



**Archaeological desk-based heritage assessment  
of land at Ruses Lane, Lubenham  
Leicestershire**

**November 2018**

Report No. 18/154

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Illustrators: Olly Dindol



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**OASIS REPORT FORM**

<b>PROJECT DETAILS</b>		<b>OASIS No: molanort1-334054</b>	
Project title	Archaeological desk-based heritage assessment of land at Rushes Lane, Lubenham, Leicestershire, November 2018		
Short summary	MOLA (Museum of London Archaeology) conducted an archaeological desk-based heritage assessment of land at Rushes Lane, Lubenham, Leicestershire. The site lies at the southern end of Lubenham and occupies a field between Lubenham Conservation Area and the River Welland. Two Scheduled Monuments; Thorpe Lubenham moate site and shifted medieval village and Old Hall moated site and twelve Listed Buildings lie within 500m of the proposed development. No prehistoric remains are known from the vicinity of the site and limited Roman evidence has been found locally. The site lies within the medieval landscape of Lubenham, between the shifted medieval village to the south and the later medieval village. Ridge and furrow survives on the site and around the periphery of the village. A Visual Impact Assessment was conducted for the site, which concluded that measures can be taken to reduce the impacts of the proposed development upon nearby designated heritage assets. Cartographic evidence suggests that the site has remained within open farmland throughout the post-medieval period and a building stood at its north-east corner during the early 19th century.		
Project type	Desk-based assessment		
Site status	Unknown		
Previous work	None		
Current land use	Pasture		
Development type	Residential		
Future work	Unknown		
Monument type/period			
Significant finds			
<b>PROJECT LOCATION</b>			
County	Leicestershire		
Site address	Rushes Lane, Lubenham		
Postcode	Unknown		
OS coordinates	SP 70427 87103		
Area (sq m/ha)	1.5 ha		
Height aOD	c96-98m aOD		
<b>PROJECT CREATORS</b>			
Organisation	MOLA Northampton		
Project Brief originator	Leicestershire County Council Archaeological Advisor		
Project Design originator	MOLA Northampton		
Project Director/ Manager	Jim Brown		
Project Supervisor	Mary Ellen Crothers		
Sponsor or funding body	CC Town Planning		
<b>PROJECT DATE</b>			
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Physical	MOLA Northampton		Mapinfo Plans, Word Report Map extracts
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# Archaeological desk-based heritage assessment of land at Rushes Lane, Lubenham Leicestershire November 2018

## *Abstract*

*MOLA (Museum of London Archaeology) conducted an archaeological desk-based heritage assessment of land at Rushes Lane, Lubenham, Leicestershire.*

*The site lies at the southern end of Lubenham and occupies a field between Lubenham Conservation Area and the River Welland. Two Scheduled Monuments; Thorpe Lubenham moated site and shifted medieval village and Old Hall moated site and twelve Listed Buildings lie within the 500m HER search radius of the proposed development.*

*No prehistoric remains are known from the vicinity of the site and limited Roman evidence has been found locally. The site lies within the medieval landscape of Lubenham, between the shifted medieval village to the south and the later medieval village. Ridge and furrow survives on the site and around the periphery of the village.*

*A Visual Impact Assessment was conducted for the site, which concluded that the proposed development has the potential to cause harm to three designated heritage assets but will not affect the nearby Scheduled Monument to the south.*

*Cartographic evidence suggests that the site has remained within open farmland throughout the post-medieval period and a building stood at the north-east corner during the early 19th century.*

## **1 INTRODUCTION**

### **1.1 Background**

MOLA (Museum of London Archaeology) was commissioned by CC Town Planning on behalf of their client to conduct an archaeological desk-based heritage assessment of land at Rushes Lane, Lubenham, Leicestershire. (NGR: SP 70427 87103; Fig 1).

### **1.2 Policy background**

#### ***National policy***

*The National Planning Policy Framework (NPPF) provides national guidance on the preservation, management and investigation of the parts of the historic environment that are historically, archaeologically, architecturally or artistically significant and are known as heritage assets (MHCLG 2018). The NPPF replaced PPS5 in March 2012, which in turn replaced Planning Policy Guidance Notes 15 and 16 (PPG 15 and 16) in March 2010.*

The framework covers those heritage assets that possess a level of interest sufficient to justify designation as well as those that are not designated but which are of heritage interest and are thus a material planning consideration. Where

nationally important archaeological remains are affected by development then there should be a presumption in favour for their conservation.

Paragraph 189 states that *in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant Historic Environment Record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developer to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Paragraph 190 states that *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

Paragraph 184 of the National Planning Policy Framework recognises that *heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.*

Paragraph 193 states that *when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

### **Local Policy**

The Harborough Local Plan 2011-2031 was submitted to the Secretary of State for Ministry of Housing in March 2018. . The Proposed submission contains policies concerning built heritage and the character of landscapes and townscapes.

*Policy HC1 Built Heritage* states that:

1. Development affecting heritage assets and their settings will:
  - a. be appraised in accordance with national policy; and
  - b. be permitted where it protects, conserves or enhances the significance, character, appearance and setting of the asset, including where possible better revealing the significance of the asset and enabling its interpretation.
2. Development will be refused where the proposal would lead to harm to or the loss of significance of a heritage asset and/or its setting, unless it can be demonstrated that the harm or loss is clearly outweighed by the public benefits of the proposal.



3. Development within or affecting a Conservation Area will be permitted where it reflects and respects the special characteristics of the Conservation Area, including local design and materials.

4. Development that secures the viable and sustainable future of heritage assets at risk of neglect or loss will be permitted where such development preserves or enhances the significance of the heritage asset; and

- a. this is demonstrably necessary to secure the future of the asset;
- b. it does not result in harm to the asset or its setting;
- c. the public benefit outweighs the harm caused; and
- d. no other funding is available.

