



Great Glen, Leicestershire – Heritage Assessment
Bovis Homes Limited

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Executive Summary

Ecus Ltd. were commissioned by Bovis Homes Limited in August 2015 to undertake a heritage assessment to support the preparation of a planning application for the development of a site southwest of Great Glen, Leicestershire (hereafter 'the site'), located at NGR 464900 297855.

The proposed scheme is for a residential development. The current proposals for which comprise of up to 175 units at 30 units per hectare and a potential commercial development area for small businesses. The scheme may also include new tree planting, proposed equipped children's play spaces and amenity and meadow grassland.

The site is located on land between London Road and the A6 on the south-western outskirts of Great Glen, Leicestershire. The site is predominantly farmland, comprising a number of fields, separated by hedgerow field boundaries and crossed with ridge and furrow.

The Leicestershire HER returned no records of known archaeology within the site boundary. None-the-less the walkover and a review of satellite aerial imagery identified clearly defined ridge and furrow and relict field boundaries across the site. Great Glen has not been identified as a priority township for the management and preservation of ridge and furrow. Development within the site will result in the damage and destruction of this ridge and furrow.

The review of historic mapping also demonstrated that there is the potential for the hedgerows to be considered important historic hedgerows under Hedgerow Regulations.

Based on an assessment of currently available evidence, there is considered to be potential for the survival of as yet unrecorded archaeological remains within the site, comprising: moderate potential for remains relating to prehistoric through to post-medieval activity which could be of low - medium significance in enhancing knowledge of activity within the area.

There is considered to be the potential for affects upon the setting of three nationally designated heritage assets, The Church of St Cuthbert, The Sycamores and the 39 London Road. It is anticipated that some of these affects could be mitigated through design.

Due to the potential presence of archaeological remains within the majority of the site, it is considered in line with the pre-application advice and para. 128 of NPPF that a programme of archaeological evaluation to test the potential, extent, survival and significance of any remains is likely to be required as part of any planning application.

The effect of the proposals on the known and potential heritage resource will be a material consideration in determination of the planning application.

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1. Introduction

1.1 Project Background

- 1.1.1 Ecus Ltd. were commissioned by Bovis Homes Limited in August 2015 to undertake a heritage assessment to support the preparation of a planning application for the development of a site southwest of Great Glen, Leicestershire (hereafter 'the site'), located at NGR 464900 297855 (**Figure 1**).
- 1.1.2 The proposed scheme is for a residential development. The current proposals for which comprise of up to 175 residential units at 30 units per hectare and a potential commercial development area for small businesses. The scheme may also include new tree planting, proposed equipped children's play spaces and amenity and meadow grassland.

1.2 The Site

- 1.2.1 The site is located on land between London Road and the A6 on the south-western outskirts of Great Glen, Leicestershire. The site is formed of pastoral farmland, comprising at least six fields, separated by hedgerow field boundaries. The site is crossed by earthworks associated with historic ridge and furrow cultivation.
- 1.2.2 The bedrock geology comprises mudstone of the Charmouth Mudstone Formation, overlain with Oadby Member Diamicton superficial deposits (BGS 2015). The topography of the site falls from approximately 126 m towards the northwest boundary to 98 m AOD to the southeast corner.

1.3 Aims and Objectives

- 1.3.1 The purpose of this heritage assessment is to determine, as far as is reasonably possible from existing records, an understanding of the historic environment resource in order to formulate:
- An assessment of the potential for heritage assets to survive within the area of study;
 - An assessment of the significance of the known or predicted heritage assets considering their archaeological, historic, architectural and artistic interests;
 - Strategies for further evaluation intrusive or non-intrusive, where the nature, extent or significance of the resource is not sufficiently well defined;
 - An assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings; and
 - Proposals for further archaeological investigation within a programme of research.

2. Regulatory and Policy Context

2.1 Introduction

2.1.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.2 Historic Buildings and Ancient Monuments Act 1953

2.2.1 English Heritage is enabled by the Historic Buildings and Ancient Monuments Act 1953 (as amended by the National Heritage Act 1983) to maintain a register of parks, gardens and battlefield sites which appear to English Heritage to be of special historic interest. Registration in this way makes the effect of proposed development on the sites and their settings a material consideration. English Heritage are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

2.3 Ancient Monuments and Archaeological Areas Act 1979

2.3.1 Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department of Culture, Media and Sport), as advised by English Heritage, is required for any works.

2.4 Planning (Listed Buildings and Conservation Areas) Act 1990

2.4.1 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).

2.4.2 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest;
- Grade II*: Particularly important buildings of more than special interest;
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

2.4.3 English Heritage is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

2.5 Hedgerow Regulations 1997

- 2.5.1 Under the Hedgerow Regulations 1997, as amended by The Hedgerows (England) (Amendment) Regulations 2002, hedgerows are deemed to be historically important if they are over 30 years old and either: incorporate, or are associated with, a scheduled archaeological feature or site; marks the boundary of a pre-1600 estate or manor recorded at the relevant date in a Sites and Monuments Record; or form an integral part of a pre-1845 field system.
- 2.5.2 Para 5a may determine that a hedgerow is important regardless of the current completeness of the historic field system. A hedgerow so recorded would still be important if it is now the only remaining part of the pre-1845 field system.

2.6 Local Plan

- 2.6.1 The Harborough District Local Development Framework Core Strategy 2006-2028 sets out the District Councils current planning policy including management of the historic environment. Those policies relevant to the site are outlined below.

Policy CS11: Promoting Design and Built Heritage

In recognition of the importance of good design and the built heritage of the District, the highest standards of design in new development will be sought to create attractive places for people to live, work and visit. This will be achieved in the following way:

- a) *Development should be inspired by, respect and enhance local character, building materials and distinctiveness of the area in which it would be situated. Proposals which are rich in architectural detail, individual, yet sympathetic to the local vernacular will be particularly supported. In areas with particularly high heritage value (such as Conservation Areas), new development should be sympathetic to those characteristics that make these places special.*
- b) *All development should respect the context in which it is taking place and respond to the unique characteristics of the individual site and the wider local environment beyond the site's boundaries to ensure that it is integrated as far as possible into the existing built form of the undeveloped areas of land which are important to the form and character of a settlement or locality.*
- c) *Development should be well planned to:*
 - i. *Incorporate safe and inclusive design, suitable for all to access;*
 - ii. *Make the most of local built and natural assets;*
 - iii. *Be of a scale, density and design that would not cause damage to the qualities, character and amenity of the areas in which they are situated;*
 - iv. *Ensure that the amenities of existing and future neighbouring occupiers are safeguarded;*
 - v. *Reflect the landscape or streetscape in which it is situated and include an appropriate landscaping scheme where needed;*
 - vi. *Enable adaptation, allowing for mixed uses with the potential to change use where appropriate;*

- vii. *Enable adaptation, ensuring suitability for today's users and capability for alteration to suit users in a future changing climate;*
 - viii. *Where appropriate, encourage travel by a variety of modes of transport;*
 - ix. *Minimise waste and encourage re-use and recycling wherever possible.*
- d) *Heritage assets within the District, and their setting, will be protected conserved and enhanced, ensuring that residents and visitors can appreciate and enjoy them through:*
- i. *Supporting proposals for the statutory listing of buildings where it can be demonstrated that the buildings meet the criteria for designation;*
 - ii. *Realising and actively seeking opportunities within the planning process to secure the viable and sustainable future of heritage assets at risk of neglect or loss, especially where this supports tourism or business development, providing such development is consistent with the significance of the heritage asset;*
 - iii. *Ensuring development in existing Conservation Areas is consistent with the special character as described in the Statement of Appraisal for that Area, keep these Areas under review and work with local communities to appraise other areas of special architectural or historic interest in the towns, suburbs and villages of the District to inform potential designation of additional Conservation Areas;*
 - iv. *Safeguarding Scheduled Monuments and non-scheduled nationally important archaeological remains, and other areas of archaeological potential or importance and areas of historic landscape;*
 - v. *Encouraging improved access to building and places of heritage for local people and visitors;*
 - vi. *Identifying heritage assets of local importance;*
 - vii. *Promoting and managing Foxton Locks and the Grand Union Canal as a tourism attraction and key strategic Green Infrastructure corridor in line with the Conservation Plan and Heritage Partnership Agreement.*

2.7 National Planning Policy Framework

- 2.7.1 Section 12 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.
- 2.7.2 Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 128).
- 2.7.3 LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the

contribution made by the historic environment to the character of a place (NPPF, 126/131).

- 2.7.4 In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 132).
- 2.7.5 In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 135).
- 2.7.6 LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 141).

3. Methodology

3.1 Standards

3.1.1 This assessment is undertaken in accordance with:

- The Chartered Institute for Archaeologists' Standard and Guidance for historic environment desk based assessment (ClfA, December 2014).
- Planning Practice Guidance *Conserving and enhancing the historic environment* (6th March 2014), published by the Department for Communities and Local Government.
- Historic England's Historic Environment Good Practice Advice in Planning Notes (2015a-c).

3.2 Spatial Scope and Sources

3.2.1 Baseline heritage constraints are established through consideration of recorded heritage assets within a 1 km study area around the site and desk-based review of existing sources of publicly accessible sources of primary and synthesised information, comprising:

- The Leicestershire HER, comprising a database of all recorded archaeological sites, find-spots, and archaeological events within the county.
- National heritage datasets including The National Heritage List for England (NHLE), Images of England, PastScape, Viewfinder, NMR Excavation Index, and Parks and Gardens UK.
- Historic manuscripts and maps held at Leicestershire Records Office.
- Relevant primary and secondary sources including published and unpublished archaeological reports relating to excavations and observations in the area around the site were studied.

3.2.2 A study area of 1 km was also used in order to assess the potential for effects arising from changes to the settings of designated heritage assets within the wider area surrounding the proposed development.

3.3 Site Visit

3.3.1 A site visit was undertaken on 2nd September 2015 in order to assess the general character of the site, identify visible historic features and assess possible factors which may affect the survival or condition of known or potential assets. Heritage assets identified as potential sensitive receptors to the proposed development were visited in order to assess the attributes of their setting that contribute to their significance and to establish whether intervisibility with the site could be established on the ground.

3.4 Assessment of Significance

3.4.1 Within this assessment, the significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest. For planning purposes, the National Planning Policy Framework defines that this interest may be archaeological, architectural, artistic or historic.

- **Archaeological value:** derives from the presence or potential for evidence of past human activities worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- **Architectural value:** derives from the architectural design, decoration or craftsmanship of a heritage asset. Architectural value may also apply to nationally important examples of particular building types and techniques and significant plan forms.
- **Artistic value:** derives from interest in the design and general aesthetics of a place. It can arise from conscious design or fortuitously from the way the place has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic value:** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Considers documentation, wider context, regional factors, and group value of the site.

3.4.2 The overall significance of heritage assets is expressed on a 5-point scale of: Very High, High, Medium, Low and Negligible using the criteria presented in **Table 1**. This assessment is made using professional judgement, with reference to English Heritage Guidance contained within *Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment*, Historic England designation selection guides, and regional archaeological research agendas where available.

