up to 3 storeys will not impact on the conservation areas or the heritage assets within their boundaries.

The western boundary of the site is sensitive as it is within 440m of the Grand Union Canal Conservation Area. The conservation area currently looks out on to open countryside. Development on the site may affect the setting of the conservation area and consideration will need to be given to the location of development within the site.

Paragraph 3.6.4 of the Heritage Impact Assessment prepared by Asset Heritage Consulting in July 2018 concludes that 'the application site as proposed will have no real impact on the setting of the canal' but recognizes that 'there may potentially be occasional glimpsed and filtered distant views of the development from certain points along the canal corridor through the existing vegetation screen (and that proposed for the north-western edge of the application site)'.

At the appropriate time, it is recommend that a heritage impact assessment is conducted to ensure that development, and any necessary screening, is located in such a manner as to minimize impact on the Grand Union Canal Conservation Area.

Kibworth Employment Site

K2 (Site 21/8247) - Land South West of West Priory Business Park.

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets on the vicinity of the site:

- Railway Company Boundary Marker, Warwick Road (approx 100m from south eastern corner of the site) NHLE Entry Number: 1389588 – Grade II [RAILWAY COMPANY BOUNDARY MARKER BY THE SIDE OF THE RAILWAY LINE, Kibworth Harcourt - 1389588 | Historic England](#)²³
- Kibworth Harcourt Conservation Area (345m from north eastern corner of the site) [Conservation Areas in Harborough district - Kibworth Harcourt Conservation Area | Harborough District Council](#)²⁴
- Motte in Hall Field (located between Main Street and A6) approx. 560m north east of the site) NHLE Entry Number: 1012568 – Scheduled Monument [Motte in Hall Field, Kibworth Harcourt - 1012568 | Historic England](#)
- Kibworth Beauchamp Conservation Area (within 1km of the site [Conservation Areas in Harborough district - Kibworth Beauchamp Conservation Area | Harborough District Council](#)²⁵

The listed railway marker relates to the railway line and will not be impacted by development on the site. There is existing residential development and no inter-visibility between the site and the Kibworth Harcourt and Kibworth Beauchamp Conservation Areas.

Development of similar size and massing to that presently located on the West Priory Business Park will not impact on the conservation areas or the heritage assets within their boundaries.

²³ All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The List is accessed from the Historic England website- <https://historicengland.org.uk/listing/the-list/> entries can be searched on the list using a keyword, postcode or list entry number.

²⁴ https://www.harborough.gov.uk/directory_record/1268/kibworth_harcourt_conservation_area.

²⁵ https://www.harborough.gov.uk/directory_record/1267/kibworth_beauchamp_conservation_area.

Market Harborough Residential Sites

MH1 (Site 21/8143) - Land east of Leicester Road and south of Grand Union canal

Below ground archaeology and entries from the Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets within, adjacent or in close proximity to the site include:

- Grand Union Canal Conservation Area (partially within and adjacent) – Market Harborough Arm

In general, the Canal Conservation Area follows the hedge/boundary line of the towpath on one side of the canal and a nominal five metre strip on the other side. The area widens to include canal related features such as ponds, ramps and bridges and associated earthworks. It also includes areas of economic activity as wharves and lime kilns.

- Great Bowden Conservation Area (within 600m) [Conservation Areas in Harborough district - Great Bowden Conservation Area | Harborough District Council](#)²⁶
- Great Bowden Hall (within 300m) NHLE Entry Number: 1074433 – Grade II [GREAT BOWDEN HALL, Great Bowden - 1074433 | Historic England](#)²⁷
- Other listed buildings in Great Bowden (approximately 800m+ from site boundary) which include the Church of St Peter and St Paul (Grade I) and the Former Rectory (Grade II*).

This is a sensitive site in close proximity to a number of heritage assets. The northern edge of the site is particularly sensitive as it is adjacent to and contains part of the Grand Union Canal Conservation Area. Development on this site will need careful consideration to avoid harm to the character, setting and views from the Grand Union Canal Conservation Area and the Great Bowden Conservation Area.

Great Bowden Hall is currently largely screened from the site by trees and vegetation along the bank of the Grand Union Canal. These assets are currently located in a

²⁶ The character statement for the Great Bowden Conservation Area is located at https://www.harborough.gov.uk/directory_record/1257/great_bowden_conservation_area.

²⁷ All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The List is accessed from the Historic England website <https://historicengland.org.uk/listing/the-list/> entries can be searched on the list using a keyword, postcode or list entry number.

countryside setting and consideration will need to be given to the impact of increased volume of traffic on their character and setting.