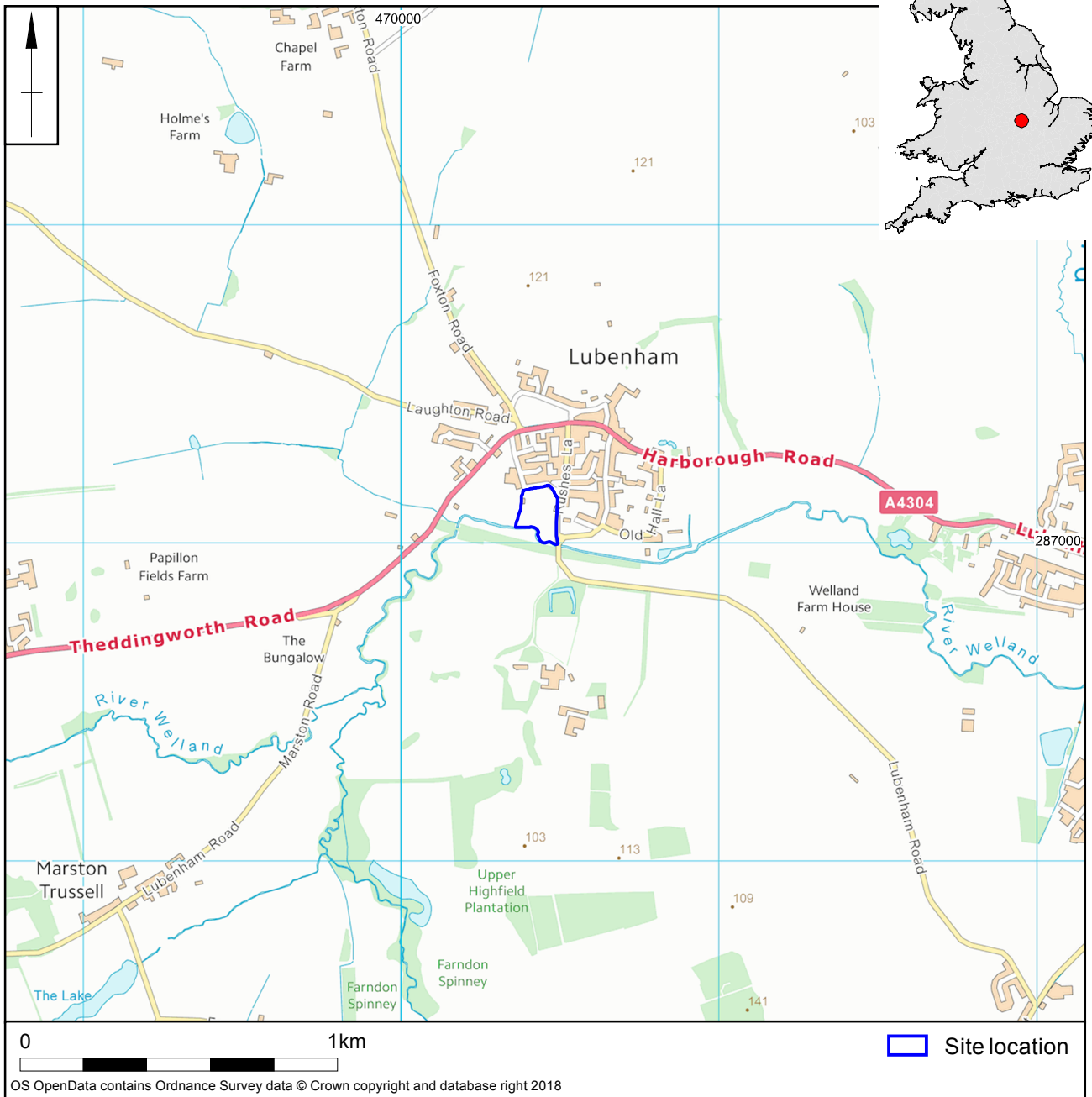
5. Development which enhances the local and regional role of Foxton Locks and the former inclined plane as a tourism and recreational facility and which maintains and enhances the value, importance and integrity of these heritage assets will be permitted.

In addition, *policy GD5 Landscape and Townscape character* states that:

1. Development will be located and designed in a way that is sensitive to its landscape and/or townscape setting and landscape character area and will be permitted where it:

- a. respects and, where possible, enhances local landscape and/or townscape, the landscape setting of settlements, and settlement distinctiveness;
- b. avoids the loss of or substantial harm to features of landscape, townscape, historic/heritage, wildlife or geological importance, whether of national or local significance;
- c. safeguards important public views, skylines and landmarks; and
- d. restores or provides equivalent mitigation for damaged features and/or landscapes/townscapes in poor or degraded condition.

Objective 7 on the historic environment is to: Protect and enhance the character, distinctiveness and historic significance of settlements and their wider landscape and townscape settings, thereby recognising the important contribution that heritage assets and their settings make to securing a high quality public realm and supporting tourism and the economy.



OS OpenData contains Ordnance Survey data © Crown copyright and database right 2018

Scale 1:20000

Site location Fig 1

### 1.3 Location, topography and geology

The proposed development site occupies a field on the south-west side of Lubenham, Leicestershire (Fig 1), on the lower southern slopes of the shallow Welland Valley. The site is bounded by Westgate Lane and housing in Acorn Court to the north and by Rushes Lane and the historic settlement core to the east. The western boundary is formed by Washpit Lane to the west and a new development beyond. The River Welland forms both the southern boundary and the county boundary with Northamptonshire and a disused railway lies beyond.

The majority of the site is relatively flat and level, although it descends sharply towards the river at the southern boundary. At the time of the walkover survey, the site was pasture.

The superficial geology comprises alluvium of clay, silt, sand and gravel which overlies Charmouth Mudstone Formation (BGS geindex – [bgs.ac.uk](http://bgs.ac.uk)). The soils comprise pelo-alluvial gley soils of Fladbury 1 type at the southern end of the site and Wickham 2 typical stagnogley soils towards the north (LAT 1983). The site lies between c99m aOD at the northern end and c96m aOD near the southern boundary.



View from the north-west corner of the site, looking east towards Tower House  
Fig 2



View from north-east corner of site, looking west Fig 3



View from western boundary of site, looking south towards the river and railway Fig 4





View from south-west corner of site, looking north-east towards Rushes Lane Fig 5

#### **1.4 Objectives**

The aim of this assessment is to collate information about the known or potential archaeological resource within the development site, including what is recorded about its presence or absence, character and extent, date, integrity, state of preservation and relative quality.

The work has been undertaken in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA) *Code of Conduct* (CIfA 2014a) and *Standard and Guidance for Archaeological Desk-Based Assessment* (CIfA 2014b). Historic England guidance documents concerning the setting of heritage assets were also consulted (HE 2017).

This report has been produced in support of planning application 18/00923/FUL, for the construction of three detached dwellings at Rushes Lane, Lubenham. A previous application for one dwelling was submitted in 2016 and approved. However, Harborough District Council have raised an objection to the current proposals for three dwellings on heritage grounds; on the effect the development would have on the setting of All Saint's Church. Historic England has also raised a similar objection but has included concerns on the setting on Lubenham Conservation Area and Thorpe Lubenham moated site and remains of a shifted medieval village, which is a Scheduled Monument. The application is currently pending consideration.

#### **1.5 Sources consulted**

The Leicestershire and Northamptonshire Historic Environment Records were consulted for documented sites and monuments within and around a centre point in the proposed development area (Figs 6-7). A nominal search radius of 500m

was applied, which returned a total of 90 records for analysis. A visit to the Leicestershire Records Office was undertaken on 18th October 2018 in order to check historic maps of the area, as well as any other pertinent documents and local history books. A site visit was also undertaken on 18th October 2018.

The online Historic England resource *National Heritage List for England* was consulted in order to identify designated heritage assets within the proposed development area ([English-heritage.org.uk/professional/protection/process/national-heritage-list-for-england](http://English-heritage.org.uk/professional/protection/process/national-heritage-list-for-england)). The Historic England document *The setting of heritage assets: historic environment good practice advice in planning note 3 (second edition)* (HE 2017) provides a basis upon which the assessment of impact upon the setting of heritage assets can be evaluated.

## 2 HERITAGE ASSET ASSESSMENT

### 2.1 Designated Heritage Assets

Two Scheduled Monuments, one Grade I and eleven Grade II Listed Buildings lie within 500m of the site. Lubenham Conservation Area lies adjacent to the north and east of the site. However, there are no World Heritage Sites, Registered Parks and Gardens or Registered Battlefields in the vicinity.

### 2.2 Historic Landscape Characterisation (HLC)

The site lies within an area which is broadly categorised as *fields and enclosed land* and falls within the sub-group *paddocks and closes*. These differ from *other small irregular fields* because they lie close to the edge of settlements and correlate closely with the distribution of historic settlement cores. *Paddocks and closes* date from the medieval or post-medieval period, through the division of dividing large open fields into closes. They are now rare within Leicestershire as many have changed through built development, pasture to arable farming or have been subdivided for the creation of horse paddocks and training areas.