Table 1: Summary of factors for determining the significance of known and potential heritage assets

Heritage Significance	Criteria
Very High	Heritage assets of international significance. World Heritage Sites and the individual attributes that convey their Outstanding Universal Value. Areas associated with intangible historic activities as evidenced by the register and areas with associations with particular innovations, scientific developments, movements or individuals of global significance.
High	Heritage assets of national significance. Scheduled Monuments, Listed Buildings (Grade I, II* and II), Registered Historic Parks and Gardens (Grade I, II* and II) and Conservation Areas. Also includes unscheduled sites and monuments of schedulable quality and/or significance discovered through the course of evaluation or mitigation. Designated and undesignated historic landscapes of outstanding interest, or high quality and significance and of demonstrable national value. Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.
Medium	Heritage assets of regional significance. Historic townscapes and landscapes with reasonable coherence, time-depth and other critical factor(s). Unlisted assets that can be shown to have exceptional qualities or historic association. Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation, landscapes of

Heritage Significance	Criteria
	regional value. Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factors.
Low	Heritage Assets with significance to local interest groups or that contributes to local research objectives. Locally Listed Buildings and Sites of Importance within a district level. Robust undesignated assets compromised by poor preservation and/or poor contextual associations. Robust undesignated historic landscapes. Historic landscapes with significance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Assets with little or no archaeological or historical interest due to poor preservation or survival. Landscapes with little or no significant historical interest.
Unknown	The significance of asset has not been ascertained from available evidence.

3.5 Contribution of Setting

3.5.1 Significance can derive not only from a heritage's assets physical presence, but also from its setting. Consequently in determining the sensitivity of any heritage assets, the contribution made by their setting is also assessed in line with the approach presented in Historic England's *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (2015). Elements of a setting may make a positive or negative contribution to the value of a heritage asset, may affect the ability to appreciate that value, or may be neutral (**Table 2**). The key attributes of setting that contribute to the significance of the heritage asset comprise the asset's physical surroundings, the experience of the asset and the asset's associative attributes.

Table 2: Criteria for Grading the Contribution of Setting to the Significance of Heritage Assets

Contribution of Setting to Heritage Significance	Criteria
High Contribution	A setting which possesses key attributes that make a strong positive contribution to the understanding and/or appreciation of the values that embodies its significance.
Medium Contribution	A setting which possesses key attributes that make some positive contribution to the understanding and/or appreciation of the values that embodies its significance.
Low Contribution	A setting which possesses key attributes that make little positive contribution to the understanding and/or appreciation of the values that embodies its significance.

4. Statement of Significance

4.1 Introduction

- 4.1.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from the proposed development, compiled from sources listed in Section 3.
- 4.1.2 In accordance with Step 1 of Historic England's Good Practice Advice Note 3 (July 2015c) Consultation with the LPA and an outline assessment was undertaken to identify which of these heritage assets possessed settings that could be affected by the proposed scheme, and thereby scope out those assets that would not be affected. The details of this assessment are included in **Appendix 2** of this report.
- 4.1.3 The Leicestershire HER assets are assigned a number with a HA (Heritage Asset) prefix within the text for ease of reference, are depicted on **Figure 2** and listed in **Appendix 1**. National List entries are referenced to by their List Number, and depicted in **Figure 3**.

4.2 Historic and Archaeological Baseline

Previous Studies

- 4.2.1 There are 31 records of archaeological programmes of work having been focussed within the 1 km study area. These programmes of work include evaluations, building surveys, geophysics, archaeological observation, aerial photographic analysis and documentary evidence reviews. Of these investigations none are situated within the site boundary but a total of 10 are located within a 100 m buffer of the site boundary. These investigations are summarised below.
- **ELE 5025 – The A6 Great Glen Bypass, Leicestershire: An Archaeological Assessment – Birmingham Archaeology 2000.** A desk-based assessment and walkover survey was conducted in 2000 to identify and determine the survival, potential and significance of archaeological remains in order to allow the consideration and identification of any recommendations for further work ahead of the construction of the A6 bypass at Great Glen. The assessment identified an area of earthworks which required more detailed recording and concluded that further investigation would be required as the landuse history of the area suggested that there was potential for further archaeological evidence which may be invisible to non-intrusive methods of investigation.
 - **ELE 5658 – A photographic survey and archaeological watching brief at St Cuthbert's Church, Great Glen – University of Leicester Archaeological Services 2008.** This work comprised three elements including a photographic record of the external wall of the church that would be affected by the addition of a new porch, a record of two grave slabs which would be covered by new flooring and a watching brief which was carried out on ground reduction works and service and foundation trenching for the porch. No archaeological features were recorded, some disarticulated human bone was discovered.

- **ELE 5876 – A historic building photographic record of two ranges of outbuildings at The Sycamores, 26, London Road, Great Glen – TR Projects 2009.** A stable block and a further building range at The Sycamores, were surveyed prior to their conversion.
- **ELE 6241 – 2007 Watching Brief on land at The New Leicester Grammar School, Mount Farm, Great Glen, Leicestershire – University of Leicester Archaeological Services 2007.** A watching brief was carried out on land for the new Leicester Grammar School at Mount Farm, Great Glen. No archaeological features were identified.
- **ELE 6242 - 2004 Desk-Based Assessment, Mount Farm, Great Glen – Scott Wilson 2004.** A desk-based assessment was completed at Mount Farm, Great Glen to inform the application for the New Leicester Grammar School. The desk-based assessment concluded that there was low archaeological potential and recommended a programme of building recording for a number of structures planned to be either altered or demolished.
- **ELE 6328 – A6 Great Glen Bypass, Leicestershire: Archaeological field Survey – Birmingham University Field Archaeology Unit 2000.** A survey which aimed to record the areas of relic landscape which would be destroyed by the construction of the A6 bypass at Great Glen was undertaken in 2000. The survey identified five fields requiring further investigation by trial excavation.
- **ELE 6329 – A6 Great Glen (Fields 9c, 16 and 20B), Leicestershire: An archaeological watching brief – Birmingham University Field Archaeology Unit 2002.** A watching brief was undertaken during the stripping of topsoil, for the construction of the A6 bypass at Great Glen. During the watching brief a previously unknown Romano-British settlement comprising enclosure ditches, cobbled surfaces, pits and burials was discovered. Field boundaries associated with the shrunken medieval village of Great Glen were also uncovered.
- **ELE 4864 – A6 Great Glen Bypass Leicestershire: Archaeological trial trenching, supervised topsoil stripping, salvage recording and excavation – Birmingham Archaeology 2001.** Eleven were excavated following the fieldwalking, geophysics and earthwork surveys undertaken in advance of the construction of the A6 Bypass at Great Glen. Recorded features included medieval/post-medieval remains associated with the shrunken village of Great Glen, an Iron Age Hearth and a Roman settlement site.
- **ELE 9330 – 2014 Desk-Based Assessment, land off London road, Great Glen, Leicestershire – Pre-Construct Archaeology Ltd. 2014.** A desk-based assessment was undertaken to inform a planning application for a residential development of land adjacent to London Road, Great Glen. The desk-based assessment concluded that there is low to moderate potential for currently unknown archaeological remains or a prehistoric through to post-medieval date.
- **ELE 9357- 2015 Desk-Based Assessment, land east of Station Road, Great Glen. Phoenix Consulting Archaeology Ltd. 2015.** A desk-based appraisal undertaken to inform an application for proposals for residential development to the east of Station Road, Great Glen. The assessment concluded that the area has low potential for the recovery of significant archaeological remains.

Historic Landscape Character

4.2.2 A programme of Historic Landscape Characterisation has been completed by Leicestershire County Council. The site has been identified as being situated within a landscape which is characterised by fields and enclosed land which are the result of re-organised piecemeal enclosure (HLE12765). 'Re-organised Piecemeal Enclosure' fields are the result of significant field boundary loss or straightening which has occurred since the publication of the 1st edition 6" OS map and are characterised by small irregular or rectilinear fields that have lost 10% or more of their field boundaries of areas of large irregular or rectilinear fields (LCC, 2010). Areas of re-organised piecemeal enclosure are considered to have medium archaeological potential, dependent upon previous land use and the agricultural regimes employed since enclosure. Any field or group of fields over 1 ha. will, where development is proposed, will be considered to have potential for below ground archaeology (LCC, 2010, 84).

Prehistoric (pre 43AD)

4.2.3 The Leicestershire HER returned a total of six records which have been attributed a prehistoric date. These include a worked flint found south/southeast of Great Glen (**HA1**), a late Neolithic/Early Bronze-Age flint scatter to the south of Mount Farm (**HA3**), a prehistoric pit west of Stoneygate School (**HA2**), and a Bronze-Age axe hammer found east of Gorse Spinney (**HA4**).

4.2.4 Iron-Age sites include an Iron-Age pit containing burnt stones and pottery (**HA5**) and a sherd of Iron-Age pottery discovered alongside six sherds of Roman pottery south of Orchard Court (**HA6**).

Romano-British (43 AD – 410)

4.2.5 Further Romano-British remains have been found in Great Glen including the site of a possible villa where various finds were recovered, including pottery (Samian, grey, black burnished and colour coated ware) as well as tesserae, a third century Roman coin and a box-flue tile (**HA7**). Further pottery sherds and a 2nd century coin have also been recovered from land south of Church Road (**HA8**).

4.2.6 A total of 66 Roman Coins have been recorded by the Portable Antiquity Scheme (PAS) within the study area as well as one finger ring, one pendant and a figurine.

Anglo-Saxon/ Early-Medieval (411 – 1066)

4.2.7 It is thought that Great Glen formed the centre of an Anglo-Saxon royal estate, during the 9th century (**HA 21**) which stretched from the source of the river near Billesdon towards Newton Harcourt and Fleckney. However the HER notes that no archaeological evidence for the royal estate has been uncovered to support this theory.

4.2.8 None-the-less the village does retain some evidence of Anglo-Saxon occupation. Despite having been restored and largely rebuilt in 1876 the Church of St Cuthbert retains some Anglo-Saxon stonework and Norman elements (**HA11**). Saxon pottery has also been discovered south of Church Road (**HA9**) and a possible Anglo-Saxon/ medieval enclosed area has been identified in the northern part of Great Glen (**HA10**).

4.2.9 The PAS records a single Anglo-Saxon coin as having been found within the study area.

Medieval (1066-1540)

4.2.10 There are two entries for the town of Great Glen made within the Domesday Book. The first states that the lord in 1086 was William Lovet and the second refers to Alwin, lord in 1086. The tenant in chief for both areas was Hugh of Grandmesnil. The total taxable land at the time was 18.3 geld units and a total population of 45 households, and therefore Great Glen is considered a very large town for the time (Open Domesday 2015). The HER (**HA21**) records the historic settlement core as a heritage asset of medieval date. This location is also noted as the possible site of an Anglo-Saxon Palace. St Cuthbert's Church burial ground is also recorded by the HER as a feature of medieval interest (**HA17**).