There is the potential opportunity to improve interpretation of the Grand Union Canal Conservation Area.

A heritage assessment is recommended for this site.

MH 2 (Site 21/8122) - Market Harborough North, East of Harborough Road

Below ground archaeology and entries from the Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets within, adjacent or in close proximity to the site include:

- Grand Union Canal Conservation Area (partially within and adjacent) – Market Harborough Arm

In general, the Canal Conservation Area follows the hedge/boundary line of the towpath on one side of the canal and a nominal five metre strip on the other side. The area widens to include canal related features such as ponds, ramps and bridges and associated earthworks. It also includes areas of economic activity as wharves and lime kilns.

- Great Bowden Conservation Area (within 500m) [Conservation Areas in Harborough district - Great Bowden Conservation Area | Harborough District Council](#)²⁸
- Great Bowden Hall (adjacent to the site) NHLE Entry Number: 1074433 – Grade II [GREAT BOWDEN HALL, Great Bowden - 1074433 | Historic England](#)²⁹
- Other listed buildings in Great Bowden (approximately 600m+ from site boundary) which include the Church of St Peter and St Paul (Grade I) and the Former Rectory (Grade II*).

This site is a sensitive site in close proximity to a number of heritage assets. It is bordered on three sides by the Grand Union Canal Conservation Area, which is where it is particularly sensitive. Development on this site will need careful consideration to avoid harm to the character, setting and views from the Grand Union Canal Conservation Area or Great Bowden Hall.

Great Bowden Hall is currently largely screened from the site by trees and vegetation along the bank of the Grand Union Canal. These assets are currently located in a countryside setting and consideration will need to be given to the impact of increased volume of traffic on their character and settings.

²⁸ The character statement for the Great Bowden Conservation Area is located at https://www.harborough.gov.uk/directory_record/1257/great_bowden_conservation_area.

²⁹ All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The List is accessed from the Historic England website <https://historicengland.org.uk/listing/the-list/> entries can be searched on the list using a keyword, postcode or list entry number.

This vegetation along the canal screens the site from the Great Bowden Conservation Areas and the heritage assets within it. Consideration will need to be given to the potential increase in traffic volume, development of a domestic nature of up to 3 storeys is unlikely to impact on the setting of the Great Bowden Conservation Area.

There is the potential opportunity to improve interpretation of the Grand Union Canal Conservation Area.

A heritage impact assessment is recommended for this site.

MH3 (Site 21/8234) - Land south of Gallow Field Road

Below ground archaeology and entries from the Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets in close proximity to the site include:

- Grand Union Canal Conservation Area – Market Harborough Arm (approx. 200m from the northern boundary)

In general, the Canal Conservation Area follows the hedge/boundary line of the towpath on one side of the canal and a nominal five metre strip on the other side. The area widens to include canal related features such as ponds, ramps and bridges and associated earthworks. It also includes areas of economic activity as wharves and lime kilns.

- Foxton Conservation Area/listed buildings (from approx. 1km from northern boundary) [Conservation Areas in Harborough district - Foxton Conservation Area | Harborough District Council](#)³⁰
- Lubenham Conservation Area and listed buildings (including the Grade I Church of All Saints) (from approx. 650m from southern edge of site) [Conservation Areas in Harborough district - Lubenham Conservation Area | Harborough District Council](#)³¹

Due to the location of the Grand Union Canal Conservation Area approximately 200m away, the northern boundary of the site is sensitive. Consideration should be given to the location of development to avoid harm to the character and setting of the conservation area.

Impact on the setting of the Foxton and Lubenham conservation areas will also need to be considered.

There is the potential opportunity to improve interpretation of the Grand Union Canal Conservation Area.

A heritage impact assessment is recommended.

³⁰ The character statement for the Foxton Conservation Area is located at https://www.harborough.gov.uk/directory_record/1255/foxton_conservation_area

³¹ The character statement for the Lubenham Conservation Area is located at https://www.harborough.gov.uk/directory_record/1274/lubenham_conservation_area

Market Harborough Employment Sites

MH4 (Site 10470) – Land off Kettering Road

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

There are no heritage assets (within Harborough District) within 1km of the site.

Development of up to three storeys would not impact on any heritage assets within Harborough District.