### 2.3 Previous archaeological work

No previous archaeological work is known to have taken place on the site. However, work has been carried out in the vicinity.

Watching briefs have taken place to the east of the site at All Saints Church (ELE6427), where a possible Saxon grave was discovered; at Lubenham Primary School (ELE4611) where medieval pottery was found; at Old Hall Lane (ELE4143, ELE4424) where ridge and furrow and unstratified pottery were found.

A geophysical survey (ELE9774) was undertaken at Westgate Lane adjacent to the west of the site which identified features of possible archaeological origin. This was followed by a trial trench evaluation (ELE9902), an earthwork survey (ELE10122) and a second trial trench evaluation (ELE10610).

A strip, map and sample excavation (ELE6481) was undertaken at The Old Forge Nurseries to the north-east of the site although no archaeological finds or features were observed. Two watching briefs (ELE7646, ELE9165) were carried out to the rear of The Tower House adjacent to the site, one of which revealed evidence of private gas production.

A minor excavation took place in the north-west corner of the moat island of Thorpe Lubenham in 1955 (ENN6062) which revealed medieval pottery, tile, brick and glass.

### 2.4 Summary and significance of heritage assets

#### ***Prehistoric***

No prehistoric remains are known in the vicinity of the site.

#### ***Roman***

An area of possible Roman activity (HER222) lies to the south-east of the site, although this is represented by the discovery of a single late Roman coin (HER222/0/0). However, two sherds of pottery (MLE7866) were discovered under the floor of All Saints Church close to the east of the site.

**Saxon**

A possible Saxon burial (MLE8713) was found at All Saints Church, during excavation in 1989 (ELE6427). The grave was cut by the west wall of the church, which was constructed in c.1180 and therefore predates the building. The discovery suggests that an earlier timber structure with graveyard may have stood at the site of the church (Wells and Warren 1989).

**Medieval**

Lubenham is recorded in The Domesday Book of 1086 as *Lobenho*, lying within Gartree Hundred. It was very large, with 44 households, 8 villagers, 3 smallholders, 3 slaves, 2 Frenchmen and it had land for six ploughs and 20 acres of meadow. Lubenham was held by Arnketil of Welham, Oslac and Osmund before the Norman Conquest, after which it passed to Robert of Bucy and was tenanted to Countess Judith (opendomesday.org).

The site lies within the historic core of Lubenham (MLE9316), which extends outwards to the northern edge of the modern village, westwards towards the A304, to Old Hall Lane on the eastern side and southwards to the southern edge of Thorpe Lubenham moated site.

Thorpe Lubenham moated site and remains of shifted medieval village (SM1009598, HER4206) lies immediately to the south of the site, on the south side of the River Welland. It is a Scheduled Monument which occupies land either side of the private road towards Thorpe Lubenham Hall. The earliest part of the settlement lies to the west of the area and comprises a series of medieval/post-medieval earthworks (HER4206/0/1, HER4206/0/4). The earthworks form a group of small, irregular enclosures that were probably part of the hamlet which later shifted its focus further northwards. They have since been overploughed by ridge and furrow (RCHME 1981) but a distinct hollow way can be seen running from north to south with house platforms and garden plots on either side. By 1547 the village had completely moved and the land was kept as sheep pasture (historicengland.org). The water-filled moat (HER4206/1/1) lies in the south-east corner of the Scheduled area and is the site of Thorpe Lubenham manor (HER4206/1). The manor house (HER4206/1/2) stood on the island platform which was constructed in the 16th or 17th century. It was captured in an engraving dated 1795 and the image shows the house to be of a timber-framed construction with outbuildings to the east and west (Nichols 1798). The manor house was demolished in the late 18th century. Excavations of the north-west corner of the island took place in 1955-6 (ENN6062) but revealed only late medieval tile, brick, pottery and glass (RCHME1981).

Old Hall Moated Site (SM 1012566) lies to the east of the site, beyond the eastern edge of the historic core of the village. It is the second of two Scheduled Monuments in Lubenham and is a significant example of a Leicestershire moat. The former manor house at the moated site was named after Thomas Baude and was a medieval timber framed building which had been rebuilt in the late 16th century. The earthworks of two or three crofts (MLE1897) have been identified to the north of the moat and the site of a possible watermill (MLE1892) immediately to the south. The mill is mentioned in records dating to 1442 but the location is not certain (Ashton 1977).

The Church of All Saints (MLE11529) is a Grade I Listed Building which lies on the eastern side of Rushes Lane on the eastern side of the site. The church dates from 1109 and medieval wall paintings survive in the interior. Numerous postholes, medieval pottery, floor tile and three circular late medieval lead smelting hearths (MLE8714) were discovered during excavations at the church. The hearths



possibly indicate that industrial activity was taking place at the church site (Wells and Warren 1989). However, these remains may equally suggest the destruction of lead objects rather than the creation of new ones. A medieval bronze pilgrim flask (MLE6742) was found within a grave in 1871 and is now preserved in the church.

Medieval activity (MLE22473) has been recorded close to the west of the site, to the west of Westgate Lane. A geophysical survey (ELE9774) identified linear anomalies of possible archaeological origin close to the west of Washpit Lane, including ridge and furrow (MLE22905) and a possible bank or earthwork at the south-western corner of the area (Davies and Reeves 2015). Subsequent trial trenching (ELE9902) revealed that extensive ridge and furrow survives (Hewitt *et al*) and further trial trenching (ELE10610) revealed that medieval features lay beneath the agricultural system, which consisted of pottery dating to between the 10th and 12th centuries, several pits and two ditches (Kidd 2017).

Medieval or post-medieval roads (MLE23443) have been identified through early Ordnance Survey drawings and through aerial photography to the south-west of the site, immediately to the west of Thorpe Lubenham Hall Park. These roads would have linked Lubenham with Marston Trussell before they were realigned prior to the late 19th century.

Several areas of ridge and furrow have been identified around Lubenham. Two areas lie on the eastern side of Thorpe Lubanham Hall Park (HER9482/0/1, HER9482/0/4) and a large area occupies the western half of the park (HER9482/0/3). A large area (HER9482/0/2) also lies to the east of the village. A map of the surviving ridge and furrow taken from aerial photographs and held by the Historic Environment Record (HER) demonstrates that Lubenham was surrounded by the medieval open field system and has not significantly expanded since the post-medieval period. LIDAR data for the area suggests that a large areas of ridge and furrow to the south-east and north-east of the village have since been lost. However, the data also suggests that there is better survival in other areas than previously thought. Ridge and furrow survives on the site, lying in a predominantly north-south direction, although a second group of ridges are visible at the northern end of the site, lying north east-south west. In addition, ridge and furrow is also present on almost all the triangle of land to the north of Washpit Lane apart from on the eastern side.

Ridge and furrow was also identified during a watching brief at Old Hall Lane (ELE4143) to the east of the site (Dawson 2005), which confirms the map of surviving ridge and furrow.

An upper handle and rim of a Lyveden/Stanion ware jug (MLE6741) were found under the foundations of 55, The Green to the north of the site and four sherds of pottery (MLE16238) were found at Lubenham Primary School to the east during a watching brief (ELE4611; McWhirr 2006). Unstratified pottery was also discovered during a watching brief at Old Hall Lane (ELE4424; Leigh 2006)

### ***Post-medieval***

An early post-medieval stone manor house (MLE1893, MLE11533) was built at the Old Hall site to the east of Lubenham after the medieval building had been demolished. The early post-medieval building was built in the late 16th century but was reduced in size by 1774 and is a Grade II Listed Building. A fishpond (MLE1895) survives at the south-west corner of the moat (MLE1896), most of which still survives.