4.2.11 Remains of the medieval village have been surveyed east and south of Orchard Court (**HA12 & 22**) and south of Church Road (**HA13**), these remains comprised traces of building foundations and platforms, whilst excavations east of Orchard Court uncovered a 12th/13th century cobbled surface and walls and those south of Church Road uncovered sherds of medieval, Saxo-Norman and Saxon pottery. Further earthworks interpreted as possible house platforms were uncovered west of Lanchester House (**HA16**). Medieval plots have also been located south of Kingswood Lodge (**HA20**).



Plate 1: General view across site, note the pronounced ridge and furrow

4.2.12 Surrounding the settlement there is also evidence of medieval agricultural activity including the recorded site of windmills (**HA14 & 18**) and the potential site of a possible watermill (**HA15**) as well as a manuring scatter discovered west of Stoneygate School (**HA23**).

4.2.13 During the walkover survey and whilst reviewing satellite aerial imagery it was noted that the site retains substantial medieval ridge and furrow (**Plate 1**). Whilst the site is seen to preserve the remains of ridge and furrow to a good degree, the Great Glen township area was not identified as a priority for preservation within the 2001 survey of Midland open fields published by English Heritage (now Historic England) and Northamptonshire County Council (Hall 2001). This is likely due to the low proportion of survival of the medieval landscape associated with the settlement as a whole within which the former open field system surrounding the settlement is no longer legible. Whilst this identifies the ridge and furrow within the site to be of limited interest, it does preserve as a vestige of the town's historic landscape and does therefore retain a local level of historic and archaeological interest.

4.2.14 A number of finds have been recorded by the PAS within the study area including three medieval ampulla and one medieval coin.

Post-medieval (1540-1901)

4.2.15 Great Glen continued to grow throughout the post-medieval era only facing a decrease in population towards the end of the 19th century, when agricultural depression hit and many were attracted to the work provided by the industrialisation of Leicester (BHO, 2015).

4.2.16 The town was served by good communication and transport routes including the road from Market Harborough to Leicester (**HA47**) which was turnpiked in 1726, the Grand Union Canal which runs just over 1 km south of the site, constructed between 1792 and 1797 and the Midland Railway's line from Leicester to Harborough which was constructed in 1857 (BHO, 2015).

4.2.17 Other features of a post-medieval date recorded by the Leicestershire HER include houses (**HA 25, 28, 29, 34-38, 41-43, 49, 50 & 52**), a farmhouse (**HA40**), outbuildings (**HA45**), The Great Glen Methodist Church and Sunday School (**HA39**) which opened in 1827 and 1879 respectively, public houses (**HA24 & 33**), a bridge over the River Sence (**HA32**), a windmill (**HA53**), a watermill (**HA44**) and a watermill leat (**HA48**).

4.2.18 The Vicarage (**HA27**) and alms houses (**HA26**) are also post-medieval in date. The alms houses were constructed in 1870 and funded by Thomas Crick, who had made his fortune in the shoe industry and resided at Rupert's Rest (**HA38**) (BHO).

4.2.19 There are a number of features associated with Great Glen Hall (**HA29**), including a cistern (**HA30**) an icehouse (**HA31**), the lodge house (**HA50**), and the surrounding garden (**HA51**).

4.2.20 The PAS records a single post-medieval coin, dating to Elizabeth I's reign within the study area.

4.2.21 Historic OS mapping shows the current field system had been established by the time of the publication of the 1886 6" OS map. With the exception of the truncation of the fields along the southern border of the site by the construction of the A6, the field system has remained largely unchanged (**Figure 4**).

Modern (1902- Present)

4.2.22 Leicestershire HER returned a total of two records of features of a modern date considered to have heritage value. These are the Grade II listed K6 Telephone Box (**HA54**) situated on the village green and the Grade II Listed war memorial (**HA55**) which dates to c.1920.

Unknown

4.2.23 The Leicestershire HER returned a single record to which no date has yet been attributed. This was a brickwork and masonry structure which became exposed in the river bank of the River Sence (**HA56**).

4.3 Summary of Potential

4.3.1 Whilst there are no designated heritage assets situated within the site, the site has been identified to potentially lie within the setting of five designated heritage assets within the 1 km study area (see outline assessment in Appendix 2), comprising:

- The Church of St Cuthbert (Grade II* Listed Building, NHLE: 1061596);
- The Vicarage (Grade II Listed Building, NHLE: 1180195);
- 26 London Road (Grade II Listed Building, NHLE: 1061600);
- 39 London Road (Grade II Listed Building, NHLE: 1180229); and
- Bridge over River Sence (Grade II Listed Building, NHLE: 1360683).

4.3.2 In addition to the above there is also considered to be potential for the development to effect non-designated heritage assets, including of as yet unknown non-designated archaeological remains, comprising:

- Moderate potential for archaeological remains comprising prehistoric to Romano-British features;
- Moderate potential for Anglo-Saxon remains;
- High potential for medieval remains relating to the agricultural hinterland of Great Glen; and
- Moderate potential for remains of a post-medieval date, likely to be agricultural in nature.

4.4 Statement of Significance

4.4.1 The following section assesses the values, and contribution of the settings, of those assets identified as potentially being sensitive to development within the application area. This is in accordance with Step 2 of Historic England's Good Practice Advice Note 3 (July 2015c)

The Church of St Cuthbert

4.4.2 The Church of St Cuthbert (Grade II* Listed Building, NHLE: 1061596) is situated approximately 340 m east of site centre. The church was largely rebuilt in 1876 but did retain and re-use some earlier stone work and historic fabric. The church is situated on the western outskirts of the village of Great Glen at the junction of London Road and Church Road. The Church is surrounded by a churchyard which is enclosed by a low hedgerow and mature deciduous trees. There are also a number of tall yew trees planted

throughout the churchyard. To the east of the churchyard is the associated listed Vicarage.

- 4.4.3 The building is considered of national importance for its high architectural, aesthetic and historic value. The building draws its architectural and artistic value from the fabric of the church building and from the surrounding church grounds from which it is possible to appreciate its architectural and artistic qualities. The historic value of the building is derived from its long standing relationship to the village. The incorporation of Anglo-Saxon stone shows the longevity of the church, whilst the rebuilding and continual use of the church shows its continued importance to the village community.
- 4.4.4 The setting of the building is defined by the surrounding churchyard, from which an appreciation of the architectural and artistic value of the church can be gained, the nearby Vicarage to its east, with which the building shares a functional relationship, and the village of Great Glen from within which the building retains and contributes historic value. There are limited views to and from the church which are considered to contribute towards its setting. This is in part due to the relatively short height of the western tower and the height of the surrounding mature trees which effectively screen views from a distance. There are however views from the church and its immediate vicinity to the south, these views are partially screened by trees which line both the churchyard and London Road, but glimpsed views over the nearby fields with ridge and furrow are still appreciable (**Plate 2**). These fields are considered to contribute towards the setting of the church by enabling an understanding of its historic setting and rural context.
- 4.4.5 Overall the setting of this building is considered to make a high contribution towards the significance of this heritage asset. This derives from the setting possessing key attributes that make a strong positive contribution to the understanding and/or appreciation of the values that embodies its significance.
- 4.4.6 Within this setting, the site is considered to make a slight positive contribution as it forms part of the surrounding fields visible from the churchyard. This is not considered to be an intrinsic aspect of the setting of the church which is integral to the understanding and appreciation of the building and its significance, but does enable an understanding of the historic and rural context of the church.



Plate 2: View looking southwest from the churchyard across to the fields on the opposite side of London Road

The Vicarage

- 4.4.7 The Vicarage (Grade II Listed Building, NHLE: 1180195) is located approximately 391 m east of site centre. The Vicarage was constructed in the 18th century in colour-washed brick and Swithland slate. It is situated in an enclosed garden which abuts the eastern border of the Churchyard. The surrounding gardens are planted with dense mature garden planting and a number of mature trees. There are no views to or from the house and gardens within the surrounding area.
- 4.4.8 The building is considered of national importance for its high historic and architectural value. The building draws its architectural value from the quality of its fabric, whilst its historic value is contributed to by its relationship with the church and the village.
- 4.4.9 The setting of this building is defined by its surrounding gardens, its relationship to the Church of St Cuthbert and its relationship to the village. Although there is no visual connection between the building and the church the proximity of the two buildings is considered demonstrative of their close relationship.
- 4.4.10 Overall the setting of this building is considered to make a high contribution towards the significance of this heritage asset. This derives from the setting possessing key attributes that make a strong positive contribution to the understanding and/or appreciation of the values that embodies its significance.
- 4.4.11 The site is not considered to directly contribute to the setting of this asset and a consequence affects upon this heritage asset are not discussed further.

26 London Road

- 4.4.12 26 London Road (Grade II Listed Building, NHLE: 1061600) also known as The Sycamores is located approximately 190 m northeast of the site centre. The building is a late 18th century red brick construction comprising three-storeys. The principal elevation faces south over a formal garden towards agricultural fields beyond. The surrounding agricultural fields have retained well defined ridge and furrow earthworks. To the rear of the building are a series of contemporary outbuildings. The building is situated beyond the confines of the village on the western side of London Road.
- 4.4.13 The building is considered of national importance for its high architectural and historic value. Its architectural value is drawn from the quality of its design and materials and by its surrounding landscaping. Its historic value is connected to its position within a rural landscape and its associated outbuildings to the north which enable an understanding of purpose and historic context.
- 4.4.14 The setting of this building is defined by the private garden, on to which the principal elevation of the building faces, with the yard and outbuildings to the rear of the building and the surrounding farmland, all of which share a historic functional relationship to the building. The proximity of the building to the centre of Great Glen also plays a factor in the understanding of historic context.
- 4.4.15 Overall the setting of this building is considered to make a high contribution towards the significance of this heritage asset. This derives from the setting possessing key attributes that make a strong positive contribution to the understanding and/or appreciation of the values that embodies its significance.
- 4.4.16 Within this setting the site is considered to comprise part of the surrounding farmland which shares a historic and functional relationship to the building and as such makes a positive contribution.

39 London Road

- 4.4.17 39 London Road (Grade II Listed Building, NHLE: 1180229) is situated approximately 480 m north of the site centre. The building is a red brick, two-storey house located north of London Road. To the north of the building is an L-shaped range of farm-buildings immediately behind which is the modern building of Leicester Grammar School. The modern road which connects London Road to the Grammar School cuts diagonally in-between these two sets of buildings. To the south of 39 London Road is an open green lawn. The building sits to one side of a tree lined avenue, which formerly connected the building to London Road. This has now been partially bypassed towards its southern end and a modern semi-detached house has been constructed between the avenue and the lodge to Crick's Retreat.
- 4.4.18 The building is considered of national importance for its high architectural and historic values. The building draws its architectural value from the quality of its design and fabric and its historic value from its association with the outbuildings to the rear, the tree lined avenue and the surrounding farmland.
- 4.4.19 The setting of this building is defined by the historic relationship the building holds with the nearby outbuilding range, the tree-lined avenue and the

surrounding farmland. This setting has been in part damaged by the addition of the school road, which intersects the historic farmyard and bypasses the tree lined avenue at its southern end and a modern semi-detached house which has been positioned to one side of the southern end of the tree lined avenue

- 4.4.20 Overall the setting of this building is considered to make a high contribution towards the significance of this heritage asset. This derives from the setting possessing key attributes that make a strong positive contribution to the understanding and/or appreciation of the values that embodies its significance.
- 4.4.21 Within this setting the site is considered to make a low positive contribution as part of the wider agricultural landscape. Screening by the hedgerow which borders the site along London Road limits the ability to appreciate the sites contribution on the ground.