MH5 (Site – 8737) – Land OS3070 Leicester Road

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets within the vicinity of the site are:

- Grand Union Canal Conservation Area (adjacent to the site) – Market Harborough Arm

In general, the Canal Conservation Area follows the hedge/boundary line of the towpath on one side of the canal and a nominal five metre strip on the other side. The area widens to include canal related features such as ponds, ramps and bridges and associated earthworks. It also includes areas of economic activity as wharves and lime kilns.

This is a sensitive site. It is approx. 40m from Grand Union Canal Conservation Area and the northern border of the site is formed by the conservation area. Development on this site will need careful consideration to avoid harm to the character, setting and views from the Grand Union Canal Conservation Area. There is the potential opportunity to improve interpretation of the Grand Union Canal Conservation Area.

A heritage impact assessment is recommended for this site.

MH6 (Site 24/10248) – Compass Road Business Park

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets (within the Harborough District) within the vicinity of the site are:

- The Old House NHLE Entry Number: 1074437 (approx. 750m from site) Grade II* [THE OLD HOUSE, Non Civil Parish - 1074437 | Historic England](#)³²
- Locally Listed Northampton Road Cemetery Lodge and Northampton Road Cemetery (350m from site).³³

The site does not contribute to the setting of any of the above heritage assets. There is existing development separating the site from the Grade II* listed Old House and the bend in Northampton Road separates the site from the locally listed assets.

Development of a similar height and massing to that currently on the Compass Road Business Park would not impact on any heritage assets.

MH6 (Site 24/10253) – Compass Road Business Park

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets (within the Harborough District) within the vicinity of the site are:

- The Old House NHLE Entry Number: 1074437 (approx. 860m from site) Grade II* [THE OLD HOUSE, Non Civil Parish - 1074437 | Historic England](#)³⁴
- Locally Listed Northampton Road Cemetery Lodge and Northampton Road Cemetery (450m from site).³⁵

The site does not contribute to the setting of any of the above heritage assets. There is existing development separating the site from the Grade II* listed Old House and the bend in Northampton Road separates the site from the locally listed assets.

Development of a similar height and massing to that currently on the Compass Business Park would not impact on any heritage assets.

³² All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The List is accessed from the Historic England website - <https://historicengland.org.uk/listing/the-list/>

³³ Harborough District Council List of Non-Designated Heritage assets can be found at - https://www.harborough.gov.uk/downloads/file/8591/local_list_of_non-designated_heritage_assets_2024.

³⁴ All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The List is accessed from the Historic England website - <https://historicengland.org.uk/listing/the-list/>

³⁵ Harborough District Council List of Non-Designated Heritage assets can be found at - https://www.harborough.gov.uk/downloads/file/8591/local_list_of_non-designated_heritage_assets_2024.

Land South of Gartree Road and Land at Stretton Hall Farm

OA1 (Site 24/8631) Land South of Gartree Road and Land at Stretton Hall Farm

Below ground archaeology and entries from the Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Scheduled Monuments within or close to the site (Harborough district only):

- Stretton Magna deserted village, two fishponds and moated site (within site boundary). NHLE Entry Number: 1010201 – Scheduled monument [Stretton Magna deserted village, two fishponds and moated site., Little Stretton - 1010201 | Historic England](#)³⁶
- Moated grange at Stoughton (within 500m of north western edge of site boundary). NHLE Entry Number: 1010482 – Scheduled monument [Moated grange at Stoughton, Stoughton - 1010482 | Historic England](#)

Conservation areas within or close to the site:

- Stoughton CA (within 500m of site's north western edge) [Conservation Areas in Harborough district - Stoughton Conservation Area | Harborough District Council](#)³⁷

Listed buildings within or close to the site:

- Church of St Giles (within site boundary – north eastern edge) NHLE Entry Number: 1074853 – Grade II* [CHURCH OF ST GILES, Little Stretton - 1074853 | Historic England](#)
- Church Farmhouse (within 50m of site boundary) NHLE Entry Number: 1295141 -Grade II [CHURCH FARMHOUSE, Little Stretton - 1295141 | Historic England](#)
- Barn and Outbuilding at Church Farmhouse (within 50m of site boundary) NHLE Entry Number: 1361003 – Grade II [BARN AND OUTBUILDING AT CHURCH FARMHOUSE, Little Stretton - 1361003 | Historic England](#)

³⁶ All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The List is accessed from the Historic England website- <https://historicengland.org.uk/listing/the-list/> entries can be searched on the list using a keyword, postcode or list entry number

³⁷ The character statement for the Stoughton Conservation Area is located at https://www.harborough.gov.uk/directory_record/1290/stoughton_conservation_area

