

East of Lutterworth Strategic Development Area Harborough District Leicestershire

Heritage Statement



Report prepared for:
Harborough District Council

CA Project: 661000

CA Report: 17604

November 2017



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issue	1

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SUMMARY

In October 2017, Cotswold Archaeology was commissioned by Harborough District Council to prepare a Heritage Statement for the East of Lutterworth Strategic Development Area (referred to 'the Site'). This report identifies the known and potential heritage resource within the Site and its environs and assesses the likely development effects thereupon.

Archaeology

Four areas of probable later prehistoric settlement and agricultural activity have been discerned from cropmark and geophysical evidence within the central and southern parts of the Site. The identified potential buried archaeological remains of rectangular and curvilinear enclosures and other ditched features are themselves unlikely to be of such significance as to warrant preservation *in situ*, but would add to the existing corpus of known sites from Leicestershire and may yield data that could contribute to regional research questions regarding the pattern and character of Iron Age settlement.

Historic aerial photographs document widespread 'ridge and furrow' across the Site, but extant earthworks appear to be present only in the northern and north-western parts of the Site. This recorded distribution attests to the Site having comprised part of the agricultural hinterland of the parishes of Misterton and Lutterworth. There is no indication of medieval settlement encroaching into or existing within the Site: the hamlet of Misterton was likely confined by the River Swift and the suggestion of a deserted village near Thornborough Farm is not substantiated by any evidence.

The upstanding brick barn and footbridge observed beside the River Swift appear to be of mid- to late-19th century date; they represent non-designated heritage assets of limited heritage significance. The active farmsteads within the Site have not been subject to assessment and building recording at this stage, but are not anticipated to be of any special architectural and historic interest on the basis of documentary research.

Historic landscape character

The field systems within the Site are considered to derive predominantly from post-medieval and modern planned enclosure and amalgamation; this historic landscape character type is common within Leicestershire. Development will result in the loss of historic agricultural land; however, certain elements (such as field boundaries,

'important' hedgerows and extant ridge and furrow earthworks) could be retained through sensitive design.

Settings

The Grade II* Listed Church of St Leonard and the Grade I Listed Church of St Mary at Lutterworth were identified during consultation as being potentially sensitive to the proposals and were subject to detailed settings assessments to clarify the possible impacts. It is concluded that development would alter the setting of the Church of St Leonard, potentially resulting in a degree of harm to its significance. The proposed development would comprise the loss of part of its historic agricultural hinterland; however, the important associations between St Leonard's and other elements of the historic landscape at Misterton would be retained. It is considered that a reduction in the southern extent of the Site is unnecessary and that glimpses of St Mary's from St Leonard's could be preserved through sensitive design. However, LVIA input is recommended to clarify this.

In sum, no overriding heritage constraints to the proposals have been identified at this stage. However, further investigation is needed to better understand the nature, survival and extent of potential buried archaeological remains within the Site and sensitive design is recommended to minimise the degree of harm to the Church of St Leonard in particular. This will help to ensure that the proposals are consistent with Policy CS11 of the Harborough District Local Development Framework Core Strategy (2011), the NPPF (2012), and relevant heritage legislation.

1. INTRODUCTION

- 1.1. In October 2017, Cotswold Archaeology was commissioned by Harborough District Council to undertake a Heritage Desk-Based Assessment of the East of Lutterworth Strategic Development Area (centred SP 5548 8482, hereafter referred to as ‘the Site’; see Fig. 1).

Objectives and professional standards

- 1.2. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with the CIfA’s *Standard and Guidance for Historic Environment Desk-Based Assessment* (2014).
- 1.3. The composition and development of the historic environment within the Site and wider landscape are discussed. A determination of the significance of any heritage assets located within the Site, and any heritage assets beyond the Site boundary that may potentially be affected by the development proposals, is presented. Any potential development effects upon the significance of these heritage assets (both adverse and/or beneficial) are then described.
- 1.4. This approach is consistent with the CIfA’s *Standard and Guidance for Heritage Desk-Based Assessment*, which provides that, desk-based assessments should:

‘...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact’ (CIfA 2014, 4).

- 1.5. Historic England’s *Historic Environment Good Practice Advice in Planning Note 2: Decision-Taking in the Historic Environment* further clarifies that a desk-based assessment should:

‘...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation’ (Historic England 2015a, 3).

Statute, policy and guidance context

- 1.6. This assessment has been undertaken within the key statute, policy and guidance context presented in Table 1.1 overleaf. The applicable provisions contained within

these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Consultation and scope

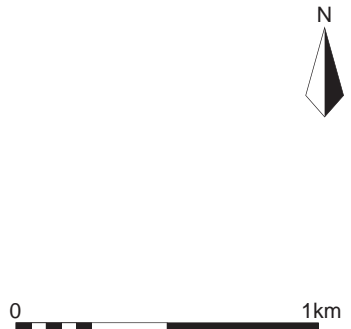
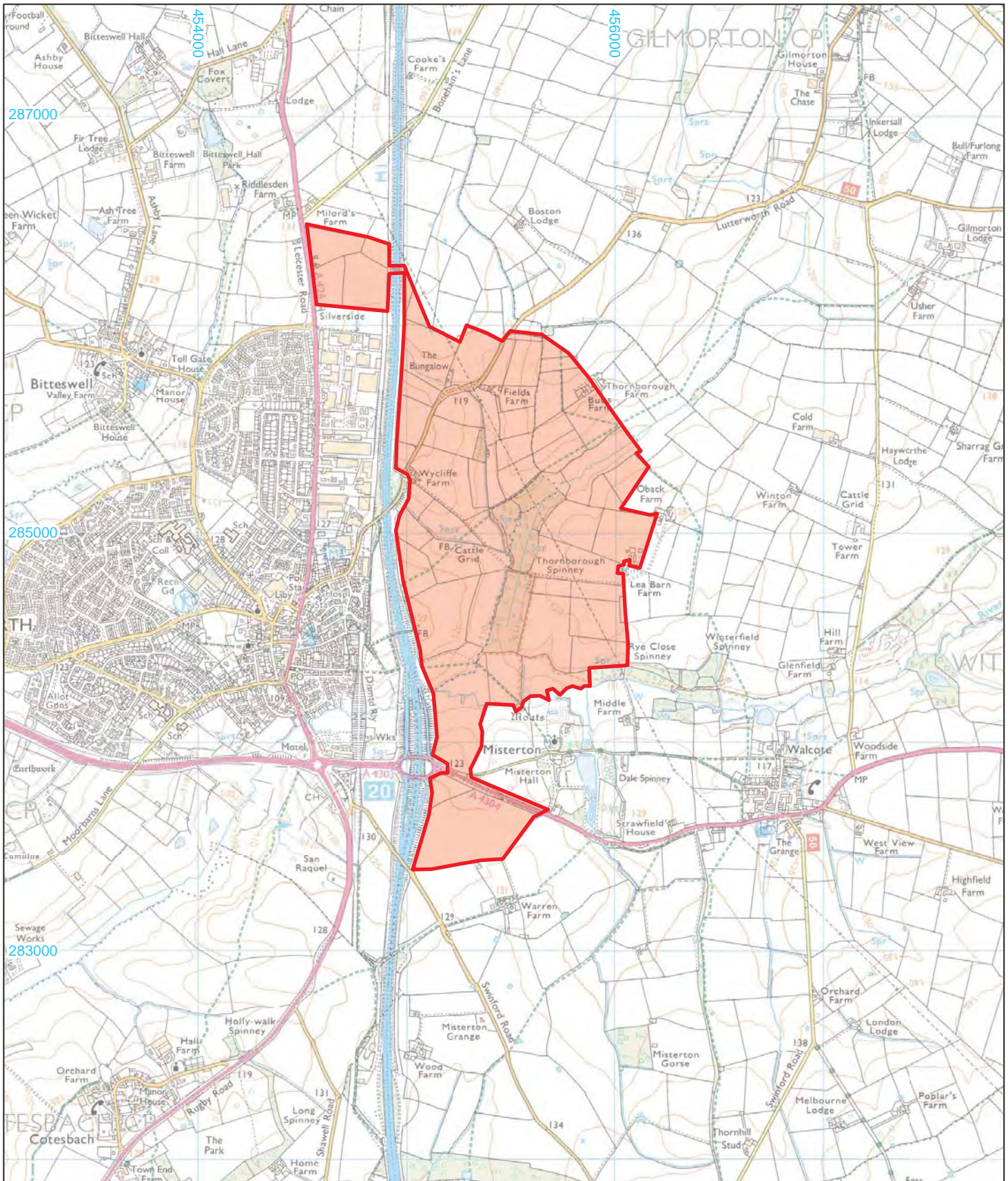
- 1.7. Initial consultation on the Harborough Local Plan Site Allocations was undertaken with Historic England in June–August 2017. The following comments were provided for the East of Lutterworth SDA (the Site) by Emilie Carr (Historic Environment Planning Adviser, Historic England East Midlands) on 2nd August 2017:

'Historic England would object to the allocation as proposed. It would be harmful to the Grade II Church of St Leonard at Misterton, intervisibility between the church and the Grade I Listed Church of St Mary Lutterworth and the non-designated heritage assets forming part of the historic landscape of Misterton, further emphasised by the open views from the church and change in levels to the north and the scale and siting of the proposal, surrounding the settlement and church to the north, west and south.*

The non-designated heritage assets include a double moat north of the Grade II church which forms part of the deserted medieval village. Misterton Hall lies on the site of the former medieval manor house. To the south-east is the Scheduled Monument 'Bowl barrow at Misterton' (SM 17086; NHLE 1008541).*

Notwithstanding our concerns, as discussed, whilst some form of development may be acceptable, significant reductions to the southern extent of the development would be necessary. Whilst recognition of heritage assets and their settings within the site-specific policy would also be required and welcomed; as stressed during the meeting, this must be in conjunction with an amendment to the site boundary.'

- 1.8. This Heritage Statement responds to the specific concerns highlighted above, in presenting detailed settings assessments for the designated and non-designated heritage assets deemed sensitive to the proposals.



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PROJECT TITLE
 East of Lutterworth SDA, Leicestershire

FIGURE TITLE
 Site location plan

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Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
Planning (Listed Buildings and Conservation Areas) Act (1990)	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
National Planning Policy Framework (2012)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 12 (page 30).
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015a)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets (Historic England, 2015b)	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
Harborough District Local Development Framework Core Strategy 2006–2028 (Harborough District Council 2011)	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2012). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF.
Hedgerows Regulations (1997)	Provides protection for 'important' hedgerows within the countryside, controlling their alteration and removal by means of a system of statutory notification.

Table 1.1 Key statute, policy and guidance

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach is in accordance with the provisions of the National Planning Policy Framework (2012; hereafter referred to as ‘the NPPF’) and the guidance issued by the ClfA (2014). The data has been collected from a wide variety of sources (see Table 2.1).

Source	Data
National Heritage List for England (NHLE)	Designated heritage assets, namely Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, and Registered Battlefields.
Leicestershire Historic Environment Record (HER)	Archaeological sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Historic England Archives (HEA)	Additional sites and events records, supplied in digital and hardcopy formats.
Record Office for Leicestershire, Leicester & Rutland	Historic maps and other documentary sources.
Environment Agency (EA) Website	1m resolution digital terrain model lidar imagery and point cloud data, available from the Environment Agency website.
Cartographic websites: www.thegenealogist.co.uk, www.old-maps.co.uk, www.promap.co.uk maps.nls.uk	Historic mapping in digital format.
British Geological Survey (BGS) Website	UK geological mapping (bedrock & superficial deposits) and borehole data.
Cranfield University’s LandIS Soil Portal	UK soil mapping.

Table 2.1 Key data sources

- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software and entailed a review of recorded heritage assets in the immediate and wider urban context, using available datasets such as the online NHLE.

-
- 2.3. On this basis, a 1km study area, centred on the Site (hereafter referred to as ‘the study area’), was considered sufficient to capture the relevant historic environment data, and provide the necessary context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the Leicestershire HER – the primary historic environment data repository – for the study area was requested. The results were synthesised, with those historic environment records considered most pertinent to this assessment being discussed in Section 4 and listed within a cross-referenced gazetteer provided in Appendix 2. Not all HER entries are referred to, discussed or illustrated further within the body of this report – only those considered relevant.
- 2.4. A walkover survey of the Site and the study area was conducted on 19th October 2017. The purpose of this was to identify and record any visible features of archaeological or historic interest within the Site and to undertake settings assessments for selected designated heritage assets in the wider surroundings.