Bridge over River Sence

- 4.4.22 The Bridge over River Sence (Grade II Listed Building, NHLE: 1360683) is situated approximately 620 m southeast of the site centre. The bridge has five arches and is brick constructed with three stone cutwaters. The bridge carries London Road over the River Sence on the southern edge of Great Glen.
- 4.4.23 The bridge is considered of national importance for its architectural and historic value. The historic value of the bridge is drawn from its mid 18th century date and its relationship to the turnpike road for which it was widened during the 19th century. The architectural interest of the building is derived from its structure which demonstrates engineering capabilities of the time.
- 4.4.24 The setting of the building is tightly defined by its functional relationship to both London Road and River Sence. Views to and from the bridge from the north and south are limited by the mature trees and hedgerow which grow to either side. There are views from the bridge along London Road towards the east and west. These views do not directly contribute towards the significance of the building but do enable an understanding of the historic context of the bridge.
- 4.4.25 Overall the setting of this building is considered to make a high contribution towards the significance of this heritage asset. This derives from the setting possessing key attributes that make a strong positive contribution to the understanding and/or appreciation of the values that embodies its significance.
- 4.4.26 Within this setting the site is considered to make a low positive contribution as part of the historic context of the bridge. The site would be visible from the bridge in views to the north.

5. Statement of Effect

5.1 Introduction

5.1.1 This section analyses the range of effects the currently proposed scheme within the application area may have on heritage assets, and their setting. The setting assessment is in accordance with Step 3 of Historic England's Good Practice Advice Note 13 (2015c).

5.2 Scheme Proposal

5.2.1 The proposed scheme is for a residential development comprising of up to 175 housing units, associated road network, drainage, lighting and other provisions, green infrastructure comprising public open spaces and structural planting, a potential commercial development area for small start up businesses and flexible office space, and amenity and meadow grassland.

5.2.2 Potential changes which may arise from the scheme include;

- Direct physical effects upon any known or unknown surviving archaeological remains;
- Change to the historic landscape character;
- Affects upon setting, including loss of historic context, altered views and fragmentation of the historic landscape.

5.3 Assessment of Proposal

The Church of St Cuthbert

5.3.1 The site is situated immediately east of the Church of St Cuthbert and encompasses land considered to contribute towards its setting as an area of the historic rural landscape visible from the churchyard. These views enable an understanding of the historic and rural context of the church. The addition of development would result in the loss of this historic and rural context and the encroachment of residential development upon the church and its setting. To address this potential harm the development proposals indicate that a green open space buffer between the development and London Road is to be incorporated with the plans. Although the overall loss of open fields and the contribution to setting can not be fully mitigated the retention of a green space and tree screening between the proposed scheme and church will reduce the scale of the potential impact to the setting.

5.3.2 None-the-less the development will not affect the key aspects of the building's setting, as defined by the qualities of its surrounding graveyard, and its relationship with the vicarage and wider village of Great Glen. The affect of the development is therefore considered to likely amount to a minor degree of less than substantial harm.

26 London Road

5.3.3 The site is considered to contribute towards the setting of this building as part of the historic farmland with which this farmhouse is associated. It is therefore considered that the loss of this farmland will contribute towards a loss of historic landscape character. This is in part mitigated by the exclusion of two fields adjacent to the house (one to the south and one to the west) from the site which preserves a sense of separation and a vestige of its agricultural

context. It is noted that the mature hedgerows, trees and planting which provide a substantial screening belt between the house and the proposed development (**Plate 3**), should effectively screen views of the development from the ground floors of the principal elevation of the house.



Plate 3: View from principal elevation of 26 London Road, towards the proposed development site

- 5.3.4 There may be views of the development from the upper storey windows and as such introduce modern buildings into a non-key view from the house.
- 5.3.5 The development will have no affect upon the relationship between the building and its associated outbuildings, or yard. The development will also have no affect upon the enclosed garden or from the ground and first floor southern day rooms of the house and as such this element of the setting of the building will be retained. The affect of the development is therefore considered to likely amount to minor, non-substantial, harm.

39 London Road

- 5.3.6 Development within the site will have no affect upon the immediate setting of this farmhouse and will not affect the current relationship held between the building, its associated outbuildings and surrounding farmland. The development will potentially introduce new modern elements into views southwards along the tree lined avenue when leaving the property. Current hedgerow screening between the site and London Road is considered likely to partially mitigate this affect. As the building is situated to one side of the tree-lined avenue it is not considered that the development will affect a key view from the building itself but rather from its surrounding landscape. This view has already been altered and affected by modern development with the addition of the modern semi-detached housing at its southern end. The affect of the development is therefore considered to likely amount to minor less than substantial harm.

Bridge over River Sence

- 5.3.7 The site is considered to make a low positive contribution to the setting of the bridge a part of the historic context of the bridge. Views towards the site from the bridge will be unaffected as the proposals intend to maintain a green space and the current levels of screening around the visible field.
- 5.3.8 The development will have no affect upon the relationship between the bridge, London Road and the River Sence, which are considered the key element of the setting of the bridge and as such it is concluded that the setting of the bridge will be preserved.

Archaeology

- 5.3.9 The Leicestershire HER returned no records of known archaeology within the site boundary. None-the-less the walkover and a review of satellite aerial imagery identified clearly defined ridge and furrow and relict field boundaries across the site. Great Glen has not been identified as a priority township for the management and preservation of ridge and furrow. Development within the site would result in the damage and destruction of this ridge and furrow.
- 5.3.10 The review of historic mapping also demonstrated that there is the potential for the hedgerows to be considered of historic importance under Hedgerow Regulations.

Potential archaeology

- 5.3.11 Overall there is considered to be moderate potential for as yet unknown archaeological remains of prehistoric through to post-medieval date within the site boundary, with the high potential for surviving ridge and furrow remains. Any development within the site has the potential impact upon any such remains encountered.
- 5.3.12 The potential for impacts to the historic environment to arise during the construction phase relates primarily to the potential for excavations and groundworks to affect any below ground archaeological remains that may be present within the footprint of works. The proposed work within the site will comprise:
- The creation of roads and footpaths;
 - The creation of new drainage and service connections;
 - The removal and/or alteration of existing boundaries; and
 - Groundworks associated with the phased construction of new residential units.
- 5.3.13 Impacts likely to occur would likely result in a direct physical effect resulting in damage to, or the destruction of any encountered remains.

6. Recommendations

- 6.1.1 In accordance with CS11 of the Local Plan Heritage assets and their setting should be protected conserved and enhanced. Where potential affects upon setting have been identified recommendations to mitigate these affects have been proposed below.
- 6.1.2 It is considered that the potential impacts to the setting of 26 London Road/ The Sycamores can be reduced through the retention and management of the already well established screening which falls between the site and the fields to be retained to the south of the house and its garden. The proposal retains a green boundary along the southern border of the site and this will protect views from the upper floors of the house and should be retained. It should be noted that any development within the site would result in a loss of historic landscape character resulting in a residual effect to the setting of the Listed Building which will need to be weighed against the public benefits of the proposal.
- 6.1.3 It is considered that the potential impacts to the setting of the Church of St Cuthbert could be reduced through the enhancement of screening between the churchyard and the site. This would reduce any visual impact development upon the church and its immediate setting, but would result in the loss of the visual connection between the church and its historic rural context. Another option would be to omit the fields over which there are views from the churchyard from the development and locate the proposed 'village green' to this location. This would preserve the currently available views whilst preserving some of the historic landscape character to the west of the church and ridge and furrow earthworks. A further suggestion would be to maintain the proposed green buffer alongside London Road, to the south of the Church and to incorporate into this landscape planting to provide a soft verdant, rural character leading towards the development. The development will still have an affect upon the wider setting of the church by changing the size and scale of the surrounding village and by introducing residential buildings into an area beyond the historic village core. As such any residual harm to the Listed Building and its setting will need to be weighed against the public benefits of the proposal, giving special regard to the desirability of preservation and enhancement of this setting.
- 6.1.4 It is recommended that residual affects from the creation of modern development in views looking south along the avenue from 39 London Road could be partially offset by preserving and enhancing screening along the edge of London Road and/or respecting the line of the view within the design of the development..
- 6.1.5 In accordance with CS11 of the Local Plan, development should also be inspired by, respect and enhance the local character, building material and distinctiveness in the area. It is therefore recommended that were possible local vernacular style should be incorporated into the design and that the use of building materials similar to colour-washed brick and Swithland slate used throughout the village, is considered.
- 6.1.6 Furthermore, in relation to assessed potential low affects to designated heritage assets arising from the proposed development, it should be noted that in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Local Planning Authority are required to

give special regard to have special regard to the desirability of preserving a Listed Building or its setting. Special weight may therefore be given to the preservation of the setting of Listed Buildings, and sufficiently powerful evidence for the public benefits of the scheme should be provided with the application to demonstrate it outweighs the level of harm to the significance of the Listed Buildings.

- 6.1.7 The effect of the proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. Known non-designated heritage assets within the site boundary include the extensive ridge and furrow, situated across the site and the historic hedgerows. Impacts upon the ridge and furrow are likely to result from construction of the scheme and will result in its destruction. It may be possible to partially mitigate the effect by the retention of ridge and furrow in the proposed amenity and meadow grassland as well as any undeveloped areas of the site. It will be possible to mitigate affects upon historic hedgerows by incorporating their retention and maintenance into the design. Based upon the evidence presented within the baseline resource there is considered to be an overall moderate potential for as yet unknown buried archaeological remains of up to regional importance within the site boundary.
- 6.1.8 Due to the potential presence of archaeological remains within the majority of the site, it is considered in line with the pre-application advice and para. 128 of NPPF that a programme of archaeological evaluation to test the potential, extent, survival and significance of any remains is likely to be required as part of any planning application.
- 6.1.9 This programme of work would be agreed with the Leicestershire County Archaeologist and would likely involve a programme of geophysical survey followed by a programme of targeted trial trenching. The results of the survey would inform the need for and scope of any subsequent mitigation within the site.