- Stretton Hall (within 100m of site boundary) NHLE Entry Number: 1178302 – Grade II* [STRETTON HALL, Great Glen - 1178302 | Historic England](#)
- Obelisk c. 200m south of Stretton Hall. NHLE Entry Number: 1180267- Grade II [OBELISK CIRCA 200 METRES SOUTH OF STRETTON HALL, Great Glen - 1180267 | Historic England](#)
- Cricks Retreat (within 100m of site) NHLE Entry Number: 1061599 – Grade II [CRICKS RETREAT, Great Glen - 1061599 | Historic England](#)
- 39 London Road (within 100m of site) NHLE Entry Number: 1180229 Grade II [39, LONDON ROAD, Great Glen - 1180229 | Historic England](#)
- Great Glen NDP Locally Listed Stretton Hall Gardens
- Listed buildings in Little Stretton (from within 440m of site boundary)
 - Barn About 10 metres of Manor House. Now belonging to Top Farm NHLE Entry Number:1061721 – Grade II [BARN ABOUT 10 METRES OF MANOR HOUSE, NOW BELONGING TO TOP FARM, Little Stretton - 1061721 | Historic England](#)
 - The Bungalows, 1 and 2 NHLE Entry Number: 1061723 – Grade II [THE BUNGALOWS, Little Stretton - 1061723 | Historic England](#)
 - Village Hall NHLE Entry Number: 1294803 – Grade II [VILLAGE HALL, Little Stretton - 1294803 | Historic England](#)
 - Manor Farmhouse about 20 metres west of Top Farm NHLE Entry Number: 1061722 Grade II [MANOR FARMHOUSE ABOUT 20 METRES WEST OF TOP FARM, Little Stretton - 1061722 | Historic England](#)
 - Church of St John the Baptist NHLE Entry Number: 1294797 – Grade II [CHURCH OF ST JOHN THE BAPTIST, Little Stretton - 1294797 | Historic England](#)
 - Manor House NHLE Entry Number: 1294801 – Grade II [MANOR HOUSE, Little Stretton - 1294801 | Historic England](#)
- Listed buildings in Great Glen (from within 480m of boundary)
- Listed buildings in Stoughton (from within 550m of site boundary)
- The site contains areas of well-preserved ridge and furrow identified in the Great Glen Neighbourhood Plan 2011-2031 (reviewed 2019) as non-designated heritage assets.
- The northern boundary of the site runs along the Roman Gartree Road

A number of the assets listed above have a high level of significance and are highly sensitive. Any harm to, or loss of, the significance of assets of the highest significance, (ie scheduled monuments, and II* listed buildings) should be wholly exceptional.

The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'

The north eastern corner of the site contains the Grade II* Church of St Giles located within the Scheduled Monument of Stretton Magna deserted village, two fishponds and moated site. Such moated sites form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. The village site at Stretton Magna is one of the best surviving examples of its type in Leicestershire displaying a wide variety of features together with a manorial complex. It includes extensive earthworks of a deserted medieval village with a moated site, two fishponds and part of the associated field system, located around the medieval St Giles's Church.

The Church of St Giles is on the Historic England Heritage at Risk Register. It is no longer an active place of worship having closed in 2022. Historic England states that the masonry is in poor condition and there is damp internally. Guttering and downpipes need refurbishment and below ground drainage requires improvement / repair. Tower base and parapet repairs were undertaken in 2013. A quinquennial inspection was undertaken in January 2023. Further stone repairs are anticipated.

It is in a very bad condition and is classed by Historic England as category A - Immediate risk of further rapid deterioration or loss of fabric; no solution agreed

The site surrounds the Grade II* Stretton Hall and the Grade II Obelisk Circa 200 metres South of Stretton Hall. In addition, the site is in close proximity to a number of designated heritage assets. The site contains some well preserved areas of ridge and furrow where the location of development should be avoided. As the northern boundary of the site runs along the Roman Gartree Road it is highly likely that there will be below ground archaeological implications for the development of this site.

At present a large percentage of the heritage assets listed above are situated in a relatively tranquil environment, and many are currently surrounded by open countryside which allows for long views to and from heritage assets. Development on this site will have an impact, especially on the highly sensitive north eastern corner of the site where the Grade II* St Giles Church sits within the scheduled monument.