Tenement plots have been identified adjacent to the west of the site during an evaluation at Westgate Lane (ELE9902; Hewitt *et al* 2016), which were then

confirmed through an earthwork survey (ELE10122). Four earthwork platforms, thought to be occupation areas or yards and at least two trackways were discovered, which demonstrate how the settlement of Lubenham has contracted away from this area towards the east (MLE22658; Simmonds 2016). Further ditches were encountered during the second phase of trial trenching (ELE10610).

The Rugby and Stamford Railway branch of the London and North Western Railway (MLE16082) lies close to the southern end of the site. It opened in 1850 but was underused until the Great Exhibition made the line better known (Leleux 1984). The railway is now disused and Farndon Road Bridge (HER9964/1/5) near to the south-east corner of the site is a Grade II Listed Building. The early double arch design by Robert Benson Dockray, with one arch positioned over a lowered track, is rare and has group value owing to its position close to All Saints Church and Thorpe Lubenham moated site.

The Market Harborough to Coventry turnpike road (MLE20827) lies to the west, north and north-east of the site, the route of which is now occupied by the A4304. It was authorised in 1754 and expired in 1874.

A number of Grade II Listed Buildings lie within Lubenham to the east and north-east of the site. The Old Vicarage, The Green (MLE11540) and Eden House, Church Walk (MLE11530) date to the 17th century; The Tower House (MLE11536), Figperth (MLE11535) and May Cottage (MLE11534) in Rushes Lane; The House that Jack Built or Gore Lodge (MLE11537) Manor Farm (MLE11538), 1, The Green (MLE11539) and Vergers Cottage (MLE11531) are all 18th-century buildings and the milestone near Paget Road and Main Street (MLE11532) dates to the 19th century.

A possible water course (HER4206/0/3) lies to the south-east of the site, adjacent to the southern side of the railway.

A jetton and two coins (HER4206/0/0) were found during a metal detecting survey to the south-east of the site, within Thorpe Lubenham Hall Park and pottery (HER4206/1/0) was found during a fieldwalking survey at Thorpe Lubenham moated site.

### **Modern**

Thorpe Lubenham Hall Park (HER5197) is a modern landscaped park surrounding Thorpe Lubenham Hall to the south of the site.

A circular brick structure (MLE19392) was discovered during a watching brief to the rear of The Tower House (ELE7646) which was initially interpreted as a water tank for greenhouses or horses (Speed 2011) but has since been understood as evidence of private gas production and is visible on the First Edition Ordnance Survey map of 1884-5 (Fig 11). However, no archaeological finds or features were encountered during a subsequent watching brief (ELE9165; Browning 2013).

Victoria Mills (MLE19395) stood on School Lane to the east of the site and made carriage and railway trimmings. A pickle and ketchup factory was owned by the same family and stood in Rushes Lane and factory workers' cottages stood in both streets.

A congregational chapel (MLE19042) stood on Main Street and was opened in 1838 for independent dissenters. The corrugated building was demolished when the present brick chapel was constructed.

Table 1: Historic Environment Record (HER) data

HER ref	Description		Location
<b>Designations</b>			
SM1012566	Old Hall moated site		470860 287020
SM1009598	Thorpe Lubenham moated site and remains of shifted medieval village		470407 286875
MLE11529	Church of All Saints	Grade I	470500 287000
MLE11530	Eden House, 2 Church Walk, 17th century	Grade II	470600 287000
MLE11531	Vergers Cottage, 10 & 12 Church Walk, 1737	Grade II	470500 287000
MLE11532	Milestone east of junction with Paget Road and Main Street, 19th century	Grade II	470300 287300
MLE11533	Old Hall, Old Hall Lane, late 16th century	Grade II	470800 287000
MLE11534	May Cottage, 12 Rushes Lane, late 18th century	Grade II	470500 287200
MLE11535	Figperth, 14 Rushes Lane, late 18th century	Grade II	470500 287200
MLE11536	The Tower House, 32 Rushes Lane	Grade II	470500 287100
MLE11537	The House that Jack Built, or Gore Lodge, 18th century	Grade II	470600 287300
MLE11538	Manor Farm, 11 The Green, early 18th century	Grade II	470600 287400
MLE11539	1 The Green, 18th century	Grade II	470600 287300
MLE11540	The Old Vicarage, 23 The Green, 17th century	Grade II	470500 287400
9964/1/5	Disused railway bridge (also DNN17439)	Grade II	470490 286970
<b>Monuments</b>			
<i>Roman</i>			
MLE7866	Roman pottery from All Saints Church		470500 287000
222	Possible Roman activity		470700 286700
222/0/0	Unstratified Roman coin		470000 286000
<i>Saxon</i>			
MLE8713	Possible Saxon burial, All Saints Church		470500 287000
<i>Medieval</i>			
MLE1892	Possible site of watermill south of the Old Hall		470900 286900
MLE1897	Medieval village earthworks north of Old Hall		470800 287100
MLE6741	Medieval pottery, 55 The Green		470400 287400
MLE6742	Medieval pilgrim flask from All Saints Church		470500 287000
MLE8714	Late medieval lead smelting hearths, All Saints Church		470516 287069
MLE9316	Historic settlement core of Lubenham		470500 287200
MLE16238	Medieval/post-medieval pottery from Lubenham C of E Primary School		470600 287000
MLE22473	Medieval activity west of Westgate Lane		470320 287180
MLE22905	Ridge and furrow, Westgate Lane		470290 287180
MLE23443	Medieval/post-medieval roads south-west of Lubenham		469900 286730
4206	Thorpe Lubenham shifted village		470580 286769
4206/0/1	Medieval/post-medieval settlement earthworks		470650 286720
4206/0/4	Medieval/post-medieval settlement earthworks		470477 286924
4206/1	Thorpe Lubenham Manor		470490 286790
4206/1/1	Medieval moat		470460 286780
4206/1/2	Medieval/post-medieval manor house and outbuildings		470500 286800
9482/0/1	Area of ridge and furrow		470711 286706

9482/0/2	Area of ridge and furrow	471241	286996
9482/0/3	Area of ridge and furrow	470214	286661
9482/0/4	Area of ridge and furrow	470597	286706

*Post-medieval*

MLE1893	Early post-medieval manor house, Old Hall	470800	287000
MLE1895	Early post-medieval fishpond, Old Hall	470800	286900
MLE1896	Early post-medieval moat, Old Hall	470800	287000
MLE16082	London and North Western Railway, Rugby and Stamford Railway	474000	290000
MLE19042	Congregational Chapel, 41 Main Street	470700	287300
MLE19392	Private gas production, rear of The Tower House, 32 Rushes Lane	470500	287100
MLE19395	Victoria Mills, Rushes Lane	470600	287100
MLE20827	Turnpike road, Market Harborough to Coventry	461900	285400
MLE22658	Post-medieval settlement north of Washpit Lane	470320	287140
4206/0/0	Unstratified post-medieval finds	470000	286000
4206/0/3	Possible post-medieval watercourse	470660	286900
4206/1/0	Unstratified post-medieval pottery	470500	286800
5197	Thorpe Lubenham Hall Park	470212	286636