7. References

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Appendix 1: Gazetteer of Heritage Assets

HA	Period	NAME	HER ref	NGR		Designation & NHLE no.	
1	Prehistoric	Worked flint found south/south-east of Great Glen	MLE16694	466079	296661		
2	Prehistoric	Prehistoric pit west of Stoneygate School	MLE21142	466107	296970		
3	Neolithic	Late Neolithic/Early Bronze Age flint scatter south of Mount Farm	MLE9581	464557	297512		
4	Bronze Age	Bronze Age axe hammer from east of Gorse Spinney	MLE6345	463650	297754		
5	Iron Age	Iron Age site south of Glen Farm	MLE16693	465787	296854		
6	Iron Age - Romano British	Iron Age/Roman pottery from south of Orchard Court	MLE7841	465570	297202		
7	Romano British	Possible Roman villa, Recreation Ground	MLE1613	465534	298210		
8	Romano British	Roman finds from south of Church Road	MLE7842	465379	297745		
9	Saxon	Saxon pottery from south of Church Road	MLE6149	465371	297758		
10	Saxon - Medieval	Possible Anglo-Saxon/medieval enclosed area, north part of Great Glen	MLE21839	465428	297971		
11	Saxon - Post-Medieval	CHURCH OF ST. CUTHBERT, CHURCH ROAD (SOUTH SIDE), GREAT GLEN	MLE10714	465219	297771	GII* LB	1061596
12	Medieval	Medieval village remains east of Orchard Court	MLE1603	465676	297249		
13	Medieval	Medieval village earthworks south of Church Road	MLE1605	465413	297736		
14	Medieval	Windmill north west of Great Glen House	MLE1606	466192	297493		
15	Medieval	Possible site of medieval watermill, Millerdale	MLE1608	465937	297373		
16	Medieval	Medieval village earthworks west of Lanchester House	MLE1610	465517	297603		
17	Medieval	St Cuthbert's Church burial ground, Church Road	MLE21461	465253	297724		
18	Medieval	Medieval windmill north-east of the Coppice	MLE2669	464535	297251		
19	Medieval	Medieval horse fitting from 7, Fordview Close	MLE6725	465460	298105		
20	Medieval	Medieval plots, south of Kingswood Lodge	MLE8446	465789	297323		

HA	Period	NAME	HER ref	NGR		Designation & NHLE no.	
21	Medieval	Historic settlement core of Great Glen	MLE8447	465508	297640		
22	Medieval - Post-Medieval	Medieval/post-medieval village remains south of Orchard Court	MLE1604	465578	297168		
23	Medieval - Post-Medieval	Manuring scatter, west of Stoneygate School	MLE20925	466031	296883		
24	Medieval	CROWN INN STEAK HOUSE, LONDON ROAD (NORTH SIDE)	MLE10722	465641	297469	GII LB	1061598
25	Post-Medieval	39 LONDON ROAD (NORTH SIDE)	MLE10690	464838	298333	GII LB	1180229
26	Post-Medieval	CRICK'S RETREAT, 1 - 10 (CONSEC, LONDON ROAD (NORTH SIDE))	MLE10691	464791	298303		
27	Post-Medieval	THE VICARAGE, CHURCH ROAD (SOUTH SIDE), GREAT GLEN	MLE10715	465273	297772	GII LB	1180195
28	Post-Medieval	24 HIGH STREET (WEST SIDE)	MLE10717	465434	298019	GII LB	1360682
29	Post-Medieval	GREAT GLEN HALL, LONDON ROAD (NORTH SIDE)	MLE10719	465855	297686	GII LB	1061597
30	Post-Medieval	CISTERN AT GREAT GLEN HALL, LONDON ROAD (NORTH SIDE)	MLE10720	465863	297700	GII LB	1061597
31	Post-Medieval	ICEHOUSE AT AND 150M SOUTH-EAST OF GREAT GLEN HALL, LONDON ROAD (NORTH SIDE)	MLE10721	465945	297536	GII LB	1180218
32	Post-Medieval	BRIDGE OVER RIVER SENCE, LONDON ROAD	MLE10724	465431	297565	GII LB	1360683
33	Post-Medieval	OLD GREYHOUND INN PUBLIC HOUSE, LONDON ROAD (SOUTH SIDE)	MLE10728	465580	297459	GII LB	1180270
34	Post-Medieval	26 LONDON ROAD (SOUTH SIDE)	MLE10729	465063	297957	GII LB	1061600
35	Post-Medieval	TRENT HOUSE, MAIN STREET (EAST SIDE)	MLE10730	465621	297494	GII	1180278

HA	Period	NAME	HER ref	NGR		Designation & NHLE no.	
						LB	
						LB	
36	Post-Medieval	CHESTERFIELD HOUSE (FORMERLY LISTED AS THE FIRS) NOW 2 PROPERTIES, MAIN STREET (WEST SIDE)	MLE10731	465572	297550	GII LB	1061601
37	Post-Medieval	45A MAIN STREET	MLE10732	465576	297560		
38	Post-Medieval	RUPERT'S REST, MAIN STREET (WEST SIDE)	MLE10733	465563	297689	GII LB	1360685
39	Post-Medieval	GREAT GLEN METHODIST CHURCH, OAKS ROAD (South Side)	MLE10734	465663	297892	GII LB	1295005
40	Post-Medieval	GLENN FARMHOUSE, ORCHARD LANE (West Side)	MLE10735	465623	297290	GII LB	1061602
41	Post-Medieval	ORCHARD HOUSE, ORCHARD LANE (West Side)	MLE10736	465622	297272	GII LB	1294969
42	Post-Medieval	BASSETS, 3 THE NOOK (West Side)	MLE10737	465477	297508	GII LB	1360686
43	Post-Medieval	5 THE NOOK (West Side)	MLE10739	465473	297489	GII LB	1180295
44	Post-Medieval	Post-medieval watermill, Millerdale	MLE1609	465943	297372		
45	Post-Medieval	Outbuildings at The Sycamores, 26, London Road	MLE17376	465046	297986		
46	Post-Medieval	Post-medieval/modern features, The Mere	MLE19531	465311	297891		
47	Post-Medieval	Turnpike Road, 'London to Manchester Road' (Market Harborough to Leicester)	MLE20647	466795	296371		
48	Post-Medieval	Watermill leat, Burton Brook	MLE21119	466078	297431		
49	Post-Medieval	Peep Row, 21-35, Main Street	MLE21120	465595	297811		
50	Post-Medieval	Lodge to Great Glen Hall, 11, London Road	MLE21121	465759	297429		
51	Post-Medieval	Garden around Great Glen Hall	MLE21122	465873	297589		
52	Post-Medieval	Glenn House, Church Road	MLE21838	465267	297905		

HA	Period	NAME	HER ref	NGR		Designation & NHLE no.	
53	Post-Medieval	Post-medieval mill north-east of the Coppice	MLE2670	464535	297251		
54	Modern	K6 TELEPHONE KIOSK, VILLAGE GREEN	MLE10706	465609	297476	GII LB	1251004
55	Modern	WAR MEMORIAL, LONDON ROAD (NORTH SIDE), GREAT GLEN	MLE10723	465582	297512	GII LB	1180225
56	Undated	Undated structure on River Sence	MLE8370	465308	296755		

Appendix 2: Outline Setting Assessment

Heritage Group	Asset	Name	Distance	Outline Assessment	Detailed Assessment
Great Glen	Grade II* Listed Building, NHLE: 1061596	Church Of St Cuthbert	339 m	The Church of St Cuthbert is an early church restored and largely rebuilt in 1876. The building is surrounded by a large churchyard bordered by a low stone wall and tall mature trees. The building is situated on the eastern edge of Great Glen and there are open views across the site from the church. As such it is considered likely that the site will be considered to contribute towards the setting of the church and therefore it is considered that further assessment is necessary.	Y
Great Glen	Grade II Listed Building, NHLE: 1061597	Great Glen Hall, Including Cistern	971 m	Great Glen Hall is a small country house dating to the early 19 th century. The building is situated on the south-western outskirts of Great Glen and is surrounded by a large planned garden. The setting of this building is defined by its surrounding grounds and its relationship to contemporary buildings including the listed cistern, icehouse and lodge house. The grounds are surrounded by dense borders of mature trees and to the west the built form of Great Glen further screens views from this setting towards the site. As the site shares no historic or visual relationship with this building or its setting it is considered that the building will receive no affect as a result of development within the site and therefore no further assessment is required.	N
Great Glen	Grade II Listed Building, NHLE: 1061598	Crown Inn Steak House	848 m	The Crown Inn is an inn dating to the late 18 th century. It is situated off Main Street on the northern side of London Road. The setting of the building is defined by its central location in regards to the village and the proximity and relationship to London Road which enables an understanding of the building as a stop and rest point for travellers along this major route. Due to the built form of Great Glen and the curve of London Road from this point towards the site there is no visual connection between the site and the setting of the building. As the site shares no historic or visual relationship with this building or its setting it is considered that the building will receive no affect as a result of	N

Heritage Group	Asset	Name	Distance	Outline Assessment	Detailed Assessment
				development within the site and therefore no further assessment is required.	
Great Glen	Grade II Listed Building, NHLE: 1061600	26, London Road	192 m	26 London Road (also known as The Sycamores) is a late 18 th century red brick farmhouse. The building is located on the western outskirts of Great Glen. The setting of the building is defined by its surrounding gardens, associated outbuildings and nearby farmland of which the site forms part of. As the site is situated within the setting of this building is its considered that further assessment of potential affects will be required.	Y
Great Glen	Grade II Listed Building, NHLE: 1061601	Chesterfield House	734 m	A red brick house dating to c.1800. The building is situated on the western side of Main Street at the northern end of the village green. The setting of this building is defined by its central village location and its position off the green. Due to the built up form of Great Glen between the setting of this building and the site it is considered that there is no visual connection between the two. As there is also no historic connection it is considered that the building will receive no affect as a result of development within the site and therefore no further assessment is required.	N
Great Glen	Grade II Listed Building, NHLE: 1061602	Glenn Farmhouse	922 m	Glenn Farmhouse is an 18 th century, rendered brick building located on the west side of Orchard Lane. The setting of this building is defined by Orchard Lane, its garden to the rear and buildings of a similar character and appearance nearby. Due to the dense mature garden planting to which surrounds the garden to the rear and a house situated beyond this it is considered that there is no visual connection between the setting of the building and the site. As there is also no historic connection it is considered that the building will receive no affect as a result of development within the site and therefore no further assessment is required.	N
Great Glen	Grade II Listed Building, NHLE:	The Vicarage	391 m	The Vicarage is an 18 th century colour-washed brick and Swithland slate. This building is situated east of the Church of St Cuthbert and surrounded by a large garden bordered by mature trees and mature garden planting. The setting of this building is defined by its	Y

Heritage Group	Asset	Name	Distance	Outline Assessment	Detailed Assessment
	1180195			surrounding gardens and its relationship to the village and the Church of St Cuthbert's. The Church of St Cuthbert's forms an important part of the Vicarage's setting as it contributes towards an understanding of the purpose of the building. Although views to and from the Vicarage are effectively screened by the surrounding mature planting. There will be views towards the site from the wider setting of the building. As such further assessment of the potential affects of the development is required.	
Great Glen	Grade II Listed Building, NHLE: 1180218	Icehouse At, And 150 Metres South East Of Great Glen Hall	1,094 m	An early 19 th century red brick ice house, located in the grounds of Great Glen Hall. The setting of this building is defined by the surrounding grounds of Great Glen Hall, its relationship to the surrounding buildings and its relationship to the nearby pond, from which ice would have been taken and stored in the ice house. The grounds are surrounded by dense borders of mature trees and to the west the built form of Great Glen further screens views from this setting towards the site. As the site shares no historic or visual relationship with this building or its setting it is considered that the building will receive no affect as a result of development within the site and therefore no further assessment is required.	N
Great Glen	Grade II Listed Building, NHLE: 1180225	War Memorial	763 m	The War memorial dates to c.1920 and is a granite stepped plinth and pedestal cross. The memorial is situated in the centre of the village green. The setting of the memorial is defined by its position in the centre of the village green, a public space which draws attention from the village as a whole. Due to the built up form of Great Glen between the setting of the memorial and the site it is considered that there is no visual connection between the two. As there is also no historic connection it is considered that the building will receive no affect as a result of development within the site and therefore no further assessment is required.	N
Great Glen	Grade II Listed Building, NHLE:	39, London Road	479 m	39 London Road is a mid 18 th century red brick house. The house is situated at the end of a tree lined avenue, south of Leicester Grammar School. The setting of the building is defined by its relationship to the L-	Y