This is a large site which has the potential to locate development in a manner that would minimize impact on the heritage assets. The Grade II* St Giles Church and the

scheduled monument in which it sits are highly significant assets within the site and would require a very sensitive approach in order to avoid harm. At present these significant assets are located behind a hedge bordering the Roman Gartree Road. Although some public rights of way cross the site close to these heritage assets, the assets are not easily accessible to the public and there is no interpretation to help understanding of the assets and their significance. A sensitive approach to this site has the potential to repair and bring the Grade II* St Giles Church back into viable use, thus reducing the risk to the asset and supporting its long term conservation. There is also the potential to enhance the significance of both the church and the scheduled monument.

This is a highly sensitive site containing and in close proximity to some very significant heritage assets. A heritage impact assessment would be required to fully understand the impact of development on the range of assets, and their settings, in the varying proximity to the site.

Lutterworth Residential Sites

L1 (21/8167) - Land off Leicester Road

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

In terms of heritage assets, the following are in the vicinity:

- Bitteswell Conservation Area and associated listed and locally listed buildings (from 340m to the south west) [Conservation Areas in Harborough district - Bitteswell Conservation Area, 2023 | Harborough District Council](#)³⁸
- Lutterworth Conservation Area and associated listed buildings (approx. 1.3km to the south of the site) [Conservation Areas in Harborough district - Lutterworth Conservation Area | Harborough District Council](#)³⁹
- Other listed building outside CA: part of Ladywood Works once occupied by Sir Frank Whittle (approx 1km away) NHLE Entry Number: 1392641 – Grade II [LADYWOOD WORKS \(THE OFFICES AND THAT PART KNOWN AS B3 UNIT B ADJACENT TO THE NORTH, ONCE OCCUPIED BY SIR FRANK WHITTLE AND POWER JETS LTD.\), Lutterworth - 1392641 | Historic England](#)⁴⁰

The site is separated from the Lutterworth Conservation Area by existing development. Residential development of up to 3 storeys is unlikely to impact on the Lutterworth Conservation Area.

The locally listed Tollgate Cottage on the corner of Lutterworth Road sits at the eastern boundary of the conservation area. As the view from that boundary of the conservation area looks out onto housing, residential development of a similar scale and massing on this site is unlikely to impact on the setting of Bitteswell Conservation Area or the heritage assets within it or the Grade II Ladywood Works.

³⁸ The character statement for the Bitteswell Conservation Area is located at: [Conservation Areas in Harborough district - Bitteswell Conservation Area, 2023 | Harborough District Council](#)

³⁹ The character statement for the Lutterworth Conservation Area is located at: https://www.harborough.gov.uk/directory_record/1275/lutterworth_conservation_area

⁴⁰ All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The List is accessed from the Historic England website- https://historicengland.org.uk/listing/the_list/ entries can be searched on the list using a keyword, postcode or list entry number.

L2 (Site 21/8104) - Land at M1 Junction 20/Swinford Road

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team. Although it is noted that no comments were received for a previous application for this site.

Heritage assets in the vicinity of the site are:

- Lutterworth Conservation Area boundary (350m from the site's northern edge) [Conservation Areas in Harborough district - Lutterworth Conservation Area | Harborough District Council](#)⁴¹
- Listed buildings in Lutterworth town centre, particularly The Terrace (approx 350m from site) NHLE Entry Number: 1209174 – Grade II [THE TERRACE, Lutterworth - 1209174 | Historic England](#)⁴²

The site is separated from the Lutterworth Conservation Area by the A4303 (Lutterworth Road) and existing development. The Terrace was designed to be viewed from Regent Street (opposite). The site does not contribute to the setting of the conservation area or any of the designated heritage assets within it.

Development of a domestic nature of up to 3 storeys on this site is unlikely to harm the Lutterworth Conservation Area or any of the designated heritage assets within it.

⁴¹ The character statement for the Lutterworth Conservation Area is located at:

https://www.harborough.gov.uk/directory_record/1275/lutterworth_conservation_area

⁴² All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The List is accessed from the Historic England website- <https://historicengland.org.uk/listing/the-list/> entries can be searched on the list using a keyword, postcode or list entry number.

Lutterworth Employment Sites

L3 (Site 21/8179) – Land south of Lutterworth Road/Coventry Road

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets in the vicinity of the site (within Harborough District) are:

- Lutterworth Conservation Area (approx 1km) [Conservation Areas in Harborough district - Lutterworth Conservation Area | Harborough District Council](#)⁴³

As a result of existing development and vegetation the site does not contribute to the setting of Lutterworth Conservation Area.

Any views of the Church of St Mary, Lutterworth should be considered in the location of development.