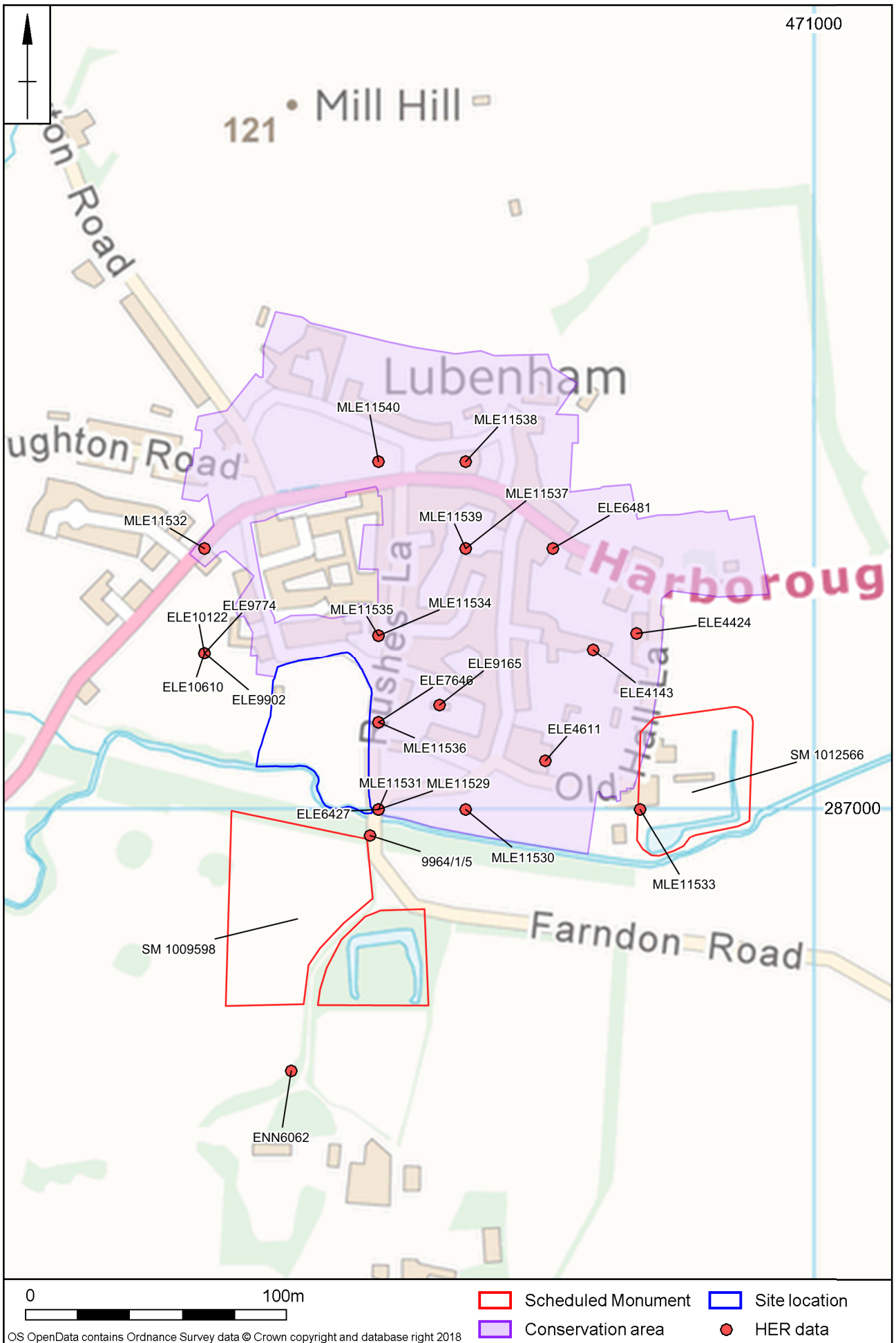
**Events**

ELE4143	Old Hall Lane, watching brief 2004	470746	287184
ELE4424	Old Hall Lane, watching brief 2006	470796	287203
ELE4611	Lubenham Church of England Primary School, watching brief, 2006	470691	287056
ELE6427	All Saints Church, excavation 1989	470500	287000
ELE6481	The Old Forge Nurseries, The Green, SMS, 2009	470700	287300
ELE7646	Land to the rear of Tower House, Rushes Lane, watching brief, 2011	470500	287100
ELE9165	Land to the rear of Tower House, Rushes Lane, watching brief, 2013	470570	287120
ELE9774	Westgate Lane, Geophysical survey, 2015	470300	287180
ELE9902	Land at Westgate Lane, Trial trenching, 2015	470300	287180
ELE10122	Land at Westgate Lane, earthwork survey, 2016	470300	287180
ELE10610	Land at Westgate Lane, trial trenching, 2017	470300	287180





471000



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- Scheduled Monument
- Site location
- Conservation area
- HER data

Scale 1: 6000

Historic Environment Record (HER) events and designations Fig 7

## 2.5 Cartographic evidence

### ***Speed's map of Leicestershire, 1610*** (Fig 8)

Speed's map shows north aligned to the right. The map shows no detail about the site but it does represent the size and status of settlements in relation to each other. *Lubbenham* is illustrated as one of several villages focused around *Harburgh* to the east. Lubenham is not shown near a significant river and roads are rarely illustrated on county maps of this period.

### ***Parish map of Lubenham, 1816*** (Fig 9)

The site lies at the edge of both the parish and county boundary and so the map does not show anything to the south of the River Welland. The site occupies the entirety of plot 219 which is illustrated here with a building in the north-east corner. All Saints Church is shown to the east and the building immediately to the north within plot 200 is Tower House.

### ***Lubenham tithe map, 1845*** (Fig 10)

The tithe map provides little information about the site, although the building previously seen in the north-east corner (fig 9) is not illustrated here and appears to have been demolished. Very few other buildings are noted but they include the church to the east and a group of three buildings on Washpit Lane close to the western boundary of the site.

### ***First Edition Ordnance Survey map, 1884-5*** (Fig 11)

The First Edition Ordnance Survey map shows the arrival of the railway at the southern boundary of the site and that the River Welland was rerouted to allow for its construction. The original course of the river is also marked, as it had remained as the county boundary which appears not to have changed. Lubenham had not significantly expanded since the parish map of 1816 (fig 9), although a school had been built to the east and the buildings close to the west of the site and close to the north-west corner had been demolished by this time. Tower House close to the east of the site, annotated here as The Cottage, had been extended and various outbuildings and a glasshouse are marked to the rear. Thorpe Lubenham moated site (SM1009598) is shown to the south of the site, at the eastern edge of Thorpe Lubenham Hall Park. The two routes under the railway bridge (HER9964/1/5) near the south-eastern corner of the site are clearly visible and a line of trees had been planted on the southern embankment within the park, presumably to screen the effects of the new railway from Thorpe Lubenham Hall. The Old Hall moated site (SM1012566) can also be seen at the eastern edge of the map. The site is marked as open ground, although four conifers are illustrated at the northern and north-western boundaries and there is a small enclosure at the north-west corner.

### ***Second Edition Ordnance Survey map, 1904*** (Fig 12)

Very few changes had taken place in Lubenham at the start of the 20th century

### ***Ordnance Survey map, 1931*** (Fig 13)

Very few further changes in Lubenham are visible on the map, although street names are included here and it appears that Rushes Lane was known as Middle Lane at this time. One conifer is shown at the north-west corner of the site, within the same small enclosure.