Assessment of heritage significance

- 2.5. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 128 of the NPPF (2012), the guidance issued by the ClfA (2014) and *Historic Environment Good Practice Advice in Planning Note 2* (Historic England 2015a). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within *Conservation Principles* (Historic England 2008). This approach considers heritage significance to derive from a combination of discrete heritage values: i) evidential (archaeological), ii) historic (illustrative and associative), iii) aesthetic, and iv) communal, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

- 2.6. The present report considers the significance and susceptibility of heritage assets to the proposed development. Both physical effects, i.e. resulting from the direct truncation of archaeological remains, and non-physical effects, i.e. resulting from changes to the setting of heritage assets, have been assessed. In regards to non-physical effects or ‘settings assessment’, the five-step assessment methodology

advocated by Historic England, and set out in GPA3 (Historic England 2015b), has been adhered to (presented in greater detail in Appendix 1).

2.7. Identified effects upon **designated** heritage assets have been defined within broad ‘level of effect’ categories (see Table 2.2). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2012). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. However, these broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in Sections 4 and 5 of this report. It should be noted that the overall effect of development proposals upon the designated heritage asset are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).

LEVEL OF EFFECT	DESCRIPTION	APPLICABLE STATUTE & POLICY
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the designated heritage asset.	<p>Enhancing or better revealing the significance of a designated heritage asset is consistent with paragraphs 126 and 137 of the NPPF.</p> <p>Preserving a Listed Building and its setting is consistent with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>Preserving or enhancing the character or appearance of a Conservation Area is consistent with Section 72 of the Act.</p>
No harm	The proposals would preserve the significance of the designated heritage asset.	<p>Sustaining the significance of a designated heritage asset is consistent with paragraph 126 of the NPPF.</p> <p>Preserving a Listed Building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>Preserving or enhancing the character or appearance of a Conservation Area is consistent with Section 72 of the Act.</p>

LEVEL OF EFFECT	DESCRIPTION	APPLICABLE STATUTE & POLICY
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the designated heritage asset, such that the asset's contributing heritage values would be largely, though not entirely, preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 134 of the NPPF (2012). Proposals involving change to the fabric or setting of Listed Buildings, or to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. The provisions of the Act do not apply to the setting of Conservation Areas.
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the designated heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	Proposals with the potential to harm the significance of Scheduled Monuments will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.
Substantial harm	The proposals would very much reduce the designated heritage asset's significance or vitiate that significance altogether.	Paragraphs 132 and 133 of the NPPF (2012) would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply.

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to designated heritage assets, and the applicable statute and policy

2.8. In relation to **non-designated** heritage assets, the key applicable policy is paragraph 135 of the NPPF (2012), which states that:

*'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the **scale of any harm or loss and the significance of the heritage asset**' [our emphasis]*

2.9. Thus with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Limitations of the assessment

- 2.10. This assessment is primarily a desk-based study and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that these data, as well as the information derived from other secondary sources, is reasonably accurate. The records held by the Leicestershire HER and HEA are not a record of all surviving heritage assets, but rather, a record of the discovery of a wide range of archaeological and historical components of the historic environment. Thus, the information held is not complete and does not preclude the subsequent discovery of elements of the historic environment that are currently unknown.
- 2.11. The detached north-western parcel of the Site and some of the fields surrounding Butts Farm and Thornborough Farm were excluded from the walkover survey due to an absence of permissions from landowners and tenants and/or the presence of livestock. With the exception of the active farmsteads and dwellings (Wycliffe Farm, The Bungalow, Fields Farm, Butts Farm, Lea Barn Farm), all extant built structures of historical interest within the Site were subject to Level 1 Building Recording in accordance with Historic England's 2016 guidance (see Appendix 3). The walkover survey permitted only the identification of visible, above-ground features and does not preclude the subsequent discovery of buried archaeological remains within the Site.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

- 3.1. The Site currently comprises c.219ha of agricultural land that, with the exception of a detached north-western parcel, lies to the east of the M1 (see Fig. 1). The town of Lutterworth lies on the west side of the motorway, c.150m west of the Site; the hamlet of Misterton lies c.250m to the south-east of the Site. Gilmorton Road crosses the north-western part of the main Site area; Lutterworth Road crosses the southern part of the main Site area; two farm tracks cross the central part of the main Site area. Footpaths extend from a motorway bridge near Junction 20 to Misterton (in an easterly and south-easterly direction) and to Gilmorton Road (in a north-easterly direction). There are five existing properties within the Site: Wycliffe Farm (at the western boundary), The Bungalow and Fields Farm (either side of Gilmorton Road in the northern area), Butts Farm (at the north-eastern boundary) and Lea Barn Farm (at the eastern boundary).
- 3.2. The Site is divided into sub-rectangular fields currently under pasture and arable cultivation. A plantation known as Thornborough Spinney lies at the centre of the Site, on the eastern side of a tributary that flows north–south through the centre of the Site before joining the River Swift as it flows east–west through the southern central part of the Site. The topography is variable, rising from c.109m aOD either side of the watercourses in the centre of the Site to c.133m aOD in the detached north-western parcel of the Site. The recorded geology of the majority of the Site comprises Blue Lias Formation mudstone and limestone overlain by diamicton (boulder clay) with slowly permeable and seasonally wet slightly acid but base-rich loamy and clayey soils; however, the recorded geology along the course of the River Swift and its tributary comprises Charmouth Formation mudstone overlain by alluvial deposits, whilst the fields to the south of Lutterworth Road in the southern part of the Site possess freely-draining slightly acid loamy soils (BGS 2017 and Cranfield University 2017; see Fig. 4 for superficial deposit modelling).

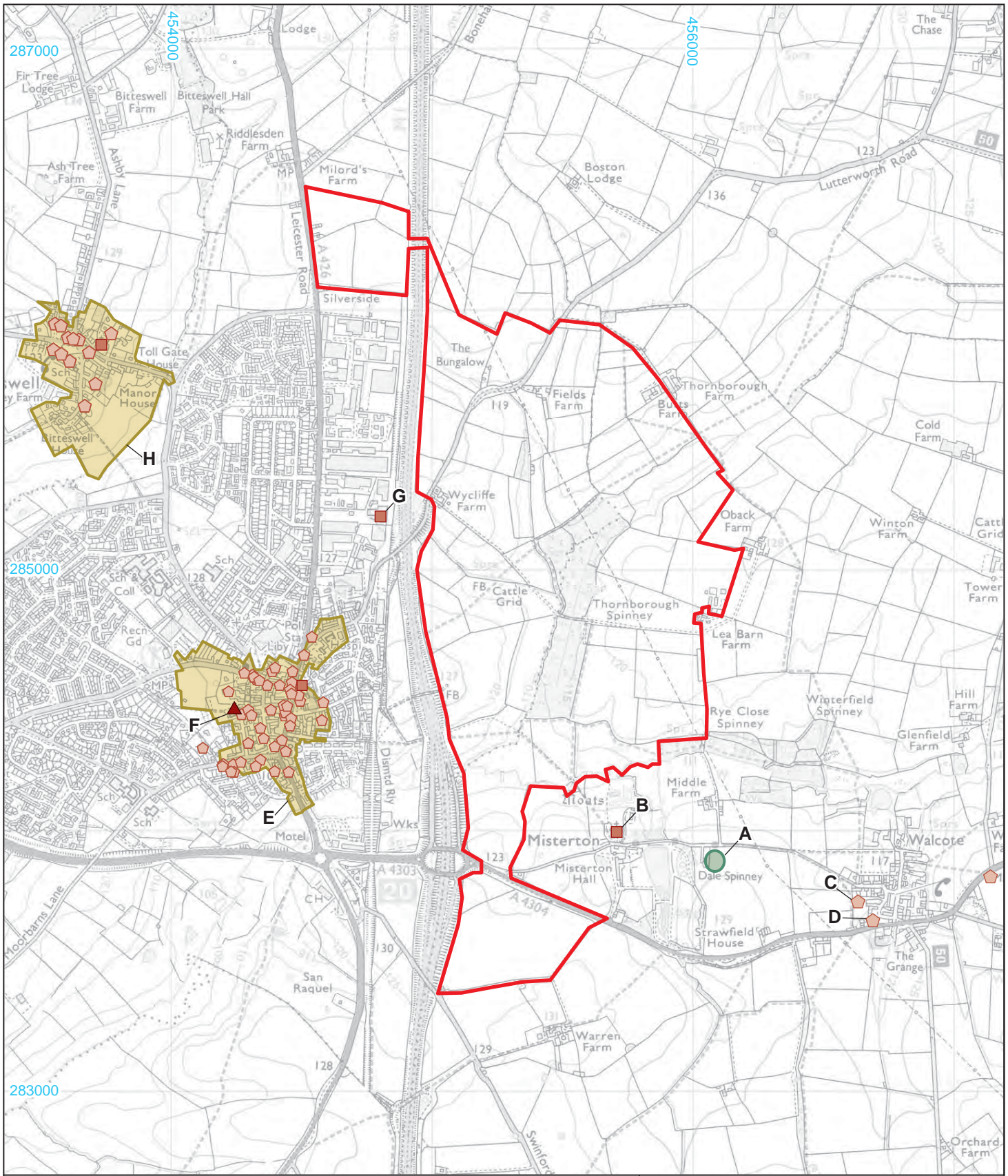
Designated heritage assets

- 3.3. The Scheduled Monument of a Bronze Age bowl barrow is located on the east side of the hamlet of Misterton, c.400m south-south-east of the Site (Fig. 2, **A**). The Grade II* Listed Church of St Leonard is located on the west side of the hamlet of Misterton, c.240m south-south-east of the Site (Fig. 2, **B**). Two Grade II Listed Buildings are located at Walcote, c.1km south-east of the Site (Fig. 2, **C** and **D**).

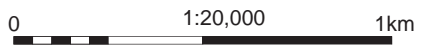
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- 3.4. The historic town core of Lutterworth is designated as a Conservation Area (Fig. 2, **E**) and encompasses the Grade I Listed Church of St Mary (Fig. 2, **F**), the Grade II* Listed The Manor House and 46 Grade II Listed Buildings (see Fig. 2). Outlying the Conservation Area, c.200m west of the Site, is the Grade II* Listed Ladywood Works (Fig. 2, **G**).
- 3.5. The village of Bitteswell, at the north-western edge of the study area, is designated as a Conservation Area and encompasses the Grade II* Church of St Mary and 12 Grade II Listed Buildings (Fig. 2, **H**).
- 3.6. There are no Registered Parks and Gardens, Registered Battlefields, or World Heritage Sites within the study area.

Previous archaeological investigations

- 3.7. A number of archaeological investigations have occurred within the Site (see Fig. 3). In 1977, Tony Brown conducted a fieldwalking survey across land to the east of Thornborough Spinney. Further fieldwalking surveys have been undertaken to the west, north and south of Thornborough Spinney, to the north-west of Rye Close Spinney, and in the southern part of the Site by the Lutterworth Fieldwork Group each year from 1982 to 1989, in 1991, each year from 1993 to 1998, and in 2004. The resultant finds assemblages include Palaeolithic scrapers, Mesolithic bladelets, scrapers and flakes, Neolithic axes, and Neolithic and Bronze Age scrapers, blades and arrowheads; as well as Roman, medieval and post-medieval pottery sherds.
- 3.8. In 1997, an archaeological desk-based assessment and a geophysical survey were undertaken across c.17ha of land to the south of Lutterworth Road i.e. the southern part of the Site (see Fig. 3). The geophysical survey identified a previously-unknown system of later prehistoric enclosures (Clay 1997).
- 3.9. In 2014, an archaeological desk-based assessment and a geophysical survey were undertaken across c.6.7ha of land on the west side of the M1 at Junction 20 (see Fig. 3). The geophysical survey identified probable later prehistoric settlement remains that included two rectilinear ditched enclosures (Richardson 2014).
- 3.10. In 2015, an archaeological excavation was undertaken within the plot of land abutting the southern boundary of the detached north-western parcel of the Site (see Fig. 3). Six ditches and a single pit of Roman date were identified (Porter 2016).