Heritage Group	Asset	Name	Distance	Outline Assessment	Detailed Assessment
	1180229			Shape building to the north which would have formed part of the original set of farm buildings, surrounding agricultural land and the tree lined avenue which the would have originally formed he principle approach to the house. As the site sits at the end of the tree lined avenue further assessment of the potential affects of the development is required.	
Great Glen	Grade II Listed Building, NHLE: 1180270	Old Grey Hound Inn Public House	792 m	The Old Greyhound Inn is a 17 th century timber framed building located south of the village green The setting of the building is defined by its central location in regards to the village and the proximity and relationship to London Road which enables an understanding of the building as a stop and rest point for travellers along this major route. Due to the built form of Great Glen and the curve of London Road from this point towards the site there is no visual connection between the site and the setting of the building. As the site shares no historic or visual relationship with this building or its setting it is considered that the building will receive no affect as a result of development within the site and therefore no further assessment is required.	N
Great Glen	Grade II Listed Building, NHLE: 1180278	Trent House	820 m	Trent House is a late 18 th century red brick building situated off Main Street, adjacent to the village green. The setting of the building is defined by its central location and relationship to the village green. Due to the built form of Great Glen and the curve of London Road from this point towards the site there is no visual connection between the site and the setting of the building. As the site shares no historic or visual relationship with this building or its setting it is considered that the building will receive no affect as a result of development within the site and therefore no further assessment is required.	N
Great Glen	Grade II Listed Building, NHLE: 1180295	5, The Nook	677 m	The Nook is a red brick house dating to c.1800. It is situated on the western side of The Nook and has a large rear garden which is planted with mature trees and garden planting and bordered to the west by the River Sence. The setting of this building is defined by The Nook, its garden to the rear and buildings of a similar character and appearance nearby. Due to the dense mature garden planting to which surrounds	N

Heritage Group	Asset	Name	Distance	Outline Assessment	Detailed Assessment
				the garden to the rear and a house situated beyond this it is considered that there is no visual connection between the setting of the building and the site. As there is also no historic connection it is considered that the building will receive no affect as a result of development within the site and therefore no further assessment is required.	
Great Glen	Grade II Listed Building, NHLE: 1251004	K6 Telephone Box, Village Green	804 m	A K6 Telephone Kiosk located at the south-eastern end of the village green. The setting of this building is defined by its location on the village green. Here the kiosk would have been accessible to the entirety of the village. Due to the built form of Great Glen and the curve of London Road from this point towards the site there is no visual connection between the site and the setting of the building. As the site shares no historic or visual relationship with this building or its setting it is considered that the building will receive no affect as a result of development within the site and therefore no further assessment is required.	N
Great Glen	Grade II Listed Building, NHLE: 1294969	Orchard House	927 m	Orchard Farmhouse is an 18 th century, rendered brick building located on the west side of Orchard Lane. The setting of this building is defined by Orchard Lane, its garden to the rear and buildings of a similar character and appearance nearby. Due to the dense mature garden planting to which surrounds the garden to the rear and a house situated beyond this it is considered that there is no visual connection between the setting of the building and the site. As there is also no historic connection it is considered that the building will receive no affect as a result of development within the site and therefore no further assessment is required.	N
Great Glen	Grade II Listed Building, NHLE: 1295005	Great Glen Methodist Church	765 m	Great Glen Methodist Church is a colour washed brick building dating to 1827. The building is situated on the southern side of Oaks Road. The setting of the building is defined by its street front position and the narrow terraced housing situated west of the building. Due to the intervening built form of Great Glen, there is no visual connection between the site and the setting of the building. As the site shares no historic or visual relationship with this building or its setting it is	N

Heritage Group	Asset	Name	Distance	Outline Assessment	Detailed Assessment
				considered that the building will receive no affect as a result of development within the site and therefore no further assessment is required.	
Great Glen	Grade II Listed Building, NHLE: 1360682	24, High Street	559 m	A whitewashed 18 th century brick building, located at the end of High Street. The setting of this building is defined by its street front position and by the garden to the rear. Due to the intervening built form of Great Glen, there is no visual connection between the site and the setting of the building. As the site shares no historic or visual relationship with this building or its setting it is considered that the building will receive no affect as a result of development within the site and therefore no further assessment is required.	N
Great Glen	Grade II Listed Building, NHLE: 1360683	Bridge Over River Sence	607 m	The Bridge over the River Sence is a coursed rubble stone bridge, which carries London Road over the River Sence. The setting of the bridge is tightly confined by the course of the road and its juncture with the river. There will be views from the bridge along London Road, towards the site. As such it is considered that further assessment is required.	Y
Great Glen	Grade II Listed Building, NHLE: 1360685	Rupert's Rest	713 m	Rupert's Rest is an early 18 th century colour washed brick house. The building is located on the northern side of Main Street, north of the village green. The setting of this building is defined by its street front position and by the garden to the rear. Due to the intervening built form of Great Glen, there is no visual connection between the site and the setting of the building. As the site shares no historic or visual relationship with this building or its setting it is considered that the building will receive no affect as a result of development within the site and therefore no further assessment is required.	N
Great Glen	Grade II Listed Building, NHLE: 1360686	Bassets	678 m	Bassets is a red brick house, constructed c.1800. It is situated on the western side of The Nook and has a large rear garden which is planted with mature trees and garden planting and bordered to the west by the River Sence. The setting of this building is defined by The Nook, its garden to the rear and buildings of a similar character and appearance nearby. Due to the dense mature garden planting to which surrounds	N

Heritage Group	Asset	Name	Distance	Outline Assessment	Detailed Assessment
				the garden to the rear and a house situated beyond this it is considered that there is no visual connection between the setting of the building and the site. As there is also no historic connection it is considered that the building will receive no affect as a result of development within the site and therefore no further assessment is required.	
Great Glen	Grade II Listed Building, NHLE 1061599	1-10 Crick's Retreat	453 m	Crick's Retreat is a row of former alms-houses, comprising ten dwellings, situated near 39 London Road on the western outskirts of Great Glen. The setting of these buildings is defined by their enclosed gardens and relationship to the village. The site is screened from the houses by mature hedgerows and a modern building to the south, and as there is no historic connection between the building and the site it is considered that the building will receive no affect as a result of development and therefore no further assessment is required.	N

Appendix 3: OASIS Form

OASIS ID: *ecusltd1-225022*

Project name Great Glen, Leicestershire – Heritage Assessment

Ecus Ltd. were commissioned by Bovis Homes Limited in August 2015 to undertake a heritage assessment to support the preparation of a planning application for the development of a site southwest of Great Glen, Leicestershire (hereafter 'the site'), located at NGR 464900 297855. The proposed scheme is for a residential development. The current proposals for which comprise of up to 175 units at 30 units per hectare and a potential commercial development area for small businesses. The scheme may also include new tree planting, proposed equipped children's play spaces and amenity and meadow grassland. The site is located on land between London Road and the A6 on the south-western outskirts of Great Glen, Leicestershire. The site is predominantly farmland, comprising a number of fields, separated by hedgerow field boundaries and crossed with ridge and furrow.

Project dates **Start:** 01-08-2015 **End:** 29-09-2015

Previous/future work No / Not known

Any associated project reference codes 6171 - Contracting Unit No.