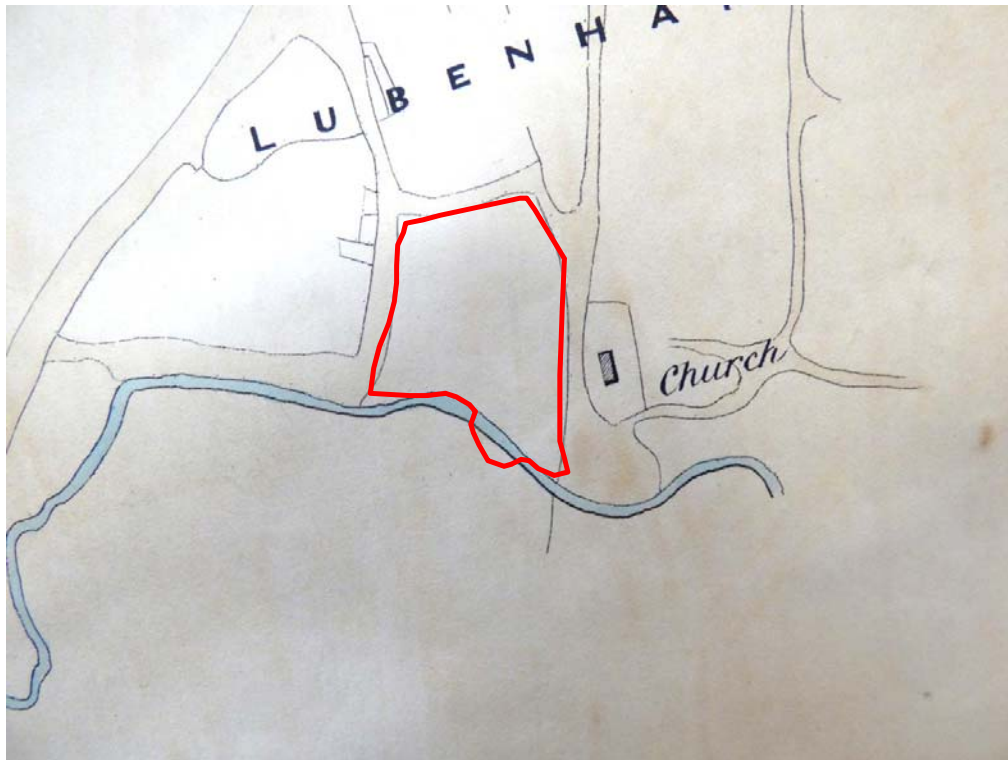


Speed's map of Leicestershire, 1610 Fig 8

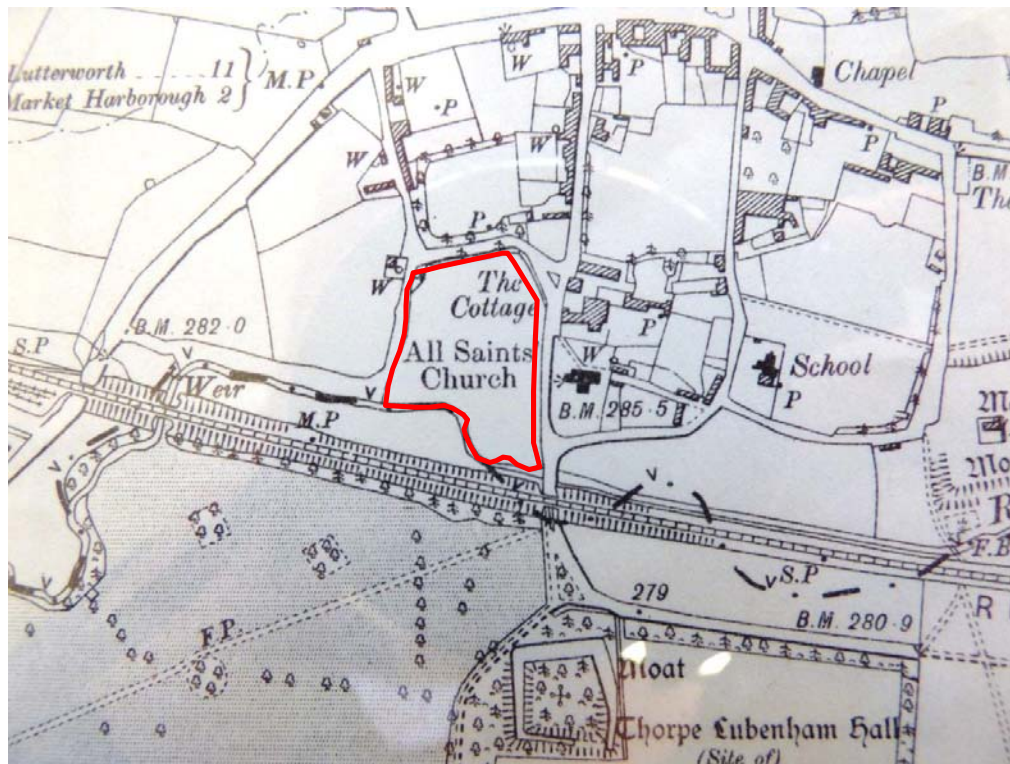


Parish map of Lubenham, 1816 Fig 9

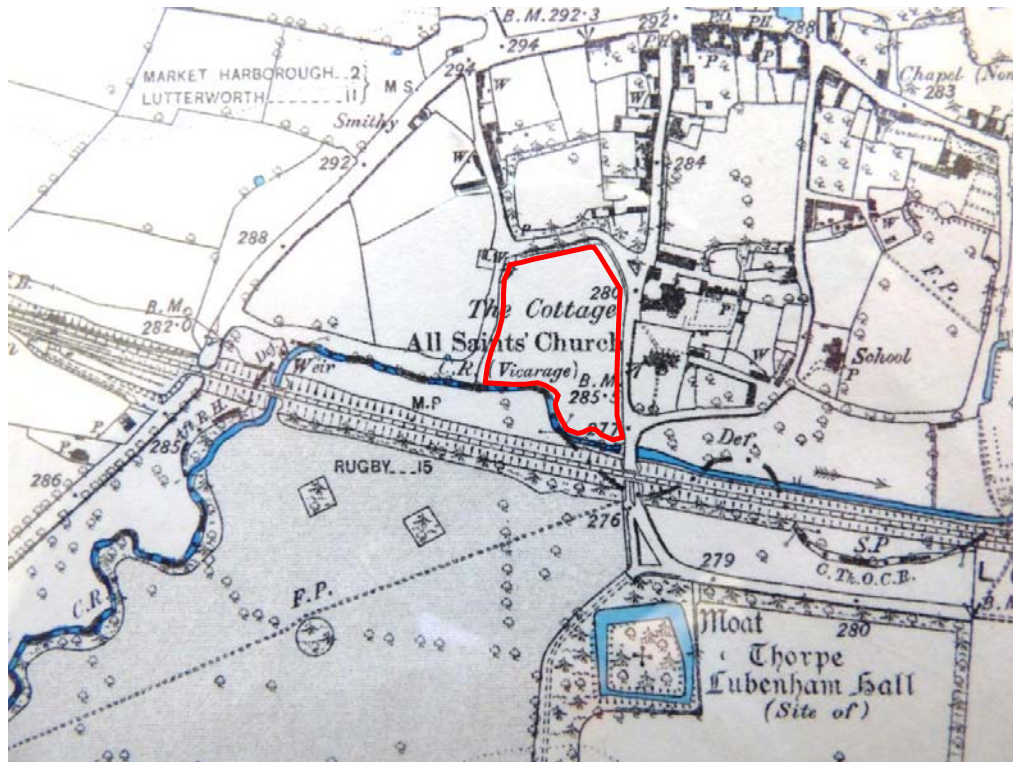




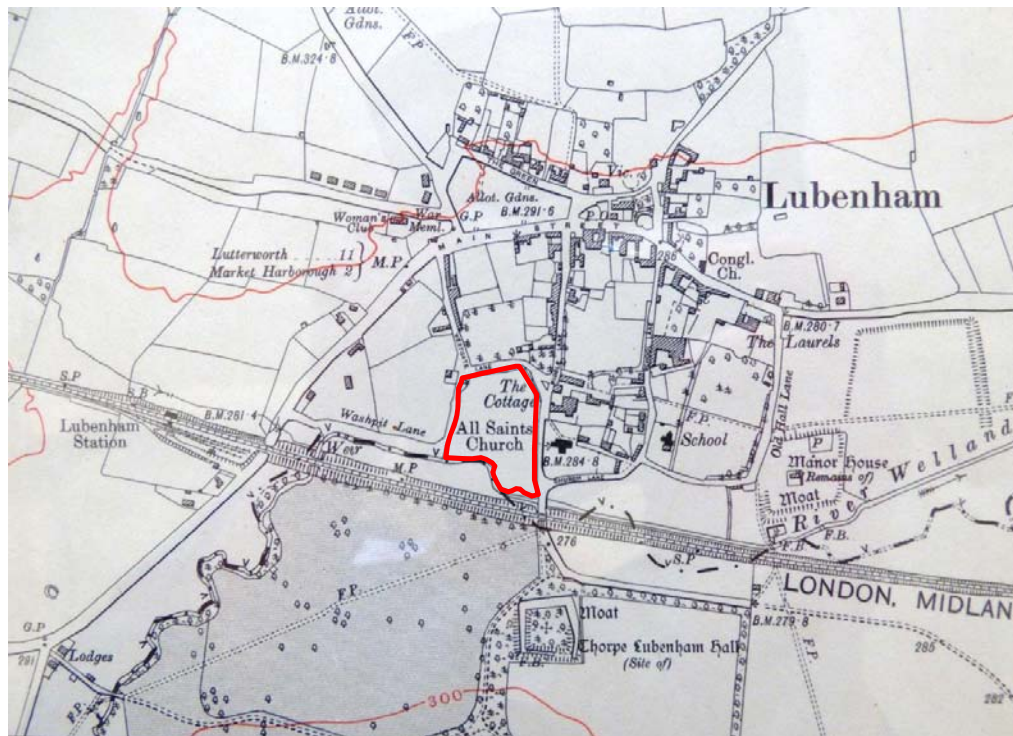
Lubenham tithe map, 1845 Fig 10



First Edition Ordnance Survey Map, 1886 Fig 11



Second Edition Ordnance Survey map, 1904 Fig 12



Ordnance Survey map, 1931 Fig 13



### 3 IMPACT ASSESSMENT

#### 3.1 The proposed development

The proposed development is for three dwellings and a community car park with access from Rushes Lane. A planning application, number 18/00923/FUL, was submitted in 2018 but objections were raised by Harborough District Council and by Historic England on the grounds that the development may be harmful to the setting of designated heritage assets, namely Thorpe Lubenham moated site and remains of shifted medieval village (SM1009598), Lubenham Conservation Area, All Saints Church (Grade I) and Tower House (Grade II). Historic England have recommended that an assessment be carried out on the impact of the development on the Conservation Area, the church and the Scheduled Monument and should include an assessment on the potential for undesignated archaeological remains.

#### 3.2 Visual Impact Assessment (VIA)

This VIA is an additional level of assessment which follows Historic England's Good practice advice in planning Note 3 (second edition) (HE 2017) which will assist local authorities, planning and other consultants, owners, applicants and other interested parties in the management of change within the settings of heritage assets. It will also provide information on implementing historic environment policy in the National Planning Policy Framework (NPPF). Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to complex or more straightforward cases. The process involved a site visit to inspect the views towards, from and through the proposed development. Photographs were taken to illustrate the presence or absence of setting issues from various positions within the vicinity. For this specific study, the four-stage approach as set out below, was adopted.

##### ***Step 1: Identify which heritage assets and their settings are affected***

The setting of a heritage asset is defined as the surroundings in which a heritage asset is experienced. Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF glossary, MHCLG 2018 glossary).

Thorpe Lubenham moated site and remains of shifted medieval village lie within Thorpe Lubenham Hall Park to the south of the River Welland (Fig 14). The boundaries of the post-medieval park have remained largely intact until the construction of the railway during the 19th century. The now disused railway line lies on an embankment at the northern edge of the park which would have originally extended to the river and it is likely that it has truncated the northern part of the Scheduled Monument.

All Saints Church lies on Rushes Lane, adjacent to the eastern side of the proposed development (Figs 15-16). It is situated within an historic churchyard at the centre of the historic settlement core of Lubenham and marks the southern end of the modern village. The churchyard is raised up from the road and the northern side lies adjacent to Tower House, a Grade II Listed Building and houses along Church Walk. There are partial views through the hedgerow on the west side of Rushes Lane across the proposed development site to the west. The southern view is blocked by the railway line and the vegetation surrounding it.