- Site boundary
- Conservation Area
- Scheduled Monument
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building



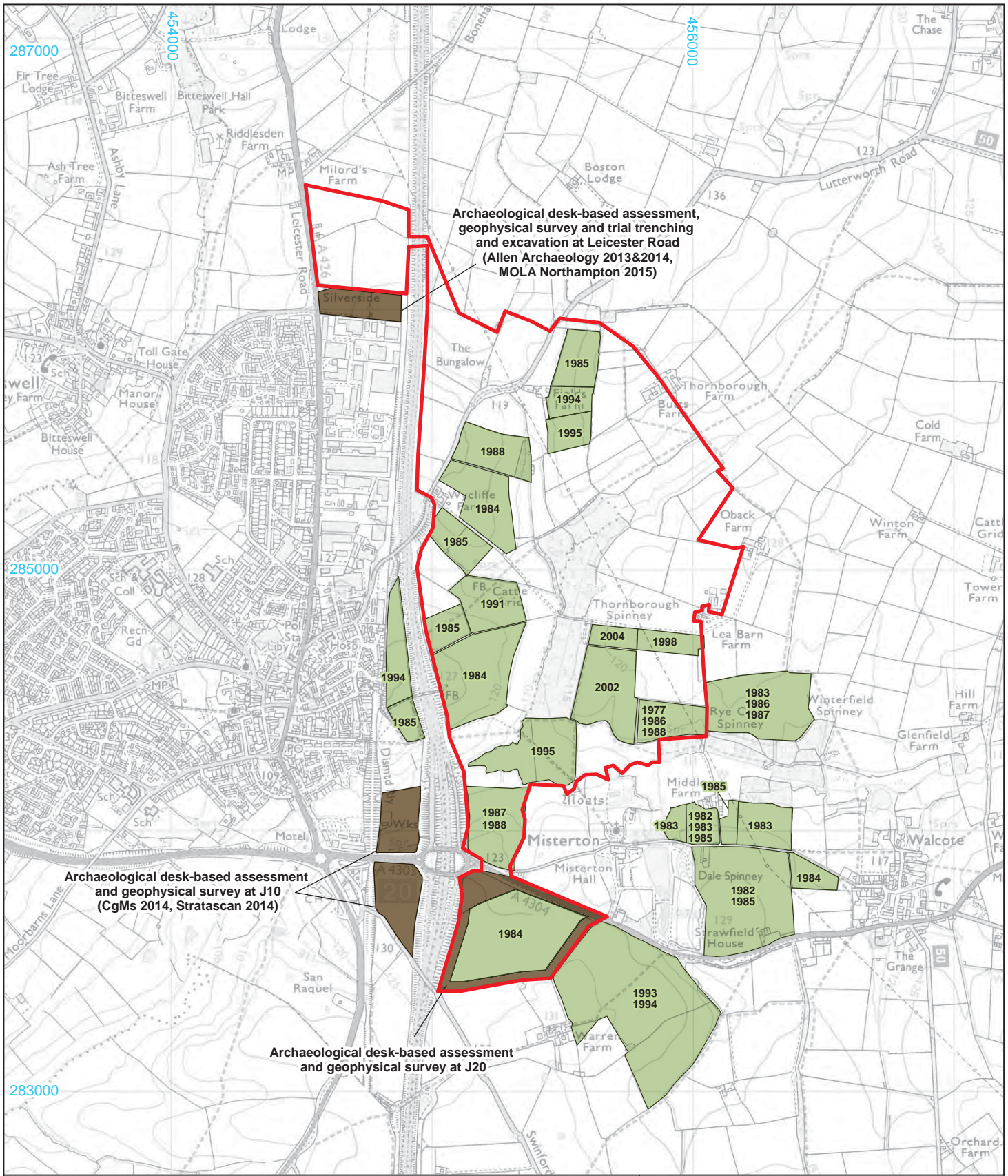
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PROJECT TITLE
 East of Lutterworth SDA, Leicestershire

FIGURE TITLE
 Designated heritage assets

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Archaeological desk-based assessment and geophysical survey at J10 (CgMs 2014, Stratascan 2014)

Archaeological desk-based assessment, geophysical survey and trial trenching and excavation at Leicester Road (Allen Archaeology 2013&2014, MOLA Northampton 2015)

Archaeological desk-based assessment and geophysical survey at J20

- Site boundary
- Fieldwalking surveys (with year of survey)
- Other works



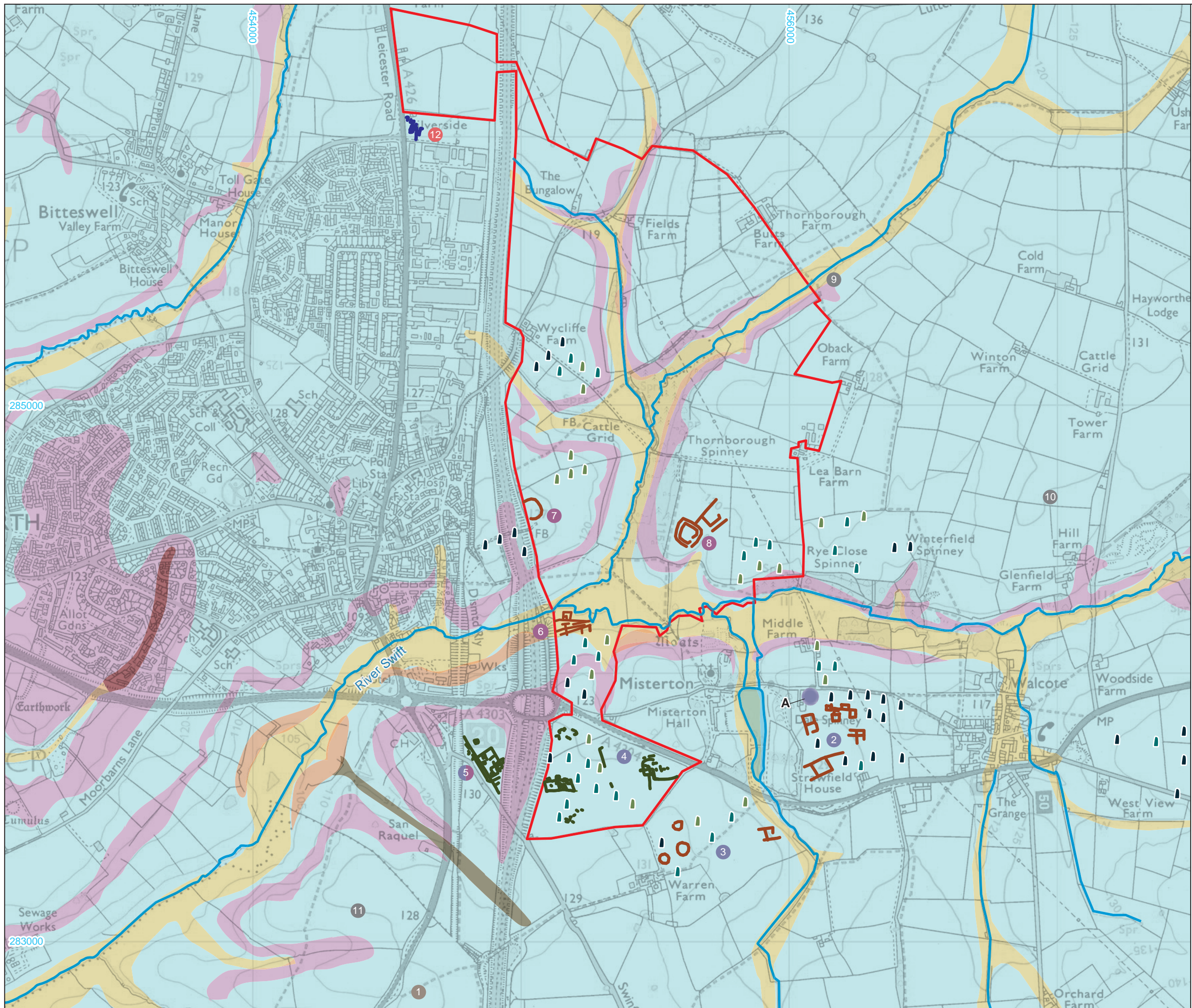
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PROJECT TITLE
East of Lutterworth SDA, Leicestershire

FIGURE TITLE
Selected previous archaeological investigations

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- Site boundary
- Anomalies recorded by geophysical survey (Stratascan 1997, Stratascan 2014)
- Cropmarks recorded from aerial photographs (after Hartley and Pickering 1985, Clay 1999)
- Ditches recorded by excavation (MOLA Northampton 2015)
- Watercourses

- Neolithic
- Bronze Age
- Iron Age
- Roman
- Unknown

Percentage of retouched lithics per area, recorded by the Lutterworth Field Group (1982-1998):

- 5 - 10% retouch
- 10 - 20% retouch
- over 20% retouch

- Superficial geological deposits (BGS 2017):
- Alluvium
 - Shawell sand and gravel
 - River terrace (sand and gravel)
 - Glacial till (diamicton)
 - Peat
 - Head (clay, silt, sand and gravel)



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PROJECT TITLE
East of Lutterworth SDA, Leicestershire

FIGURE TITLE
Prehistoric and Romano-British landscape

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Prehistoric and Romano-British

Mesolithic and Neolithic

- 3.11. The Lutterworth Fieldwalking Group has undertaken surveys within the Site almost every year from 1982 to 1998 (see Fig. 3). Significant scatters of lithics – including a possible Palaeolithic blade and scraper, Mesolithic blades, scrapers and core rejuvenation flakes, and Neolithic and Bronze Age scrapers, arrowheads, a piercer and a fabricator – have been recorded within the fields to the west and to the east of Thornborough Spinney, to the south of Middle Farm/to the west of Dale Spinney, to the north of Rye Close Spinney, to the north of Warren Farm, and either side of Lutterworth Road to the east of Junction 20 of the M1 (see Fig. 4). Many of the flints exhibited evidence of retouching, i.e. reworking for sharpening or refashioning into another tool (see Fig. 4). A particular concentration of Mesolithic material was collected from the fields to the west of Thornborough Spinney near Wycliffe Farm and may signify a (temporary) activity site (HER Ref. MLE1905). The finds from Misterton, in conjunction with assemblages recovered from other selected locations within Leicestershire, *'have demonstrated the previously unsuspected extent of activity and transformed the known Mesolithic record'* (Myers 2006, 63).
- 3.12. In 1996, the lithic scatters recorded at Misterton by the Lutterworth Fieldwalking Group were subject to analysis by Patrick Clay, forming part of a larger dataset for a 4200km² area centred on Leicestershire and North Northamptonshire. An increase in the density of flints from the Late Neolithic onwards was consistent with the county-wide pattern, which is thought to reflect increased activity in Liassic- and boulder-clay valley-side locations at a lower mean altitude than during the Late Mesolithic/Early Neolithic (Clay 1997, 4, 8). The lithic densities from Misterton are comparable with those from surveys of chalkland in southern England; and suggest Neolithic activity on boulder clay substrata at c.120m aOD, overlooking the River Swift (Clay 2006, 73). At such an altitude c.780m south-south-west of the Site is a recorded earthwork that might be the remains of a Neolithic funerary monument known as a long barrow (Fig. 4, 1), although this has not been substantiated by any archaeological investigations. There are very few Early Neolithic monuments known in Leicestershire; the closest confirmed example is a causewayed enclosure to the south of Husbands Bosworth, c.8km south-west of the Site (Clay 1997, 6–7; not illustrated).

Bronze Age and Iron Age

- 3.13. Accompanying the finds evidence, probable and possible later prehistoric features have been identified from cropmarks and geophysical anomalies recorded within the Site and the southern part of the study area. However aerial reconnaissance has identified complexes of cropmarks that suggest increased activity within the river valleys from the Early Bronze Age onwards (cf. Pickering and Hartley 1985). Typically, Bronze Age funerary monuments occupy the river gravel terraces whilst Iron Age settlements and field systems occupy the glacial till and boulder clay deposits on the valley sides (see Fig. 4).
- 3.14. In the field to the west of Dale Spinney ('Pylon Field'), c.450m south-east of the Site, is the Scheduled Monument of a Bronze Age round barrow (Fig. 4, **A**) and a complex of cropmarks symptomatic of two ring ditches (i.e. as typically surrounding round barrows), a square enclosure with a possible entrance on the north side and with traces of adjoining enclosure boundaries, and a number of smaller rectangular enclosures that are clearly visible on Google Earth satellite imagery from 2002 (Fig. 4, **2**; Pickering and Hartley 1985, 58–59). Fieldwalking here has yielded flint cores, retouched flakes, two scrapers and two sherds of pottery – all of Late Neolithic and Bronze Age date (see Fig. 4; Newman 1987). The ring ditches and finds indicate some level of activity here during the Bronze Age; however, the enclosures are likely to be of Iron Age date, as Willis notes that: '*Later Bronze Age settlements are elusive in Leicestershire and Rutland, although the number known compares well with other East Midlands counties ... and it is likely that many Late Bronze Age sites were either unenclosed or enclosed only by palisading*' (Willis 2006, 92, 94–95).
- 3.15. Another correlation of probable ring ditches and enclosures and accompanying finds are recorded in the field to the north and to the north-east of Warren Farm, i.e. abutting the south-eastern boundary of the Site and in the southern part of the Site on the south side of Chapel Lane (Fig. 4, **3** and **4**). However, a geophysical survey carried out in the southern part of the Site in 1997 did not record any anomalies corresponding to the cropmarks of possible ring ditches – which was attributed to differences in the susceptibility of the sediments to magnetism, rather than the absence of such features (Clay 1997, 1); but did record anomalies corresponding to two large rectangular enclosures (each containing clusters of internal features and sharing a common central ditch) in the western part of the field and a curvilinear enclosure with a smaller annex enclosure in the north-eastern corner of the field

(Fig. 4, 4). Given their morphology, these features likely represent an Iron Age settlement and associated field system (Barker 1997, 7–8).