Development on the site of up to three storeys is unlikely to impact on the Lutterworth Conservation Area or the listed buildings within it.

⁴³ The character statement for the Lutterworth Conservation Area is located at https://www.harborough.gov.uk/directory_record/1275/lutterworth_conservation_area

Magna Park Strategic Warehousing

MP1 (Site 10595) – Land South of George House, Coventry Road

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

There are no heritage assets (within Harborough District) within 1km of the site. The closest asset is:

- Lutterworth Conservation Area (approx 2km) [Conservation Areas in Harborough district - Lutterworth Conservation Area | Harborough District Council](#)⁴⁴

As a result of existing development and vegetation the site does not contribute to the setting of Lutterworth Conservation Area.

Any views of the Church of St Mary, Lutterworth should be considered in the location of development.

Development on the site of up to three storeys is unlikely to impact on the Lutterworth Conservation Area or the listed buildings within it.

MP2 Site - Land at Mere Lane

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets (within Harborough District) in the vicinity of the site are:

- Bittesby deserted medieval village (approx. 550m from southern boundary of site) NHLE Entry Number: 1012563 – Scheduled Monument [Bittesby deserted medieval village, Bitteswell with Bittesby - 1012563 | Historic England](#)⁴⁵
- Moat, fishponds and shifted village earthworks at Ullesthorpe (approx. 450m from western boundary of site) NHLE List Entry Number: 1010300 – Scheduled

⁴⁴ The character statement for the Lutterworth Conservation Area is located at https://www.harborough.gov.uk/directory_record/1275/lutterworth_conservation_area

⁴⁵ All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The List is accessed from the Historic England website- <https://historicengland.org.uk/listing/the-list/> entries can be searched on the list using a keyword, postcode or list entry number.

Monument [Moat, fishponds and shifted village earthworks at Ullesthorpe, Ullesthorpe - 1010300 | Historic England](#)

- Ullesthorpe Conservation Area (approx 500m from the north western boundary of site) [Conservation Areas in Harborough district - Ullesthorpe Conservation Area | Harborough District Council](#)⁴⁶ and the heritage assets contained within it.

The Ullesthorpe Conservation Area and the heritage assets within it are separated from the site by the former railway line. The northern section of the Moat, fishponds and shifted village earthworks at Ullesthorpe are located behind the conservation area. This scheduled monument is separated from the site by the former railway line and the existing vegetation along the line, which limits inter-visibility.

The existing vegetation surrounding the Bittesby deserted medieval village separates it from the site and limits inter-visibility.

This is a large site which would allow for development to be located and screened in such a manner as to limit potential visibility from any of the heritage assets noted above. Development of the size and massing to that currently on Mere Lane is unlikely to impact on any heritage assets.

⁴⁶ The character statement of the Ullesthorpe Conservation Area is located at https://www.harborough.gov.uk/directory_record/1297/ullesthorpe_conservation_area.

Scraptoft, Thurnby and Bushby Residential Sites

S1 (21/8227) – Land between Scraptoft and Bushby

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets within the vicinity of the site are:

- Scraptoft Conservation Area adjacent to the north of Covert Lane which forms northern boundary of the site [Conservation Areas in Harborough district - Scraptoft Conservation Area | Harborough District Council](#)⁴⁷

Listed buildings within Scraptoft (those closest to the site are listed below along with the link to their NHLE list entry)

- The Vicarage NHLE Entry Number: 1188413 – Grade II [THE VICARAGE, Scraptoft - 1188413 | Historic England](#)⁴⁸
- All Saints Church NHLE Entry Number: 1188364 – Grade I [CHURCH OF ALL SAINTS, Scraptoft - 1188364 | Historic England](#)
- Churchyard Cross, All Saints churchyard NHLE Entry Number: 1014515 – Scheduled Monument [Churchyard cross, All Saints' churchyard, Scraptoft - 1014515 | Historic England](#) and NHLE Entry Number: 1061727 – Grade II* [CROSS AT CHURCHYARD OF ALL SAINTS, Scraptoft - 1061727 | Historic England](#)
- Scraptoft Hall NHLE Entry Number: 1061724 – Grade II [Scraptoft Hall, Scraptoft - 1061724 | Historic England](#)
- Screen, gate, gat piers and wall at Scraptoft Hall NHLE Entry Number: 1061725 – Grade II [Screen, Gate, Gate Piers and Walls at Scraptoft Hall, Scraptoft - 1061725 | Historic England](#)
- Scraptoft Hill Farmhouse (less than 500m from eastern edge of site) NHLE Entry Number: 1061728 – Grade II [SCRAPTOFT HILL FARMHOUSE, Scraptoft - 1061728 | Historic England](#)

⁴⁷ https://www.harborough.gov.uk/directory_record/1284/scraptoft_conservation_area.