Lubenham Conservation Area includes the majority of the historic core of the village. The southern area has boundaries along Rushes Lane, Westgate Lane and the railway line and is characterised by the Church, Tower House with stables and high brick wall. These buildings form a group together with scots pines at the junction of Rushes Lane and Westgate Lane and mature trees within the churchyard (harborough.gov.uk; Fig 19). .



Thorpe Lubenham Hall Park, looking south-west from the railway bridge across the Scheduled Monument Fig 14



All Saints Church (right) and Tower House (left) from within the area of proposed development, looking east Fig 15



View from railway bridge incorporating the proposed development site (left) and All Saints Church, looking north up Rashes Lane and into Lubenham Conservation Area Fig 16



***Step 2: Assess the degree to which these setting and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.***

The second stage of the analysis is to assess whether the setting of an affected heritage asset makes a contribution to its significance and the extent and/or nature of that contribution. Both setting and views, which form part of the way a setting is experienced, may be assessed additionally for the degree to which they allow significance to be appreciated (HE 2017).

The significance of the Scheduled Monument is embedded within the historic origins of Lubenham as the medieval village is thought to have shifted northwards over the River Welland to its current position in Lubenham (Fig 14). The railway has severed both this historic landscape and the link between the monument and the current village and it is not possible to view both simultaneously, even from the clearest point on top of the railway bridge. However, the railway makes a positive feature to the setting of the monument because the embankment and vegetation completely screen the modernity of the current village. This in turn allows for an uninterrupted experience of the monument within a rural setting.

The churchyard is an important historic space because the gravestones within are generally legible and in very good condition, owing to many of them having been carved from slate. It is unusual for grave markers of the 17th and 18th centuries to be so easily understood, which provides visitors with tangible links to the past to better understand the history of the village and the lives of its previous inhabitants. The railway to the south and has severed the landscape and the historic relationship between the church and Thorpe Lubenham moated site, which would have been an important historic vista but no longer exists (Fig 17). There are partial views from the churchyard, Tower House and the conservation area into the proposed development through the hedgeline (Fig 18) but the views can be better appreciated from the other direction from within the proposed development (Fig 15). The best view which incorporates both the church and the site is from the railway bridge (Fig 16), which expresses the importance of the open space to the west of the church. It also helps to appreciate the position of the church marking the southern edge of the village, which dominates the view into the conservation area when entering the village from the south.