- 3.16. Other indications of Iron Age activity are recorded in the field on the west side of the M1 motorway, which was formerly part of the same fields as those in the southern part of the Site (Fig. 4, 5). A large rectangular cropmark symptomatic of a ditched enclosure, measuring c.105m by c.75m, is most clearly visible on oblique aerial photographs dated 2nd July 1996 (not reproduced here due to HEA copying restrictions). A geophysical survey carried out in 2014 detected magnetic anomalies corresponding to this cropmark – as well as internal ditched features, a smaller square enclosure to the north, and rectilinear and curvilinear ditches (Richardson 2014, 5–6). These features likely represent an Iron Age settlement, although their chronological and functional association with the complex to the north-west of Warren Farm, c.200m to the east (i.e. Fig. 4, 4), is uncertain.
- 3.17. The cropmark of a ‘clothes line’ enclosure (an Early to Middle Iron Age settlement form, so-called on account of comprising a linear ditch from which one or many small square enclosures appear to be suspended; Darvill 2008) is recorded on the south side of the River Swift as it flows through the southern-central part of the Site (Fig. 4, 6). It was identified on historic aerial photographs reviewed as part of this assessment – being most clearly visible on oblique images dated 29th June 1984 and 1st July 1984 (not reproduced here due to HEA copying restrictions), which show associated linear ditches and possible smaller enclosures immediately to its south. Another clothes line enclosure is recorded to the east of Walcote (Pickering and Hartley 1985, 58; centred SP 574 838 – visible on Google Earth satellite imagery from 2002, not illustrated). Others are recorded elsewhere in Leicestershire and Rutland (Clay 2001a, 10), with a recently-excavated example at Magna Park to the south of Lutterworth (Liddle 2016; Albion Archaeology forthcoming) and with symptomatic cropmarks near Garthorpe in the Eye Valley in the east of the county (Pickering and Hartley 1985).
- 3.18. Further north, on a point of high ground at the western boundary of the Site by the footbridge across the M1, is the fragmentary cropmark of a large circular enclosure measuring c.85m in diameter (Fig. 4, 7); which was only discovered following its truncation by the construction of the motorway (Pickering and Hartley 1985, 58). It is too large for a Bronze Age ring ditch encircling a round barrow and so might represent an Iron Age livestock enclosure as no internal features suggestive of

occupational features could be discerned on any historic aerial photographs consulted for this assessment. At a slightly lower elevation in the south-eastern central part of the Site are cropmarks suggestive of a double-ditched sub-square enclosure, measuring c.85m x c.85m, with associated pendant enclosures (Fig. 4, 8). These features appear to lie close to the interface between the boulder clay and an incursion of the river terrace (see Fig. 4; Pickering and Hartley 1985, 58); it is possible that a watercourse formerly extended along what is now a sinuous field boundary comprising a steep bank with a wide ditch. The double-ditched enclosure is likely to be of Iron Age date, being similar in morphology to examples excavated at Pitsford and Brixworth in Northamptonshire (Deegan 2007, 99; ULAS 2015).

- 3.19. Three other isolated cropmarks are recorded within the study area (Fig. 4, 9, 10 and 11), but their archaeological provenance is more uncertain. The distribution of the more diagnostic cropmarks (discussed above) demonstrates that later prehistoric communities favoured the boulder clay valley slopes of the River Swift for funerary activity (during the Bronze Age) and for settlement and agriculture (during the Iron Age); which was made possible by the predominance of grassland that followed the extensive clearance of woodland in the earlier first millennium BC (Clay 2001b, 3). Willis notes the larger corpus of possible and probable Middle to Late Iron Age sites, many of which have been identified from cropmark and geophysical survey indications of field systems and trackways (occupying both boulder clay and mixed geologies) (Willis 2006, 106). Clay has claimed that *'From analysis of well surveyed areas including Medbourne, Oakham and Misterton a density of one Late Iron Age site per 1.8–2 sq. km can be extrapolated'* (Clay 2001b, 3).

Roman period

- 3.20. Fieldwalking surveys within the study area have recovered relatively little finds evidence of Romano-British activity: two sherds of pottery from a field to the east of Thornborough Spinney (in the eastern-central part of the Site), three sherds of pottery and a gaming piece from the field to the north of Rye Close Spinney (outlying the eastern boundary of the Site), and a rotary quern and fewer than 10 sherds of pottery from the field to the north of Lutterworth Road (in the southern part of the Site). In the wider study area, excavations recently undertaken on land east of Leicester Road, abutting the southern boundary of the detached northern parcel of the Site, recorded six ditches and a single pit (Fig. 4, 12). The ditches were aligned parallel to each other but did not intersect; and thus, were considered to represent field divisions or drainage ditches for cultivation (Porter 2016, 16). A total

of 68 pottery sherds were recovered from the fills of these features, suggesting ‘a basic rural site of 1st century date date which is connected to wider network of the later 1st to early 2nd century after which it goes out of use’ (Porter 2016, 7–9). The ditches may extend into the detached north-western parcel of the Site.

- 3.21. The site of another Roman rural settlement has been identified c.3km south-east of the Site (not illustrated). Excavations carried out in advance of the construction of the Swinford Wind Farm identified numerous ditches, gullies and other features containing 1st and early-2nd century pottery sherds within their fills (Hyam 2011, 16). Of the Early Roman archaeological resource of the East Midlands as a whole, ‘It is apparent that rural settlement was often restructured around agglomerated groups of ditched enclosures and trackways, predominantly of rectilinear form, from the Late Iron Age to the second century AD’ (Taylor 2006, 145). During the Roman period, the study area likely comprised a rural agricultural landscape populated by dispersed farmsteads in elevated but sheltered locations.

Early medieval

- 3.22. There is no recorded archaeological evidence for early medieval (i.e. Anglo-Saxon) activity within the study area. However, Misterton has been posited as the location of a minster: i.e. one of the early churches founded from the 7th or 8th century AD onwards, some of which later became ‘mother churches’ for a cluster of dependent parish churches and chapels (Trubshaw 2015, 6–7). The primary clue is the place-name Misterton, which is a corruption of its historic forms (*Mynstretone*, *Minsterton*, *Ministone*) meaning a place either possessing or supporting a minster (Nichols 1807, 305; Jones 2015, 10). Given this ambiguous etymology, two scenarios have been proposed in academic syntheses: i) Misterton (its church and lands) simply supported a minster at Lutterworth, which might seem more likely given the topographical prominence and subsequent importance of the town and the Church of St Mary (Fig. 5, **F**); or ii) Misterton itself hosted a minster, for which there may be archaeological clues in the proximity of the Church of St Leonard (Fig. 5, **B**) to the River Swift and the curving boundary of the churchyard (Jones 2015, 10; Trubshaw 2015, 26–27). The parish boundary between Misterton and Lutterworth extends through the Site, where it is marked by a tributary of the River Swift (see Fig. 5).

Medieval

- 3.23. At the time of the Domesday Survey in 1086, Misterton was a small settlement of only 10 households but the taxable value of its land was relatively high (Open

Domesday online resource). The Leicestershire HER identifies the fields between the Church of St Leonard (Fig. 5, **B**) and the River Swift (i.e. in the field abutting the south-eastern boundary of the Site) as the likely area of the shrunken medieval settlement (Fig. 5, **13**), stating that *'Earthwork remains include a hollow way, closes, etc. ... Misterton is believed to have been depopulated by the Pulteney family in the early C16th'* (HER Ref. MLE2077). The equivalent HEA record states that a field visit undertaken in 1960 recorded a hollow way centred at SP 5559 8403 leading to the River Swift (see Fig. 5) and fragments of former field boundaries in the outlying rough pasture (exact location unknown); whilst aerial reconnaissance undertaken in 1970 identified the earthwork of a 'double moated enclosure' representing *'the only surveyable remains of desertion'* (HEA Ref. 340338; see Fig. 5).

3.24. However, the 'double moated enclosure' has subsequently been reinterpreted as a post-medieval garden feature (see Sections 3.26–3.27). Meanwhile, no convincing indication of the hollow way is discernible on lidar imagery and no sign of such a feature where it should meet the extant river crossing at the south-eastern boundary of the Site was found during the walkover survey undertaken for this assessment. Despite a lack of documentary and archaeological evidence, the posited location of the shrunken medieval settlement of Misterton seems logical: i.e. close to the church with the river comprising a natural boundary feature to the north, whilst the manorial complex was perhaps situated to the south of the church (see Section 3.26). There is no indication that the medieval settlement of Misterton extended into the Site; rather, the ridge and furrow earthworks observed on historic aerial photographs attests to agricultural activity (see Fig. 5). The Site is likely to have comprised part of the open fields of Misterton and Lutterworth parishes.

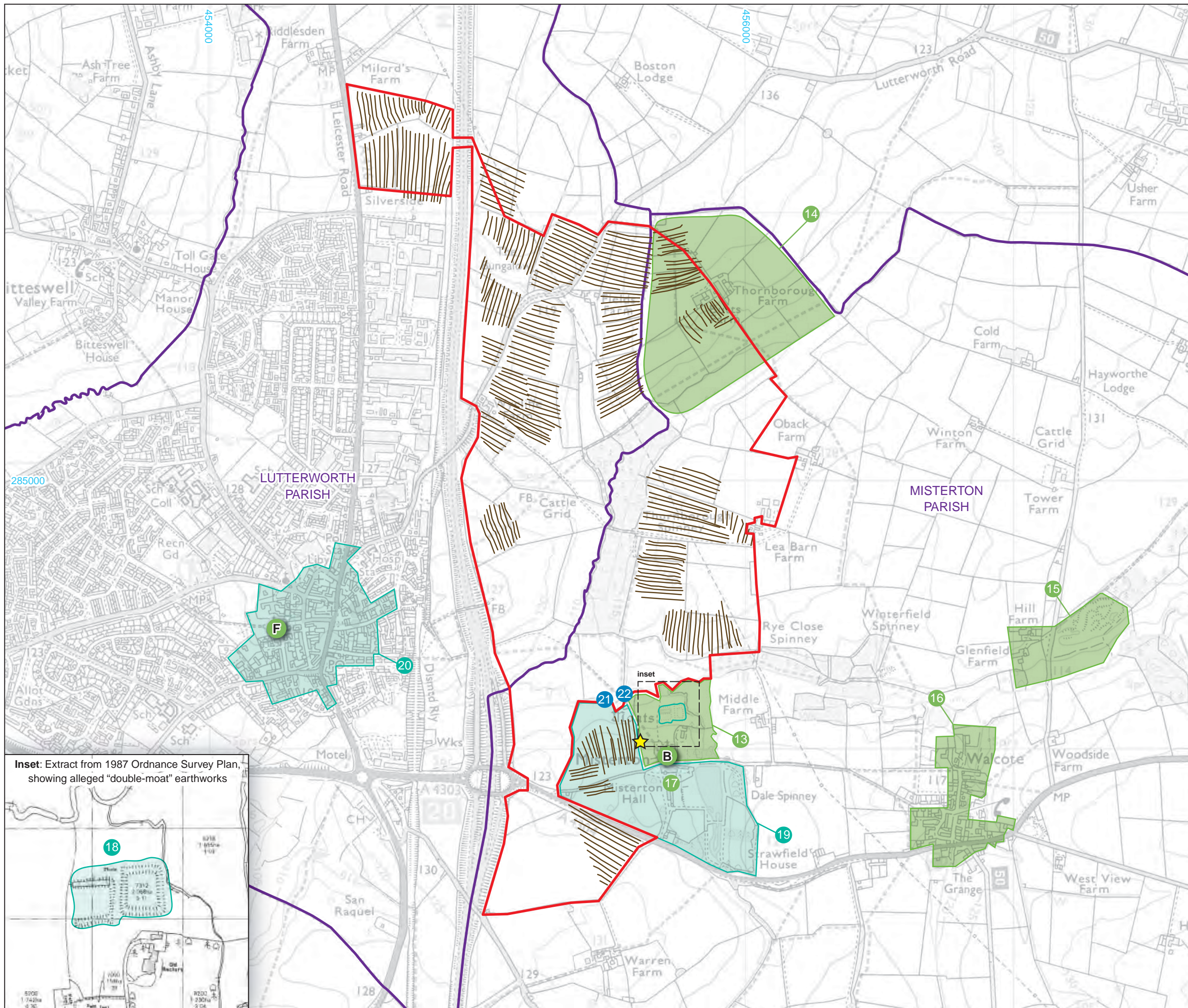
3.25. The Leicestershire HER acknowledges a suggestion (made in 1974 by a person or persons unknown) that a deserted medieval settlement may have been located to the north of Thornborough Spinney, in the north-eastern part of the Site (Fig. 5, **14**) – but cautions that this is based purely on the observation that *'The two farms [Thornborough Farm and Butts Farm] being placed together is odd'*, rather than any documentary or archaeological evidence (HER Ref. MLE2073). Writing in 1807, the antiquarian John Nichols notes only that: *'Within the parish of Misterton there was formerly a village called Poultney, which gave name to an ancient family; and had formerly a chapel, now totally decayed, not a single house remaining'* (Fig. 5, **15**). Meanwhile, his contemporary John Throsby described neighbouring Walcote *'as poor a built village as any I have seen. It has no chapel now, it parishes to Misterton*