Type of project Desk based assessment

Site status None

Current Land use Cultivated Land 1 – Minimal cultivation

Site location LEICESTERSHIRE HARBOROUGH GREAT GLEN Great Glen

Site coordinates NG – 464900 297855

Project creators

Name of Organisation ECUS ltd

Project brief originator Consultant

Project design originator ECUS ltd

Project director/manager Paul White

Project supervisor James Thomson

Type of sponsor/funding body Developer

Project bibliography 1

Title Great Glen, Leicestershire – Heritage Assessment

Author(s)/Editor(s) Oliver, J

Other bibliographic details 6171

Date 2015

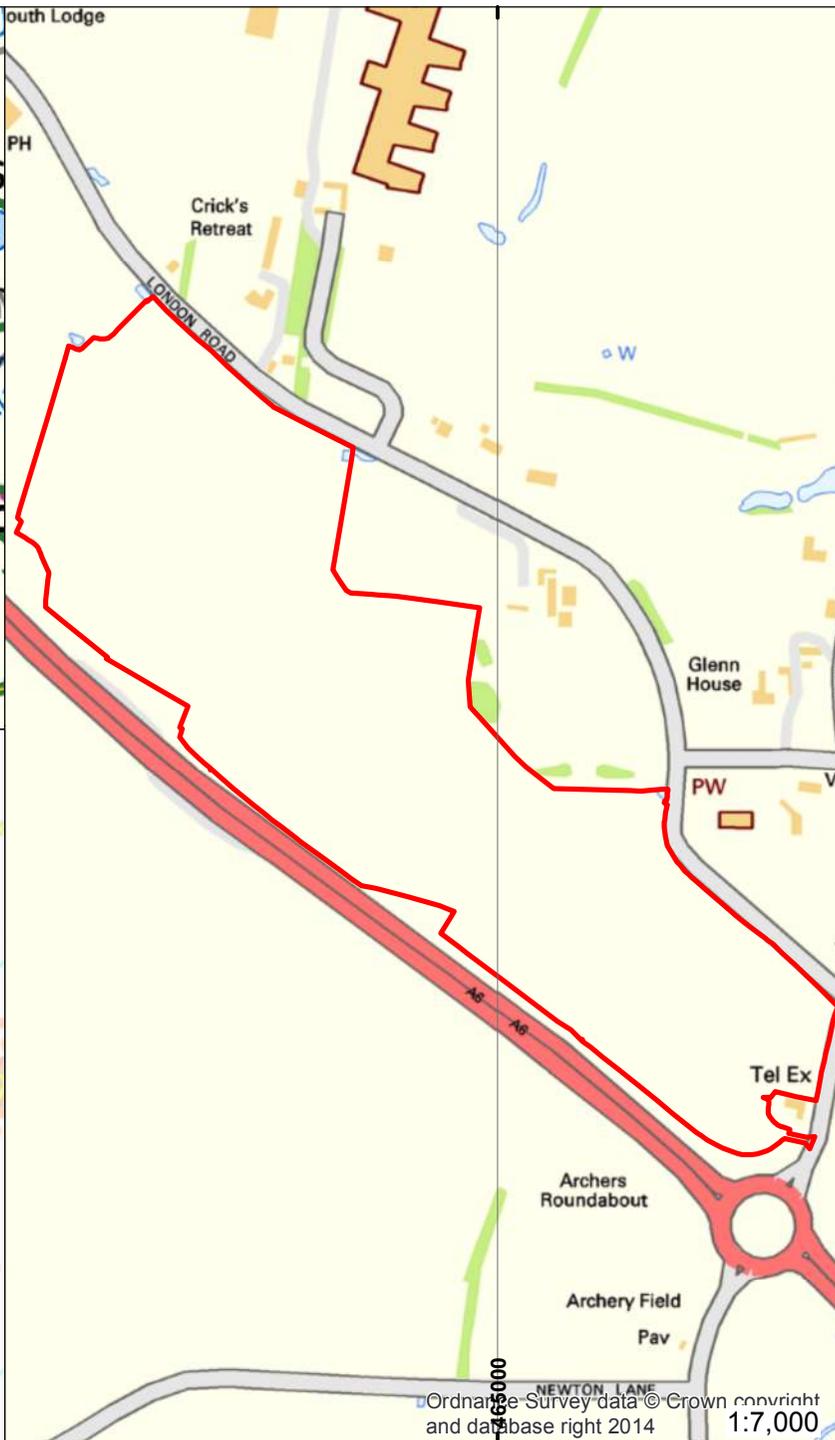
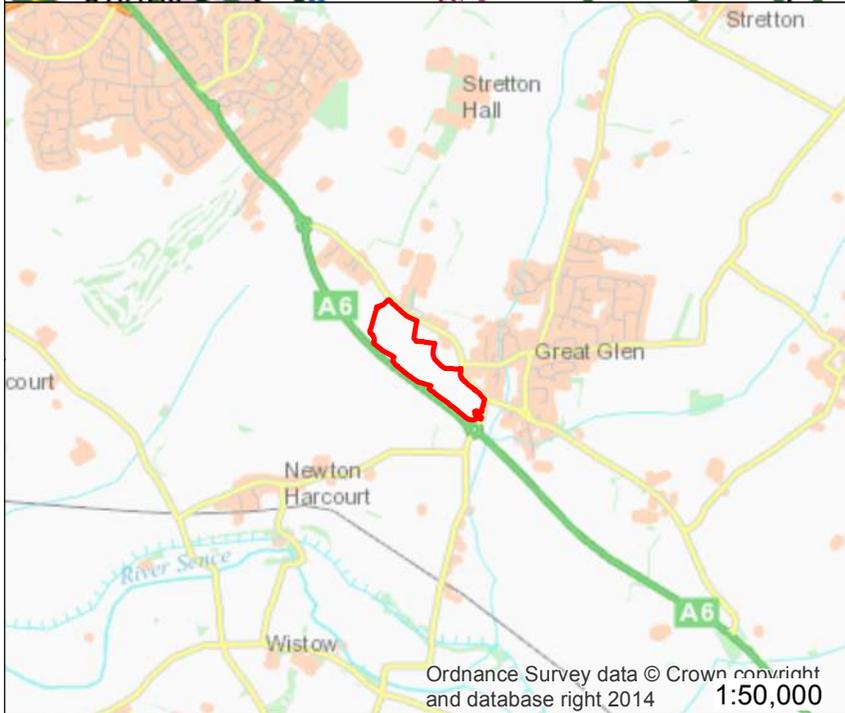
Issuer or publisher Ecus Ltd

Place of issue or publication Sheffield

Description Single, A4 spiral bound report

Illustrations

Site Boundary



Bovis Homes Limited
Great Glen, Leicestershire - Heritage Assessment

Figure 1: Site Location

Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecusltd.co.uk



Site Boundary

1 km Buffer

Heritage Asset

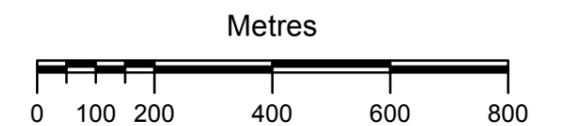
- Prehistoric
- Romano British
- Anglo Saxon - Early Medieval
- Medieval
- Post-Medieval
- Modern
- Undated

Linear Heritage Asset

— Post-Medieval

Heritage Asset Region

- Iron Age; Neolithic; Prehistoric
- Romano British
- Anglo Saxon - Early Medieval
- Medieval; Medieval - Post-Medieval
- Post-Medieval
- Modern



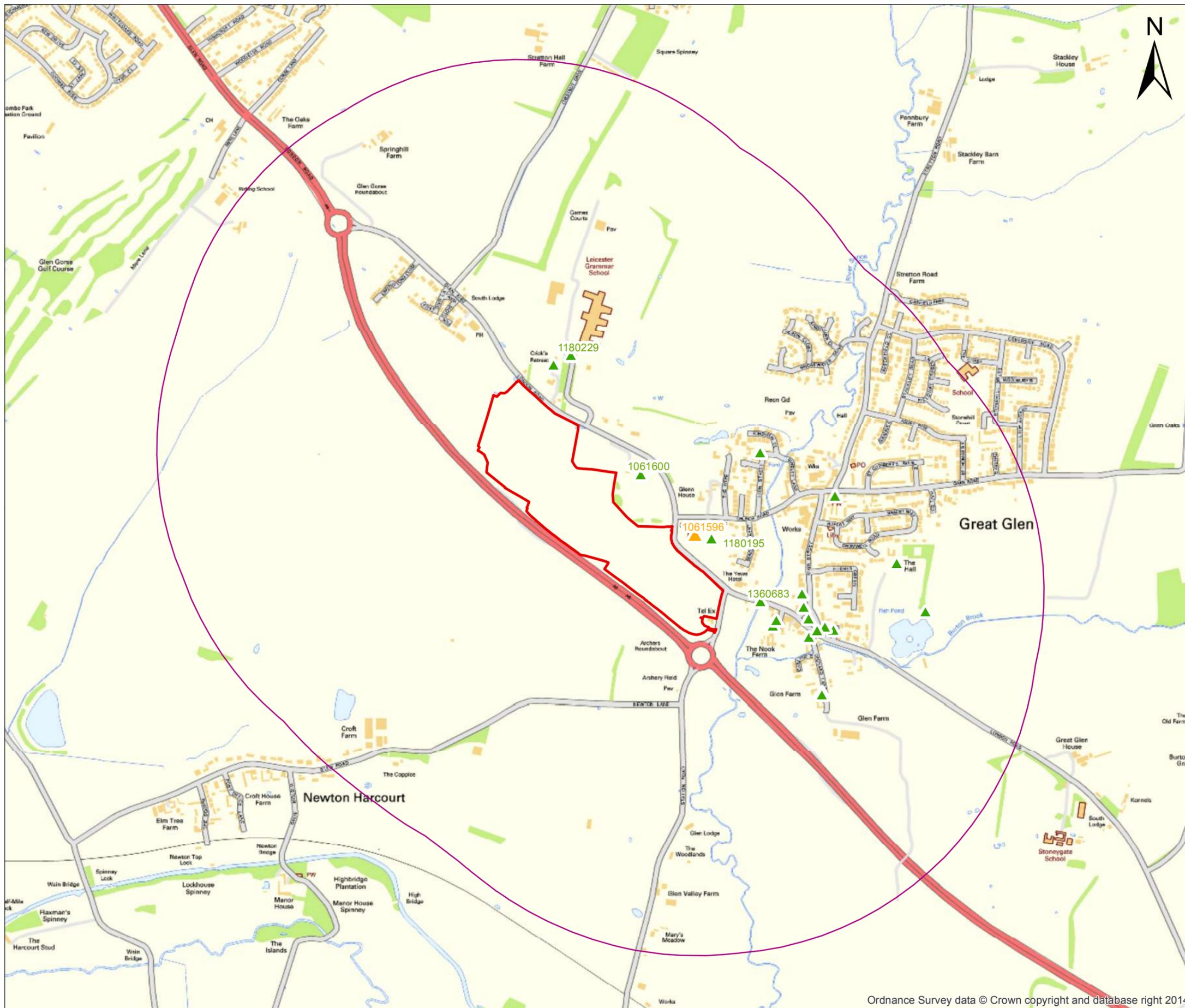
Bovis Homes Limited

Great Glen, Leicestershire - Heritage Assessment

Figure 2
Heritage Assets within 1 km

Brook Holt 3 Blackburn Road Sheffield S61 2DW
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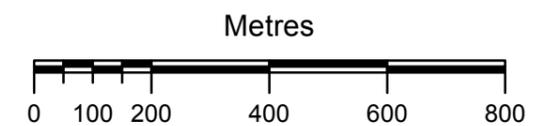
Site Boundary

1 km Buffer

Listed Building

▲ II*

▲ II



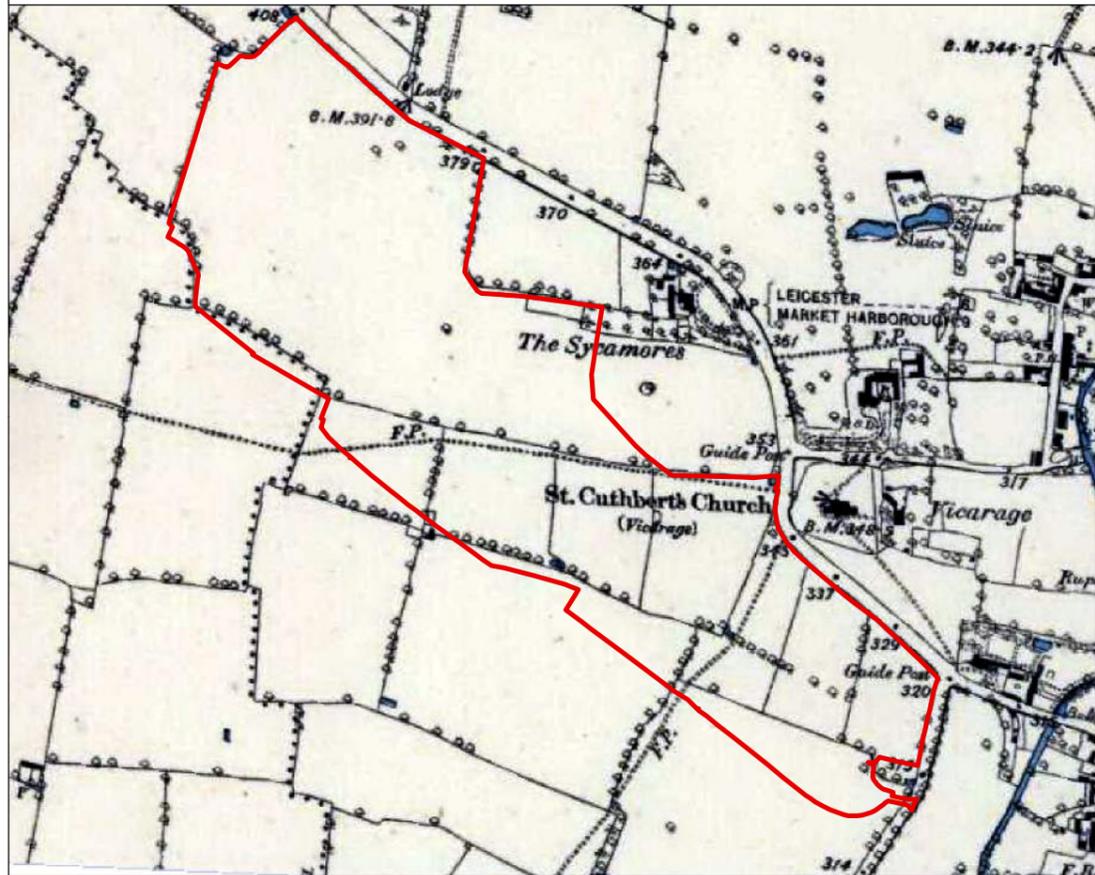
Bovis Homes Limited
Great Glen, Leicestershire - Heritage Assessment