⁴⁸ All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The List is accessed from the Historic England website- <https://historicengland.org.uk/listing/the-list/> entries can be searched on the list using a keyword, postcode or list entry number.

- Grotto at Scraptoft NHLE Entry Number: 1061726 – Grade II [GROTTO AT SCRAPTOFT, Scraptoft - 1061726 | Historic England](#)

These assets have a very high level of significance and are highly sensitive. Any harm to, or loss of, the significance of assets of the highest significance, (ie scheduled monuments, and I and II* listed buildings) should be wholly exceptional. The NPPF defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest’.

This is a sensitive site. The Scraptoft Conservation Area boundary runs adjacent to Covert Lane, which forms the northern boundary to the site. This boundary of the conservation area reflects the boundary of the eighteenth-century designed landscaping of Scraptoft Hall grounds which originally sat in open countryside. There is a public bench on Covert Lane, between Letitia Avenue and Facers Lane, which provides views from the conservation area boundary over the site. Although housing is clearly visible in the distance, as the site falls away from Covert Lane, the view of green fields is more dominant and links the conservation area to the agricultural history of the settlement.

The north western corner of the site is particularly sensitive as there is a collection of highly significant heritage assets located in that part of the conservation area. The Grade II listed vicarage is located on Covert Lane and looks across the site. Just behind the vicarage, located on slightly higher ground is the Scheduled and Grade II* listed churchyard cross and Grade I listed Church of All Saints. Just beyond the church are the Grade II listed Scraptoft Hall and the gates, gate piers and walls to the front of the hall. The southern elevation of Scraptoft Hall looks towards the site. The view from the principal windows in that elevation look straight down Letitia Avenue and out to the open countryside.

Church Hill is a one way road running up the hill out of the village, passing Scraptoft Hall and the church and churchyard, to a mini roundabout where it meets Covert Lane, Station Lane and Scraptoft Lane. The conservation area character statement refers to the large square of open space of the Edith Cole Memorial Ground and notes that the hedges surrounding it ‘recalls the agricultural history of the settlement’. The view from the south eastern corner of the Edith Cole Memorial Ground/top of Church Hill looks out over open fields. The lack of pavement on the southern side of Covert Lane contributes to the rural feel of the conservation area setting at this point in the conservation area boundary. As the land falls away from the Covert Lane boundary, little of the housing down Station Lane or beyond the southern boundary of the site is visible from the Scraptoft Conservation Area. Dwellings on Station Lane which are closest to the conservation area boundary are mainly single storey and set back behind hedges and trees.

The north western corner of this site is very sensitive and in close proximity to highly significant heritage assets. Any development on this site will need careful consideration to avoid harm to the character, setting and views from the Scraptoft Conservation Area, and the listed and scheduled heritage assets of Scraptoft Hall (and gates), All Saints Church and churchyard cross and the vicarage.

The Scraptoft Hill Farmhouse lies less than 500m from eastern edge of site. The rural setting of this Grade II listed farmhouse will need consideration.

Consideration will need to be given to the impact of increased volume of traffic on the character and setting of Scraptoft Conservation Area and the heritage assets closest to the junction of Church Hill and Covert Lane.

Increased traffic volume has the potential to impact on other designated heritage assets in Scraptoft (on Main Street and Hamilton Lane) and the locally listed White House which is opposite the Edith Cole Memorial Ground, although this is unlikely to cause harm to these assets.

The Grade II listed Grotto at Scraptoft was part of the 100-acre landscaped gardens of Scraptoft Hall. It is surrounded by trees covered by tree preservation orders so it is hidden from Covert Lane. Any development on the site is unlikely to cause harm to this asset.

With such a sensitive site a heritage impact assessment is recommended.

S2 (24/10053) – Land to the east of Beeby Road

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets in the vicinity of the site are:

- Keyham Conservation Area (within 120m of eastern part of site) [Conservation Areas in Harborough district - Keyham Conservation Area | Harborough District Council](#)⁴⁹
- Scraftoft Conservation Area (within 600m of south western part of site) [Conservation Areas in Harborough district - Scraftoft Conservation Area | Harborough District Council](#)⁵⁰
- Several listed buildings in Scraftoft CA (within 1km)

Development of a domestic nature of up to 3 storeys is unlikely to harm the Scraftoft Conservation Area or any of the designated heritage assets within it.