[Church of St Leonard]' (Throsby 1790, 209). The Leicestershire HER has deduced the possible medieval settlement core of Walcote from historic maps and aerial photographs (Fig. 5, **16**), but the location of its former chapel(s) is unknown.

Post-medieval

- 3.26. The earliest mention of a manor house at Misterton is in the will of Sir Francis Pulteney who died in 1550 AD (Nichols 1807, 309); it has been suggested that the extant buildings of Misterton Hall (which are of 18th and 19th century date) occupy the same site as a medieval predecessor (Fig. 5, **17**). A large pool to the east of Misterton Hall is identified on late-19th century maps as a fishpond (see Fig. 6) and may be a relict feature of the medieval manorial complex. Meanwhile, a suggestion that a moated site existed in the pasture field lying between the Church of St Leonard and the River Swift (Fig. 5, **18**) has been challenged and is no longer accepted by the Leicestershire HER. Shown only as a single pond on late-19th to mid-20th century maps, it was through aerial reconnaissance in 1970 that adjoining and adjacent earthworks were discerned and interpreted as a 'double moated enclosure' (HEA Ref. 340338; see Section 3.23).
- 3.27. The earthworks were subsequently depicted and labelled as a moat on the 1987 Ordnance Survey Plan (Fig. 5, inset) as well as current 1:25,000 basemapping – despite there being no tangible archaeological evidence for their date or function. The Leicestershire HER states that the earthworks were resurveyed in 1987 (by an unspecified individual or group) and reinterpreted as '*a formal garden layout with elevated terrace walkway ... considered to be C16th/C17th*' (HER Ref. 2130). The earthworks are visible on 1m resolution digital terrain model lidar imagery (Fig. 9) and were observed during the walkover survey undertaken for this assessment (Photo 5). The pond was seemingly fed by the water channel to the east; but as this area is low-lying and marshy, it is an unusual location for a defended dwelling. On the basis of available evidence, it is considered more likely that the earthworks represent the remains of a post-medieval designed landscape feature within the grounds of the former rectory (formerly known as The Rectory, now known as The Old Rectory).
- 3.28. In his account of 1807, antiquarian John Nichols wrote: '*The Rectory is pleasantly situated near the east end of the church, by the house of the patron (Mr Franks), near a large plantation of very fine trees, a beautiful sheet of water, and some fertile enclosures*'; but he unfortunately made no reference to any gardens of its own. The

field containing the earthworks is identified as glebe land within sales particulars for the Misterton Estate, dated 1883; which advertised that: *'The Rectory House is pleasantly situated near the church and commands extensive, varied and uninterrupted views over the surrounding countryside, including, in the foreground, the Park attached to Misterton Hall'*. This *'charming park studded with ornamental timber of large growth'* extended across both sides of Chapel Lane (at that time a track) to the west of Misterton Hall (Fig. 5, **19**). The Hall was accessed by means of *'two carriage entrances from the High Road'* (i.e. Lutterworth Road); each entrance was marked by a lodge (HER Refs. MLE23168 and MLE23169), both of which survive (see Fig. 6).



- Site boundary
- Parish boundary
- Ridge and furrow earthworks recorded from historic aerial photographs (data provided by Leicestershire HER)
- Medieval
- Post-medieval
- Modern
- ★ Possible hollow way

0 1:15,000 500m

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PROJECT TITLE
East of Lutterworth SDA, Leicestershire

FIGURE TITLE
Medieval and later landscape

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Inset: Extract from 1987 Ordnance Survey Plan, showing alleged "double-moat" earthworks



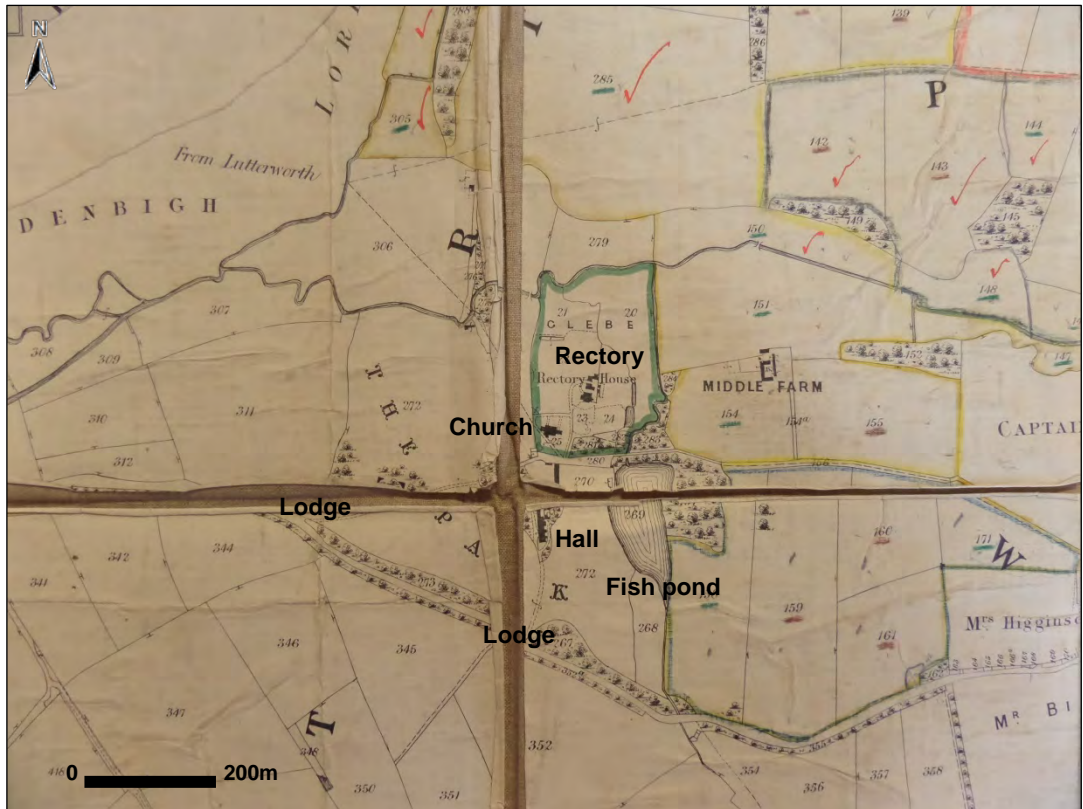


Fig. 6 Extract from the 1883 Map of the Misterton Estate, showing the manorial complex

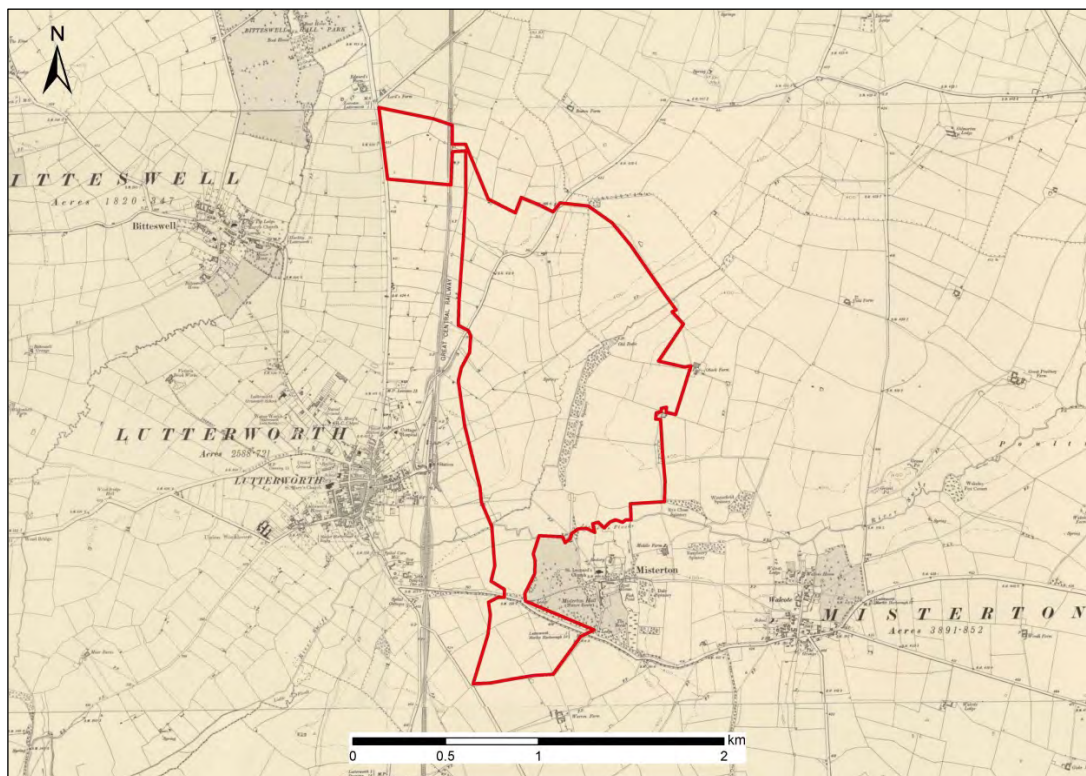


Fig. 7 Extract from the 1904 Ordnance Survey Map

Modern

- 3.29. Only two features of historical interest were observed within the Site: a small brick building (Fig. 5, **21**) and a nearby brick footbridge (Fig. 5, **22**), located beside and across what a now largely-dry channel of the River Swift. The 1883 Map of the Misterton Estate depicts both structures and shows the channel as the main watercourse (see Fig. 6). However, this channel has (recently?) been diverted by linking up a spur shown on the 1886 and later editions of the Ordnance Survey. In other words, the course of the River Swift has been straightened by removing the 'loop' that formerly passed the brick building. Both structures were subject to Level 1 Building Recording, as defined by Historic England's guidance (2016), comprising an external inspection and an assessment of significance (see Appendix 3).
- 3.30. The building and a footbridge are shown on all editions of the Ordnance Survey from 1886 to present; and their brickwork suggests construction in the mid- to late-19th century. The building is labelled only on the 1963–64 Plan, as a sheep dip (not illustrated). It is unclear whether this was its original purpose or a later re-use; but its situation on/in the river bank (where its northern elevation is supported by a concrete plinth), with another water channel or ditch shown in the eastern part of the field on the 1886 and 1904 editions, suggests some functional association with the watercourse. No further clues were identified from the visible built fabric: there is no sign of features indicative of water-powered industrial activity (such as a mill). The bridge is in a poor state of repair and as such is no longer in use.
- 3.31. The 1904 Ordnance Survey Map shows the Great Central Railway on the present alignment of the M1 motorway and several other small unidentified buildings that resemble field barns within the Site (see Fig. 7). Oback Farm and Fields Farm are first depicted on the 1886 Edition, Thornborough Farm on the 1952 Edition (but note this is the first available map succeeding the 1904 Edition), and Wycliffe Farm, Butts Farm and Lea Barn Farm on the 1963–64 Edition (not illustrated). These farmsteads were viewed as best possible from neighbouring fields and tracks during the walkover survey, as access to the working farmyards had not been agreed. As such, the heritage significance of these buildings has not been established. It is considered that building recording can be undertaken at a later date, once their demolition or retention has been decided as part of the proposed development.
- 3.32. No notable changes within the Site are documented by historic maps or historic aerial photographs prior to the construction of the M1 motorway (completed 1959).