Figure 3
Designated Heritage Assets within 1 km

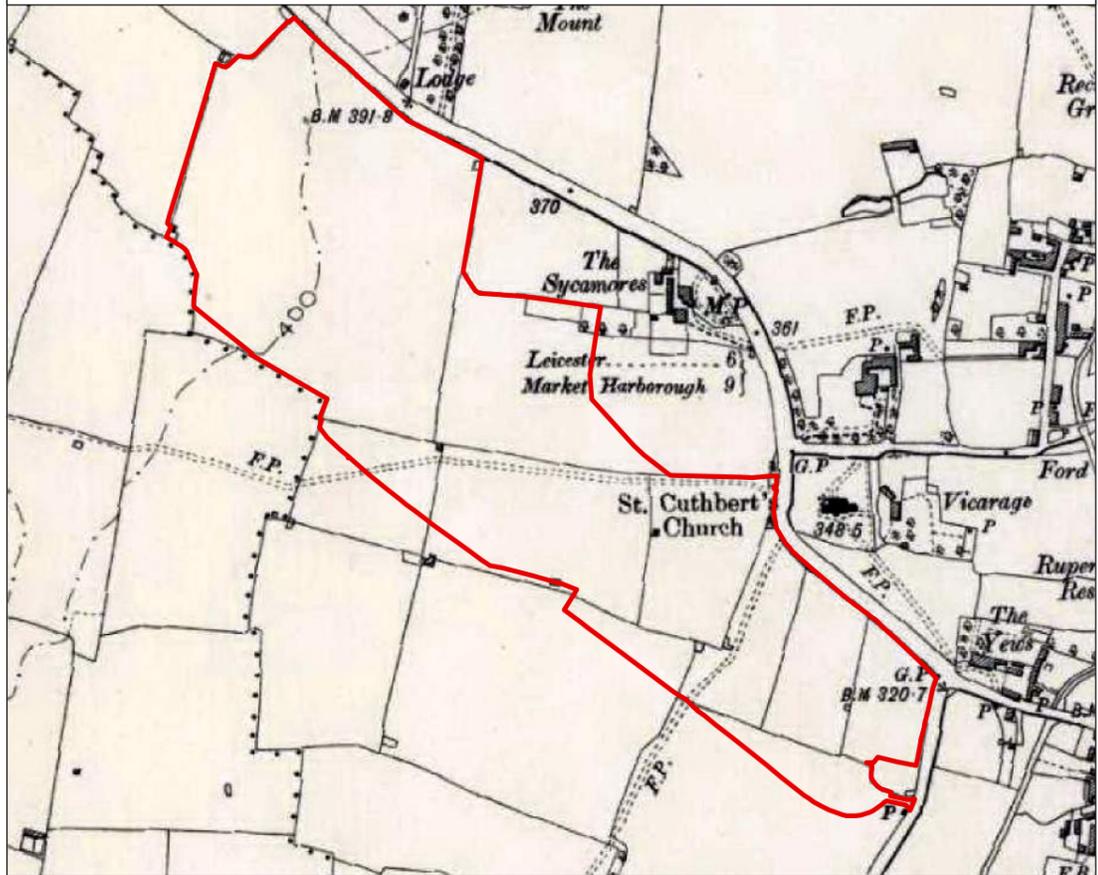
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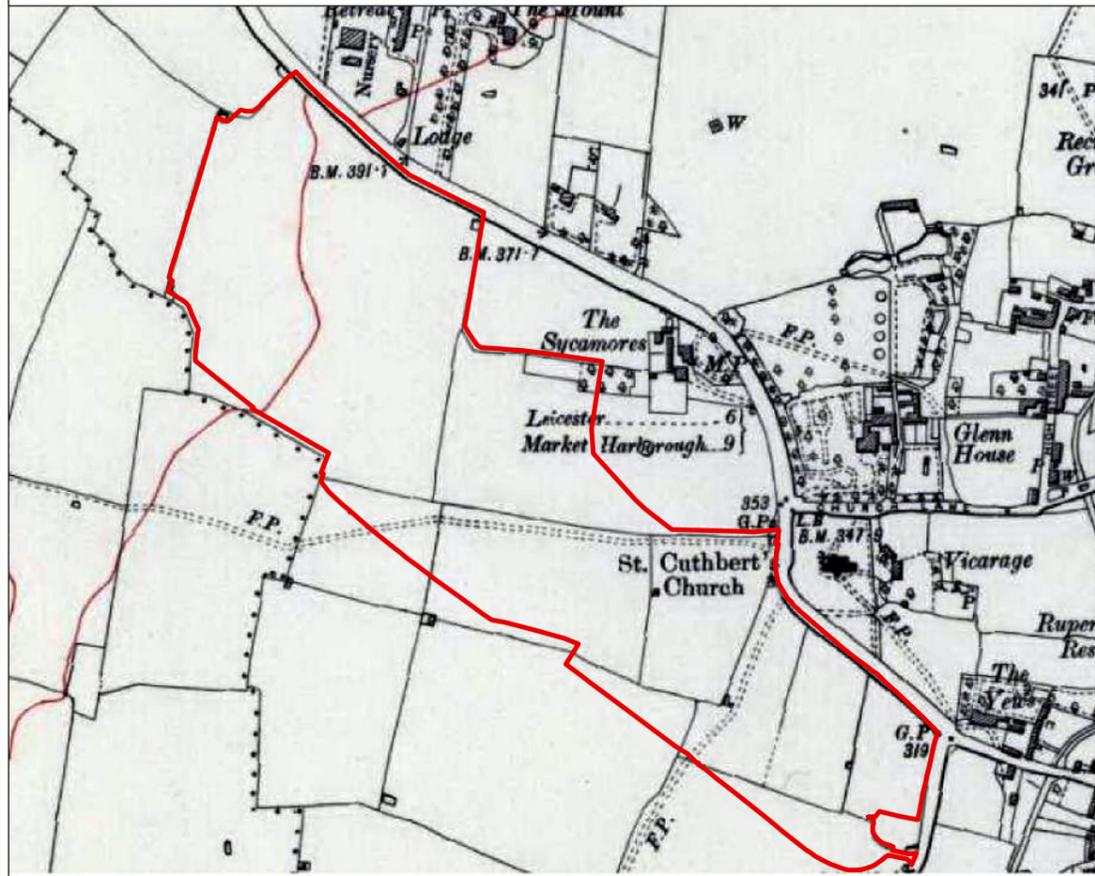
1885 Ordnance Survey Map 1:7,000



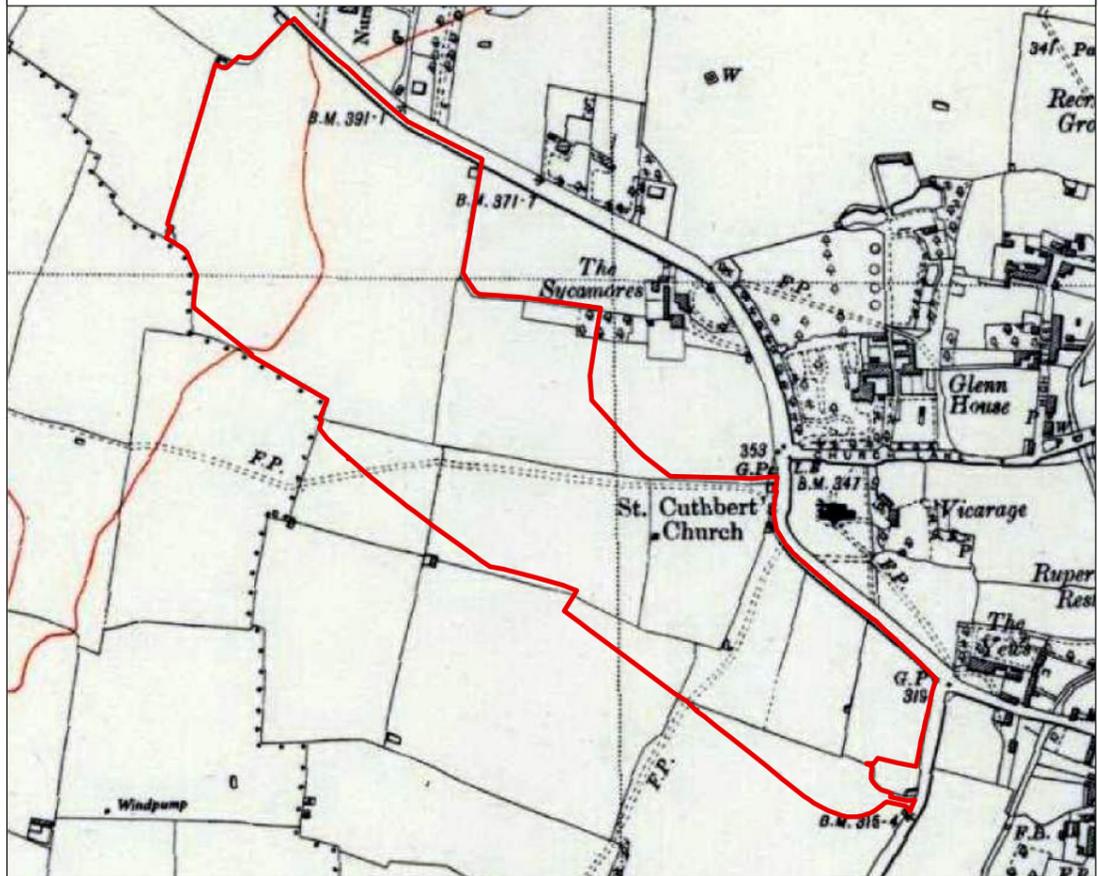
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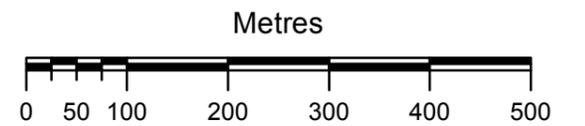
1930 Ordnance Survey Map 1:7,000



1952 Ordnance Survey Map 1:7,000



Site Boundary



Bovis Homes Limited
Great Glen, Leicestershire - Heritage Assessment

Figure 4
Ordnance Survey Mappig (1885, 1904, 1930 & 1952)

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