Development of a domestic nature of up to 3 storeys is unlikely to harm the Keyham Conservation Area or any of the designated heritage assets within it.

⁴⁹ The character statement for the Keyham Conservation Area is located at https://www.harborough.gov.uk/directory_record/1266/keyham_conservation_area.

⁵⁰ The character statement for the Scraftoft Conservation Area is located at https://www.harborough.gov.uk/directory_record/1284/scraftoft_conservation_area.

TB1 (21/8241) – Land north of the A47, east of Zouche Way

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets near the site:

- Thurnby and Busby Conservation Area (350m from site) [Conservation Areas in Harborough district - Thurnby and Bushby Conservation Area | Harborough District Council](#)⁵¹
- Scraptoft Hill Farmhouse (less than 600m from northern edge of site) NHLE Entry Number: 1061728 – Grade II [SCRAPTOFT HILL FARMHOUSE, Scraptoft - 1061728 | Historic England](#)⁵²
- Listed buildings in Thurnby Conservation Area (from approx. 1km)

The Scraptoft Hill Farmhouse lies less than 600m from northern edge of site. The rural setting of this Grade II listed farmhouse will require consideration.

Development of a domestic nature of up to 3 storeys is unlikely to harm the Thurnby and Bushby Conservation Area or any of the designated heritage assets within it.

⁵¹ The character statement for the Thurnby and Bushby Conservation Area is located at: https://www.harborough.gov.uk/directory_record/1293/thurnby_and_bushby_conservation_area.

⁵² All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The List is accessed from the Historic England website- <https://historicengland.org.uk/listing/the-list/> entries can be searched on the list using a keyword, postcode or list entry number.

Ullesthorpe Residential Sites

U1 (Site 10649) – Land south of Ashby Road

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets in the vicinity of the site are:

- Ullesthorpe Conservation Area (265m west of the site) [Conservation Areas in Harborough district - Ullesthorpe Conservation Area | Harborough District Council](#)⁵³ and the heritage assets contained within it.
- Moat, fishponds and shifted village earthworks at Ullesthorpe (860m south west of the site) NHLE Entry Number: 1010300 (Scheduled Monument) [Moat, fishponds and shifted village earthworks at Ullesthorpe, Ullesthorpe - 1010300 | Historic England](#)⁵⁴

As a result of the existing development located between the site and the Ullesthorpe Conservation Area, there is no inter-visibility between this site and the conservation area or the designated assets within it. The site does not contribute to the setting of any heritage assets.

Development of a domestic nature of up to three storeys will not impact on any heritage assets.

⁵³ The character statement of the Ullesthorpe Conservation Area is located at https://www.harborough.gov.uk/directory_record/1297/ullesthorpe_conservation_area.

⁵⁴ All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The list is accessed from the Historic England website - <https://historicengland.org.uk/listing/the-list>.

U2 (Site 8180) – Land north of Ashby Road

Below ground archaeology and entries from the Leicestershire and Rutland Historic Environment Record have not been considered as it is expected that these will be covered by the input of the County Council Archaeology team.

Heritage assets in the vicinity of the site are:

- Ullesthorpe Conservation Area (200m west of the site) [Conservation Areas in Harborough district - Ullesthorpe Conservation Area | Harborough District Council](#)⁵⁵ and the heritage assets contained within it.
- Moat, fishponds and shifted village earthworks at Ullesthorpe (890m from the site) NHLE Entry Number: 1010300 (Scheduled Monument) [Moat, fishponds and shifted village earthworks at Ullesthorpe, Ullesthorpe - 1010300 | Historic England](#)⁵⁶

As a result of the bend in Ashby Road and the existing development located between the site and the Ullesthorpe Conservation Area, there is no inter-visibility between this site and the conservation area or the designated assets within it. The site does not contribute to the setting of any heritage assets.

Development of a domestic nature of up to three storeys will not impact on any heritage assets.

⁵⁵ The character statement of the Ullesthorpe Conservation Area is located at https://www.harborough.gov.uk/directory_record/1297/ullesthorpe_conservation_area.

⁵⁶ All links to designated heritage assets on the National Heritage List for England link directly to the official list entry. The list is accessed from the Historic England website - <https://historicengland.org.uk/listing/the-list> entries can be searched on the list using a keyword, postcode or list entry number.