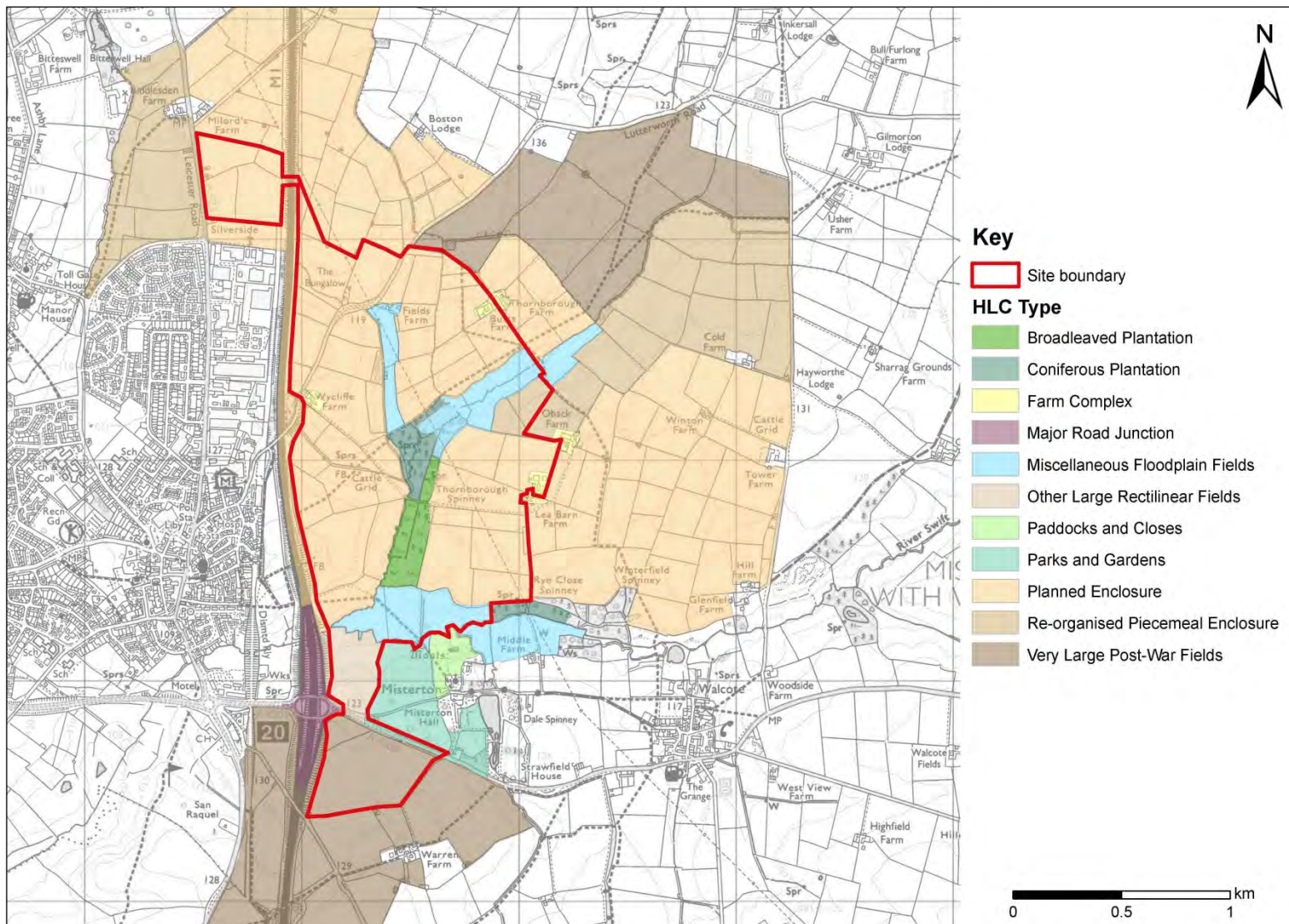


Fig. 8 Historic Landscape Characterisation (derived from Leicestershire County Council 2010)

Historic Landscape Characterisation

- 3.33. It has been claimed, presumably on the basis of archival sources that were not directly consulted for this assessment, that the medieval open field system at Misterton was fully enclosed by 1507 AD (Thirsk 1954, 257). Early enclosure dating from the mid-15th to the mid-18th centuries tended to be by agreement and was piecemeal in nature; and in Leicestershire, occurred predominantly in the central-eastern and south-western parts of the county (LCC 2010, 34). However, this is not to say that further change did not occur in later periods. Historic Landscape Characterisation data for the Site indicates that the extant field systems are a product of post-medieval and modern reorganisation (see Fig. 8 and Table 3.1).

HLC Type	Description
Broadleaved Plantation	Woods identified by the Forestry Commission as being broadleaved and designated by English Nature as 'Ancient Semi-Natural'. This category will include the county's oldest woods some of which are likely to date to at least the medieval period. These areas have the potential for containing well preserved archaeological sites and relict landscapes dating to the Roman and prehistoric periods.
Coniferous Plantation	Identified by the Forestry Commission as coniferous. Here straight boundary morphology or the wood's name will suggest plantation at some point during the 19th or 20th century.
Planned Enclosure	Either small or large enclosures with a predominantly straight boundary morphology giving a geometric, planned appearance. Laid out by surveyors these field patterns are the result of later enclosure during the 18th and 19th centuries. Included in this character type are commons enclosed by Act of Parliament.
Miscellaneous Floodplain Fields	Areas of enclosure on river floodplain not falling into the Enclosed Land attribute group character type. These are fields which will have traditionally been used as meadows. Areas falling into this category type have the potential for containing the preserved earthwork remains of water meadows.
Other Large Rectilinear Fields	Large rectilinear fields exhibiting a significant number of sinuous boundaries, which cannot be assigned to one of the other character types. This group will include enclosure patterns created through the amalgamation of fields since the publication of the 1st Edition 6" OS map.

HLC Type	Description
Very Large Post-War Fields	Very large fields, over 8.1ha and often significantly larger, created since the publication of the 1st Edition 6" OS map. In most cases this will be the result of Post-War agricultural improvements intended to meet the requirements of intensive arable cultivation.
Farm Complex	Denotes areas covered by farmhouses and associated outbuildings.
Parks and Gardens	Parks and gardens identified from the Leicestershire HER, the Historic Parks and Gardens Register and Cantor and Squires' study of the Leicestershire's Parks and Gardens and can still be identified in the present day landscape. In most cases this will be the result of emparkment during the post-medieval or 19th century but may also include elements of earlier medieval parkland.

Table 3.1 Historic Landscape Characterisation types recorded within the Site (refer to Fig. 8)

3.34. With the exception of a missing HLC type for the M1 motorway corridor, the findings of this heritage statement support this analysis. Many of the extant field boundaries within the Site are as shown on the 1883 Map of the Misterton Estate (see Fig. 6) and the 1886 Ordnance Survey Map (not illustrated), which constitute the earliest available cartographic sources depicting the Site. There appears to be no surviving Parliamentary Enclosure Award or Map for either Misterton or Lutterworth; the surviving map accompanying the 1838 Tithe Apportionment for Misterton was produced in 1921 (not illustrated), replacing an earlier map that is not held by the Record Office for Leicestershire, Leicester and Rutland; and there appears to be no surviving Tithe Apportionment or Map for Lutterworth.

3.35. Ridge and furrow earthworks are visible within many fields of the Site on historic aerial photographs, attesting to this being part of the historic agricultural hinterland of the parishes (see Fig. 5). There are surviving earthworks in the fields in the northern-central part of the Site (either side of the curve of Lutterworth Road, near Fields Farm) and in the north-eastern corner of the detached parcel of land in the far north-western part of the Site (see Fig. 9). Some of the ridge and furrow appears to exhibit the 'reverse-S' shape associated with medieval ploughing and a headland is visible in the field to the north-west of The Bungalow. Elsewhere the ridge and furrow is straighter and more narrowly-spaced, typical of post-medieval and modern ploughing. During the walkover survey, only the ridge and furrow earthworks near

Fields Farm were observed; some of the other fields were inaccessible (see Section 2.11) or vegetated with long grass that hindered visibility.

3.36. Also visible on 1m resolution digital terrain model lidar imagery is an L-shaped bank feature c.90m north-west of Butts Farm and at least six ditch-like features in the field on the south-western side of Thornborough Spinney (see Fig. 9). During the walkover survey, it was not possible to verify the existence of the L-shaped bank feature due to the presence of livestock in this field; however the area of the ditch-like features was inspected and no above-ground remains were observed here. Given their proximity to the tributary, it is possible that the ditch-like features might be the remnants of a water meadow (see description for HLC Type 'Miscellaneous Floodplain Fields', although the field in question is identified as 'Planned Enclosure'; see Table 3.1 and Fig. 8).

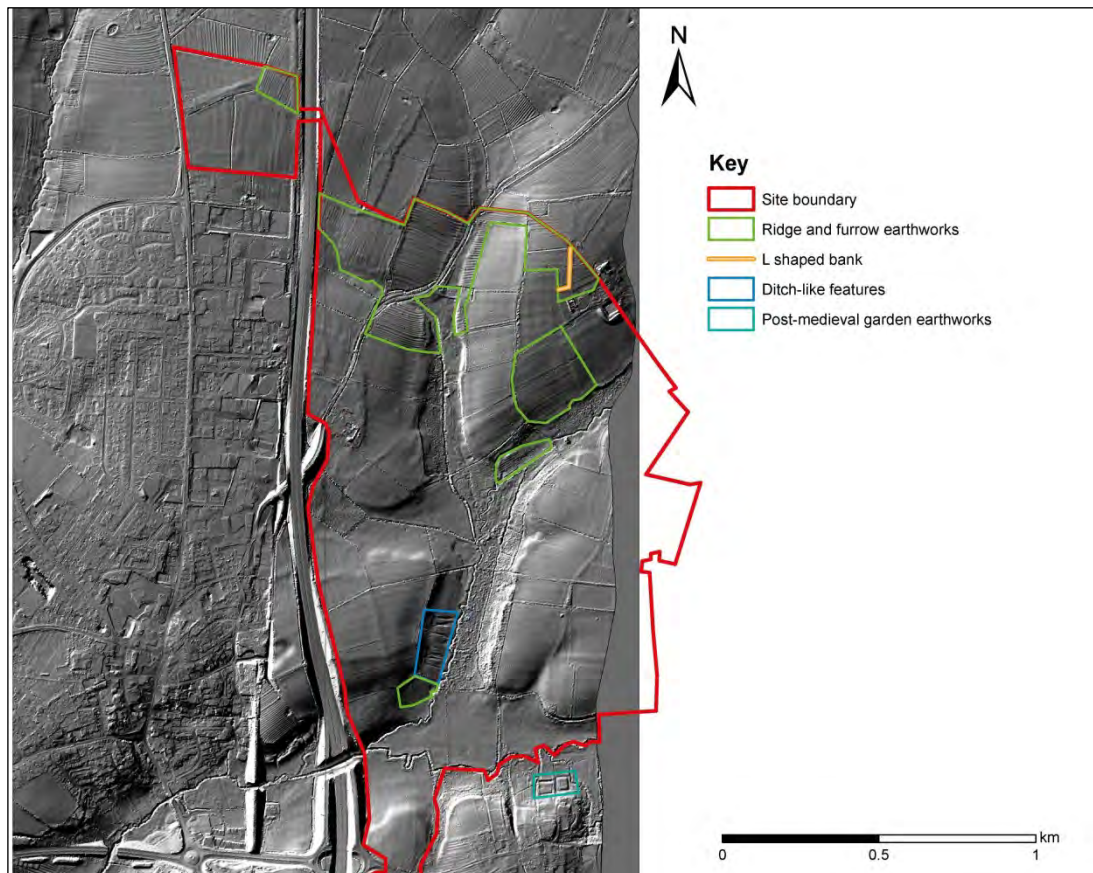


Fig. 9 1m resolution digital terrain model lidar imagery of the Site
(Note the lack of coverage along the eastern boundary of the Site)

4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

Significance of recorded and potential heritage assets

Evidence of later prehistoric activity (Fig. 4, 4, 6, 7 and 8)

- 4.1. There are indications of later prehistoric enclosures and field systems recorded in the central and southern parts of the Site. Geophysical survey in the field south of Lutterworth Road has detected anomalies indicative of the buried archaeological remains of two rectangular enclosures and one curvilinear enclosure (Fig. 4, **4**). Cropmarks visible on aerial photographs suggest the remains of a probable ‘clothes line’ enclosure in the field to the south of the confluence of the River Swift and its tributary (Fig. 4, **6**); a large circular enclosure near the motorway footbridge at the western boundary of the Site (Fig. 4, **7**); and a double-ditched square enclosure to the east of Thornborough Spinney (Fig. 4, **8**).
- 4.2. The morphology and topographical and geological context of these cropmarks is consistent with features associated with Iron Age farmsteads and field systems. This settlement form is relatively common within the East Midlands; several such sites have been excavated across Leicestershire and Northamptonshire (Historic England 2013, 16; Willis 2006, 107, 110). Further archaeological investigation would be required to establish the exact nature and significance of the cropmark features within the Site. The potential buried archaeological resource could expand the current corpus of sites for Leicestershire and could contribute to regional research questions regarding the meaning, causation and possible sequences of settlement enclosure; the relationship of settlement change to agriculture (Willis 2006, 130–133).