The significance of the views across the field to the west of from Tower House is addressed by a Lubenham Heritage Trail plaque on the exterior wall of the building, which states that the tower was added to the house in 1865 in order to 'view horses racing in the nearby fields'. Therefore a robust architectural link survives between the house and the proposed development, which began after the arrival of the railway line in 1850.



View towards the Grade II railway bridge from the churchyard, looking south-west  
Fig 17



Partial views into the proposed development site from within the churchyard,  
looking north-west Fig 18)



Tower House viewed from Westgate Lane, looking south-east Fig 19

***Step 3: Assessing the effect of the proposed development, whether beneficial or harmful, on the significance or the ability to appreciate it.***

The third stage of the analysis is to identify the range of effects a development may have on settings and evaluate the resultant degree of harm or benefit to the significance of the heritage assets (HE 2017).

The proposed development will not cause harm to the significance of Thorpe Lubenham moated site and its setting within Thorpe Lubenham Hall Park. The railway embankment and surrounding vegetation provides a substantial barrier so that the proposed development will be hidden from view, although this is dependent on the height of the new dwellings.

However, the proposed development may cause harm to the setting of the All Saints Church, the conservation area and views of them from the south. The present houses along Westgate Lane are at a sufficient distance so that the dominating visual impact of the church is not compromised. This impact would be reduced by the development which would also remove the important open space to the west and alter its relationship with the landscape.

The proposed development will reduce the significance of the open field to the west of Tower House, whose tower was added in order to view activities in the fields. The strong architectural link between the two will be lost as it is unlikely that views will be possible over the proposed development and the recent development further to the west.



**Step 4: Explore ways to maximise enhancement and avoid or minimise harm**

Maximum advantage can be secured if any effects on the significance of the heritage assets arising from development likely to affect its setting are considered from the projects inception. Early assessment of setting may provide a basis for agreeing the scope and form of development, reducing the potential for disagreement and challenge later in the process (HE 2017).

The arrangement of the houses in a line on a north west-south east alignment within the proposed development will go against the architectural grain of the village, which is derived from the linear pattern formed by the roughly parallel historic streets of Westgate Lane, Rushes Lane, School Lane and Old Hall Lane. However, this may reduce the impact of the development as views towards it will be oblique from most points apart from the junction of Westgate Lane and Rushes Lane. This layout may also achieve a less visually confrontational effect when seen from Tower House, the church and from the key viewpoint at the railway bridge. A second advantage of the proposed layout is that distance will be placed between the proposals and the conservation area boundary.

**3.3 Archaeological potential**

*Table 2: Summary of archaeological potential by period*

Neolithic or earlier	Bronze Age	Iron Age	Roman	Saxon	Medieval	Post-medieval
Low	Low	Low	Low	Low	High	High

There is an overall lack of evidence for prehistoric periods found in the vicinity.

Roman activity is suspected to the south-east of the site but little else has been found nearby.

A possible Saxon grave found beneath the church probably relates to an earlier structure at the same location. If this is the case, a settlement is likely to have stood in the vicinity of the church, although the location is unknown.

Although the remains of Thorpe Lubenham shifted medieval village lie close to the south, it is thought that it moved further to the north of the site. LIDAR data shows that ridge and furrow cultivation survives across the site. Medieval features were found beneath the ridge and furrow in the adjacent field to the west and this may also be the case on the site.

Post-medieval tenement plots have been identified adjacent to the west of the site, fronting onto Washpit Lane, although it is not known whether further plots lay on the site. Cartographic evidence suggests that a building stood in the north-eastern corner of the site during the early 19th century, although this isn't visible through LIDAR data.

### 3.4 Archaeological sensitivity

The level of archaeological sensitivity can only be assessed against the known or likely presence of archaeological remains on or around the site.

*Table 3: Criteria for assessing the relative importance of cultural heritage sites*

Level of sensitivity	Definition
Very high	Sites of international importance: World Heritage Sites
high	Sites of national importance include those that are designated as Scheduled Monuments or those that are considered to be suitable for scheduling, Grade I and Grade II* Listed Buildings, Registered Battlefields, Grade I and II* Registered Parks and Gardens
Medium	Sites of regional importance include Grade II Listed Buildings, Grade II Registered Parks and Gardens, Conservation Areas and those sites which are considered to be significant regional examples with well-preserved evidence of occupation, industry etc.
Low	Sites which are of less-defined extent, nature and date or which are in a poor or fragmentary state, but which are considered to be significant examples in a local context
Negligible	Areas in which investigative techniques have produced negative or minimal evidence of antiquity, or where large-scale destruction of the archaeological resource has taken place (e.g. by mineral extraction)

*Table 4: Summary of archaeological sensitivity by period*

Neolithic or earlier	Bronze Age	Iron Age	Roman	Saxon	Medieval	Post-medieval
Low	Low	Low	Low	Low	High	Medium

The level of sensitivity of prehistoric and Roman remains is subject to the lack of evidence found locally.

The level of sensitivity of remains dating to the Roman period is low, due to the nature and limitations of the evidence found in the vicinity.

The Saxon remains found close to the east of the site would constitute significant examples of its type in a local context.

Remains dating to the medieval period are highly sensitive due to the proximity of two medieval Scheduled Monuments; Thorpe Lubenham moated site and shifted medieval village, Old Hall moated site the Grade I All Saints Church.

The sensitivity of post-medieval remains is medium, due to two Grade II Listed Buildings adjacent to the site; Tower House and the railway bridge

## 4 CONCLUSIONS

This report is written in response to recommendations made by Historic England concerning planning application 18/00923/FUL. It addresses the expected effects of the proposed development upon Lubenham Conservation Area, Thorpe Lubenham moated site and shifted medieval village, together with the impacts upon potential undesignated archaeological remains.

The site lies on the south-west side of Lubenham and is currently used as horse pasture. Two Scheduled Monuments, Thorpe Lubenham moated site and shifted medieval village and Old Hall moated site lie in the vicinity. In addition, A Grade I Listed Building, All Saints Church, and a Grade II Listed Building, Tower House both lie adjacent to the east of the site. There are no Registered Parks and Gardens or Registered Battlefields within the 500m HER search radius of the site, although ten further Grade II Listed Buildings lie within Lubenham. The site lies adjacent to but outside the southern boundary of Lubenham Conservation Area

No prehistoric remains are known from the vicinity of the site and limited Roman evidence has been found. If the church had a Saxon predecessor, a settlement may lie in the vicinity. The site lies within a medieval landscape, within open fields between Thorpe Lubenham moated site and shifted medieval village to the south and to the later medieval settlement of Lubenham to the east and north-east. A further moated site lies on the eastern side of the village and medieval remains have been discovered close to the west. LIDAR data shows that ridge and furrow survives in many places around the periphery of the village, including the site. Post-medieval tenements have been found close to the western boundary of the site on Washpit Lane and cartographic evidence suggests that a building stood at the north-east corner of the site in the early 19th century.

The Visual Impact Assessment (VIA) included within this report concludes that the proposed development is not expected to cause harm to Thorpe Lubenham moated site and remains of shifted village. However, the proposals have the potential to cause harm to the setting of All Saints Church and Tower House. The development may be of sufficient distance from the southern boundary of Lubenham Conservation Area to cause less than substantial harm.

It is likely that if the planning application is successful, Leicestershire County Council will request an archaeological evaluation of the site to inform further planning decisions.

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