Evidence of historic agricultural activity (Fig. 5)

- 4.3. There is no known documentary, cartographic or archaeological evidence for historic settlement within the Site. It is considered likely that the shrunken medieval settlement of Misterton was focussed around the church and did not extend north of the River Swift (Fig. 5, **13**); with an unattributed suggestion of a deserted medieval settlement located at Thornborough Farm being pure supposition (Fig. 5, **14**). The distribution of ridge and furrow earthworks visible on historic aerial photographs demonstrates that the Site was part of the medieval and post-medieval agricultural hinterland of the parishes of Misterton and Lutterworth.
- 4.4. There are extant ridge and furrow earthworks in the fields in the northern-central part of the Site, either side of Lutterworth Road near Fields Farm. These visible

remains are considered to make a limited contribution to the historic landscape character (see below); whilst potential buried remains of furrows and former field boundaries would be of limited heritage significance, in containing little to nothing of archaeological interest within their matrices.

Brick building beside the River Swift (Fig. 5, 21)

- 4.5. The brick building beside the River Swift appears to be of mid- to late-19th century date; its location in the corner of a field at the river bank suggests an agricultural use that required access to running water. It may have served as a livestock shelter with seasonal use as a sheep dip, as suggested by the 1963–64 Ordnance Survey Plan. The building is of no special architectural and historic interest, but retains some evidential and historic value amounting to limited heritage significance overall.

Brick bridge across the River Swift (Fig. 5, 22)

- 4.6. The bridge across the River Swift appears to be of mid- to late-19th century date; it may have been built at the same time as the nearby brick building (see above), perhaps replacing an earlier stone, brick or timber crossing. It has fallen into disrepair and is no longer in use. The bridge is of no special architectural and historic interest, but retains some evidential and historic value amounting to limited heritage significance overall.

Historic landscape features (Fig. 8)

- 4.7. Many of the field boundaries are as shown on the earliest available cartographic sources, dated 1883 and 1886. The majority of the Site has been identified as HLC type ‘Planned Enclosure’, which occurs commonly across Leicestershire, Leicester and Rutland accounting for 24.5% of the region (LCC 2010, 87). The hedgerows along sections of the tributary of the River Swift that flows north-south through the centre of the Site, can be considered ‘important’ under the archaeology and history criteria of the Hedgerows Regulations (1997) as they have existed for more than 30 years and mark a parish boundary (between Misterton and Lutterworth).
- 4.8. Landscapes of the HLC type ‘Planned Enclosure’ are susceptible to the alteration or loss of field boundaries, change of use from pasture to arable cultivation, and built development (LCC 2010, 88). There may be potential to preserve some of the field boundaries and ‘important’ hedgerows within the design scheme for the proposed development, which will otherwise result in the loss of a small proportion of this historic landscape character type within the county.

Previous impacts

- 4.9. Construction of the M1 motorway removed part of the large circular enclosure represented by a cropmark at the western boundary of the Site (Fig. 4, 7). Historic ploughing across the Site may have truncated or disturbed buried archaeological remains of post-medieval and earlier date.

Potential development effects

- 4.10. Any physical development effects upon the significance of the known and potential buried archaeological remains would primarily result from construction groundwork activities, such as:

- ground investigation works, ground reduction and ground preparation;
- excavation of building foundation trenches, service runs, drainage channels (including soakaways) and access roads; and
- landscaping.

- 4.11. The proposed development may truncate potential buried archaeological remains of Iron Age settlement, stock enclosures and field systems and of medieval and post-medieval furrows and field boundaries within the Site. At this stage, on the basis of currently-available evidence, such remains are not anticipated to be of schedulable quality and thus would not require their preservation *in situ*. Any truncation of non-designated archaeological remains of less than the highest significance would not preclude development within the Site in principle. The requirement for and scope of further archaeological investigation and mitigation can be agreed with Richard Clark, Planning Archaeologist at Leicestershire County Council, in due course.

5. THE SETTING OF HERITAGE ASSETS

5.1. This section considers potential non-physical effects upon the significance of designated heritage assets within the vicinity of the Site. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.

Step 1: Identification of heritage assets potentially affected

5.2. Step 1 of Historic England's 'Good Practice Advice in Planning: Note 3' (GPA3) is to identify *'the heritage assets affected and their settings'* (see Appendix 1). GPA3 notes that Step 1 should focus on those heritage assets for which *'the development is capable of affecting the contribution of [their] setting to [their] significance or the appreciation of [their] significance'* (Historic England 2015b, 7). Step 1 entailed undertaking a map-based search of the National Heritage List for England (NHLE) and the Planning and Conservation pages of the Harborough District Council (HDC) website. All designated heritage assets within the study area are depicted on Fig. 2.

5.3. As discussed, initial consultation with Historic England has highlighted that the Grade II* Listed Church of St Leonard at Misterton (Fig. 2, **B**), the Grade I Listed Church of St Mary at Lutterworth (Fig. 2, **F**), and non-designated heritage assets associated with the historic settlement and landscape of Misterton might be particularly sensitive to development within the Site (see Sections 1.7–1.8). Thus, these assets have been subject to Steps 2 and 3 of the settings assessment aimed at clarifying the potential development effects upon their significance.

5.4. The two Conservation Areas and the remainder of Listed Buildings within the study area (Fig. 2, **C**, **D**, **E**, **G** and **H**) are not considered sensitive to the proposals. The Character Statements prepared by HDC for both Lutterworth Conservation Area and Bitteswell Conservation Area emphasise the built layout and form of both historic settlements. Little to no reference is made to the wider landscape setting; although the western part of the Site lies within the parish of St Mary's Lutterworth, it makes no contribution to the significance of Lutterworth Conservation Area.

5.5. The Listing descriptions for the remainder of Listed Buildings (i.e. excluding the two churches) indicate that their respective special architectural and historic interest is principally derived from the evidential, historic and aesthetic values of their built

fabric. Only certain elements of their immediate physical surroundings make any contribution to their respective significances; for no Listed Building could a specific or meaningful association with the Site be discerned.

Church of St Leonard at Misterton (Fig. 10)

Special architectural and historic interest

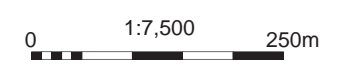
- 5.6. The Church of St Leonard is of 14th century origin, but was restored in 1863 by William Smith with further renovations to its spire carried out in 1926 (Photos 1 and 2). The List Entry (NHLE Ref.1294954) provides a detailed description of its exterior and interior form and features, for example: the three-stage tower with angle buttresses, louvred bell openings, and octagonal spire with louvred lucarne with pointed hood; the nave with its coped parapet that possesses corner finials and a blank quatrefoil frieze; the restored two-storey porch with diagonal buttresses, a wide double-chamfered pointed arch doorway with hood mould, a concave cornice and a chamfered rib vaulted roof; and numerous monuments that include 16th and 17th century tombs of the locally-prominent Pulteney family (see Section 3, above). It is apparent that the special architectural and historic interest of St Leonard's is principally derived from a combination of its evidential, historic, aesthetic and communal values – which are embodied by its built fabric.



Photo 1 1885 photograph of St Leonard's from the SW corner of its churchyard



- Site boundary
- Parish boundary
- Glebe land recorded on 1883 Map of the Misterton Estate
- ✚ Church of St Leonard
- Other heritage assets with which the Church of St Leonard is associated
- Key approaches and views of the Church
- Incidental glimpses of the Church
- ▶ Key views from the Church
- Photograph locations



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNS/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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PROJECT TITLE
East of Lutterworth SDA, Leicestershire

FIGURE TITLE
Setting of St. Leonard's Church at Misterton

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Setting

- 5.7. The Church of St Leonard is situated on the north side of Chapel Lane within the historic settlement of Misterton, c.225m south-east of the Site. It is (still) one of only a handful of buildings within the hamlet (see below). The immediate surroundings are well-wooded with mature deciduous and coniferous trees within the churchyard (Photo 2) and tall hedgerows along the neighbouring sections of Chapel Lane. This, combined with the secluded location, fosters a sense of intimacy and enclosure.



Photo 2 View of St Leonard's from the access gate at Chapel Lane

- 5.8. Although the footpath through the southern-central fields of the Site may be an historic route connecting the settlements of Misterton and Lutterworth (see below), St Leonard's is typically accessed from Chapel Lane, which branches off from Lutterworth Road to the south-west and continues via a bridleway to the hamlet of Walcote to the east. On the approach via Chapel Lane from the west, the church spire is glimpsed through trees before being obscured again (Photo 3); but a photograph from 1885 shows that this vista was historically more open (Photo 4). On the approach via Chapel Lane from the east, the church is entirely screened by tall dense hedgerows (not illustrated). It is only from within the churchyard that all four elevations of St Leonard's are clearly visible, permitting an appreciation of its exterior built form and features of special architectural and historic interest.



Photo 3 Glimpse of St Leonard's (circled) on the westerly approach via Chapel Lane



Photo 4 1885 photograph of St Leonard's on the westerly approach via Chapel Lane

5.9. The only other buildings at Misterton are The Old Rectory (which now comprises offices, recently occupied by Lafarge Aggregates), c.70m north-east of the church; a new dwelling adjacent to the rectory known as Misterton Manor, c.100m north-east of the church; and the house, outbuildings and lodge of Misterton Hall (which occupies the site of a medieval manor house; Fig. 5, 17), c.85m south and c.400m south-west of the church. There are historical associations between St Leonard's, The Old Rectory, Misterton Hall, and other elements of the historic landscape at Misterton – such as the earthworks of a post-medieval garden (Fig. 5, 18), the former parkland of Misterton Hall (Fig. 5, 19), and the former glebe land and wider agricultural hinterland of the parish (see Fig. 10). From the churchyard, it is possible to see the roof of The Old Rectory, but the earthworks of the post-medieval garden are more difficult to discern (Photo 5) and there is no visibility of Misterton Hall (or indeed of the Scheduled bowl barrow to the south-east of the hamlet; Fig. 2, A).



Photo 5 North-easterly view from St Leonard's churchyard

5.10. From the churchyard (and the pasture field to its south, which lies between the churchyard and the Site), there are open views to the north and north-west across the farmland and woodland of the Site and towards the town of Lutterworth (see Fig. 10). But it is important to recognise that the landscape is of a distinctly modern character: the field systems deriving from 18th century enclosure and 19th–20th

century removal of field boundaries, with intrusive modern built features of which the M1 motorway is especially visible and audible.

- 5.11. However, in the north-westerly views from the churchyard it is possible to see the tower of the Church of St Mary at Lutterworth above the motorway (Fig. 2, **F**; Photo 6). As historic churches of neighbouring parishes (recall that the parish boundary comprises the tributary of the River Swift that extends through the Site), there are meaningful historical associations between these two assets. This visual connection is documented in two 19th century engravings of St Leonard's, which are held by the Record Office for Leicestershire, Leicester and Rutland (Photos 7 and 8). It is considered that this intervisibility forms part of the historic setting of St Leonard's and contributes to its significance.



Photo 6 View of St Mary's tower from St Leonard's churchyard (zoomed photo)



Photo 7 Early-19th century engraving made from the 1789 drawing by J Throsby



Photo 8 Early-19th century engraving of unknown provenance

5.12. In terms of other views of St Leonard's aside from those identified from Church Lane, its spire can be seen from the footpath that crosses the pasture field to the north of the churchyard (i.e. leading from the churchyard to the south-eastern corner of the Site) (Photo 9), the higher ground in the western and eastern parts of the Site (Photos 10 and 11), the Gilmorton Road bridge (not illustrated) and Junction 20 of the M1 (Photo 12). Some of these views are only incidental glimpses of the church; but in other views, especially from the motorway, the spire takes on 'landmark' status, serving as a built reference point for the hamlet of Misterton. The same is true for the tower of St Mary's at Lutterworth (discussed in the following settings assessment, below). The ethos behind the building of church towers and spires '*has never been satisfactorily understood*', although it has been suggested that these structures are the inevitable product of architectural evolution, a desire to reach '*upwards to the glory of God*', or inter-community competition (i.e. 'bigger is better') (Child 2007, 44–45). It is worth noting, however, that church towers and spires are not the only prominent structures within the study area: a high voltage overhead power line supported by large pylons crosses through the north-eastern part of the Site (Photo 11) and some of the wind turbines at Swinford can be seen from the higher ground in the western-central part of the Site (not illustrated).



Photo 9 View of St Leonard's from the pasture field between the churchyard and the Site



Photo 10 View of St Leonard's (circled) from the footpath at the W boundary of the Site



Photo 11 Glimpse of St Leonard's (circled) from the E boundary of the Site at Lea Barn Farm; note the electricity pylon and overhead power lines



Photo 12 View of the Church of St Leonard (circled) from Junction 20 of the M1
(Image courtesy of Google Streetview)

Contribution of the Site

- 5.13. The Site comprises a sizeable area of agricultural land, of which approximately half lies within the historic parish of the Church of St Leonard. Thus, there is a direct historical association between the church and the Site, although the landscape character and the current ‘*open views from the church*’ (see Section 1.7) derive from post-medieval planned enclosure and modern built development (not least, the construction of the M1). However, the Church of St Leonard has retained its status as a landmark, for its spire is visible in south-easterly views across the fields of the Site from the motorway and from other selected locations. The Site is an element of the setting of the Church St Leonard that contributes to its significance.

Development effects

- 5.14. The Church of St Leonard is sensitive to the proposed development. Development within the Site will (further) alter the character of its historic agricultural hinterland and may potentially obscure views of the Church of St Mary; but will not alter the important relationships between the Church of St Leonard and the other designated and non-designated heritage assets cited by Historic England (see Sections 1.7–1.8). It is considered that the intervisibility of the two churches, and the important relationships between the Church of St Leonard and the other heritage assets at Misterton, can be preserved through sensitive design of the proposed development. Thus at this stage, a reduction in the southern extent of the SDA (as suggested by Historic England, see Sections 1.7–1.8) is not considered necessary.

Church of St Mary at Lutterworth (Fig. 11)

Special architectural and historic interest

- 5.15. The Church of St Mary is of 13th century origin, but was altered in the 14th, 15th and early-18th centuries and restored by Sir George Gilbert Scott from 1866–1869 (Photo 13). The List Entry (NHLE Ref. 1211040) provides a detailed description of its exterior and interior form and features, for example: the three-staged tower with massive clasping buttresses rising to the second stage, the western buttress enclosing a stair turret; the nave with crenellated parapet and five-bay clerestory; the restored 15th century east window; a 13th century piscina; two 14th century wall paintings; and 15th century brasses. It is apparent that the special architectural and historic interest of St Mary's is principally derived from its evidential, historic, aesthetic and communal values – which are embodied by its built fabric.



Photo 13 1885 view of St Mary's from the NW corner of its churchyard

Setting

- 5.16. The Church of St Mary is situated within the historic settlement core of Lutterworth, c.800m west of the Site (Fig. 5, **19**). Whilst 19th century maps show the church at the western edge of the town, with the rectory occupying the adjacent plot to the north and the cemetery and a grand house occupying the adjacent plots to the

south-west, post-war development has resulted in a westerly urban sprawl such that the church is now surrounded by built form (notwithstanding the open green spaces of the churchyard and cemetery to the west and east and the Lutterworth Cricket Club to the north-west). St Mary's is accessed from the east via Church Street and from the south via Church Gate. Whilst these thoroughfares present vistas of the church (Photo 14), it is only from within the churchyard that the church is clearly visible and its exterior built form and features of special architectural and historic interest can be appreciated.



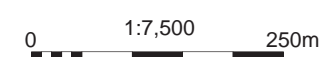
Photo 14 View of St Mary's from Church Street

- 5.17. Photographs from 1885 show the historical prominence of St Mary's from locations in and around Lutterworth, including Cotesbach Road to the south and Misterton Road to the south-west (Photo 15). The walkover survey identified glimpses of St Mary's tower from Chapel Lane (Photo 16) and from the north-western part of St Leonard's churchyard at Misterton (Photo 6). In the foreground of the view from Chapel Lane is the former parkland of Misterton Hall (Fig. 5, **19**), the neighbouring field to the west being the only visible part of the Site; in the mid-ground of the view, heavy goods traffic is frequently seen on the Junction 20 slip road, rendering this view of a distinctly modern character (Photo 17).



- Site boundary
- Parish boundary
- ✚ Church of St Mary

- Key approaches and views of the Church
- Incidental glimpses of the Church
- ▶ Key views from the Church
- Photograph locations



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNS/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Photo 15 1885 view of St Mary's from Misterton Road



Photo 16 View of St Mary's (circled) from Chapel Lane, with red dashed line indicating the M1 Junction 20 slip road



Photo 17 Visibility of traffic on the M1 Junction 20 slip road in the view of St Mary's from Chapel Lane (zoomed photo)



Photo 18 Glimpse of St Mary's (circled) from the footpath in the southern-central part of the Site

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- 5.18. From the footpath crossing the southern-central part of the Site, St Mary's tower is concealed and revealed by changes in topography and vegetation cover (Photo 18). Observations made during the walkover survey indicate that both churches are intervisible only from the pasture field between the south-eastern boundary of the Site and St Leonard's churchyard. From the fields in the southern-central part of the Site, although St Mary's tower is visible, only the very tip of St Leonard's spire can be discerned above/through trees in the copse where the public footpath crosses the River Swift (see Figs. 10 and 11). As noted in the previous settings assessment for St Leonard's, there are meaningful historical associations between these two assets, and as such, this intervisibility contributes to their respective significances.
- 5.19. Archival research identified a photograph dated 1885, taken from the top of St Mary's tower, in which the spire of the Church of St Leonard at Misterton could be discerned (Photo 19). Today, St Leonard's spire still can be discerned from the top of St Mary's tower, although it is partially obscured by the mature coniferous and deciduous trees within its churchyard (Photo 20). This visibility is considered to make a minimal contribution to the significance of St Mary's. There are views across the Site, the western part of which comprises part of its historic agricultural hinterland; however, there is a disconnect between the town and this farmland due to the visually-and physically- intrusive M1 motorway. It is not possible to see the Church of St Leonard or the Site from ground level in the vicinity of St Mary's.
- 5.20. Rather, it is the association between the Church of St Mary and the historic town core of Lutterworth that is more readily discernible from the neighbouring streets. In the vicinity of the church are post-medieval built heritage assets such as the 17th and 18th century half-timbered and brick-built properties along Church Street and the 19th century brick-built church hall/centre at Church Gate (Photos 14 and 20). These buildings form part of the immediate setting of the Church of St Mary and make some contribution to its significance.



Photo 19 1885 view looking east from St Mary's tower, with St Leonard's spire circled



Photo 20 Current view looking east from St Mary's tower, with St Leonard's spire circled

Contribution of the Site

- 5.21. The Site comprises a sizeable area of agricultural land, of which approximately half lies within the historic parish of the Church of St Mary. As already discussed, the historic landscape character (HLC) type of the majority of the Site is 'Planned Enclosure'; many of the extant field boundaries are as shown on the 1883 Map of the Misterton Estate (see Fig. 6). However, the construction of the M1 motorway has disconnected the town of Lutterworth from this easterly extent of its historic agricultural hinterland. There are glimpses of St Mary's tower from within the Site and from the Church of St Leonard at Misterton, but there are no views of the Site or of St Leonard's from St Mary's save from the roof platform of its tower. The Site makes only a limited contribution to the significance of the Church of St Mary.

Development effects

- 5.22. The Church of St Mary is not sensitive to the proposed development. The Site constitutes only a small part of its historic agricultural hinterland on the periphery of the historic parish, which is now separated from the town by the M1 motorway. Views of the Site and glimpses of the Church of St Leonard are only possible from the top of St Mary's tower; and the glimpses of St Leonard's are very unlikely to be obscured by development within the Site (subject to LVIA). The proposed development will not alter any of those key elements of the setting of the Church of St Mary that contribute to its significance.

6. CONCLUSIONS

- 6.1. This Heritage Statement has identified the known and potential heritage resource within the Site and its environs and has assessed the likely development effects thereupon.

Archaeology

- 6.2. Four areas of probable later prehistoric settlement and agricultural activity have been discerned from cropmark and geophysical evidence within the central and southern parts of the Site. The identified potential buried archaeological remains of rectangular and curvilinear enclosures and other ditched features are themselves unlikely to be of such significance as to warrant preservation *in situ*, but would add to the existing corpus of known sites from Leicestershire and may yield data that could contribute to regional research questions regarding the pattern and character of Iron Age settlement.
- 6.3. Historic aerial photographs document widespread ‘ridge and furrow’ across the Site, but extant earthworks appear to be present only in the northern and north-western parts of the Site. This recorded distribution attests to the Site having comprised part of the agricultural hinterland of the parishes of Misterton and Lutterworth. There is no indication of medieval settlement encroaching into or existing within the Site: the hamlet of Misterton was likely confined by the River Swift and the suggestion of a deserted village near Thornborough Farm is not substantiated by any evidence.
- 6.4. The upstanding brick barn and footbridge observed beside the River Swift appear to be of mid- to late-19th century date; they represent non-designated heritage assets of limited heritage significance. The active farmsteads within the Site have not been subject to assessment and building recording at this stage, but are not anticipated to be of any special architectural and historic interest on the basis of documentary research.

Historic landscape character

- 6.5. The field systems within the Site are considered to derive predominantly from post-medieval and modern planned enclosure and amalgamation; this historic landscape character type is common within Leicestershire. Development will result in the loss of historic agricultural land; however, certain elements (such as field boundaries, ‘important’ hedgerows and extant ridge and furrow earthworks) could be retained through sensitive design.

Settings

- 6.6. The Grade II* Listed Church of St Leonard and the Grade I Listed Church of St Mary at Lutterworth were identified during consultation as being potentially sensitive to the proposals and were subject to detailed settings assessments to clarify the possible impacts. It is concluded that development would alter the setting of the Church of St Leonard, potentially resulting in a degree of harm to its significance. The proposed development would comprise the loss of part of its historic agricultural hinterland; however, the important associations between St Leonard's and other elements of the historic landscape at Misterton would be retained. It is considered that a reduction in the southern extent of the Site is unnecessary and that glimpses of St Mary's from St Leonard's could be preserved through sensitive design. However, LVIA input is recommended to clarify this.
- 6.7. In sum, no overriding heritage constraints to the proposals have been identified at this stage. However, further investigation is needed to better understand the nature, survival and extent of potential buried archaeological remains within the Site and sensitive design is recommended to minimise the degree of harm to the Church of St Leonard in particular. This will help to ensure that the proposals are consistent with Policy CS11 of the Harborough District Local Development Framework Core Strategy (2011), the NPPF (2012), and relevant heritage legislation.

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- 1967 Ordnance Survey County Series for Leicestershire (1:2,500)
- 1973–82 Ordnance Survey County Series for Leicestershire (1:2,500)
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- 1792 Engraving of Misterton Hall and grounds [Ref: Leicestershire Collection]
- 1796 Enclosure Map and award for Walcote in Misterton [Ref. M435]
- 1883 Sale particulars for the Misterton Estate in the parishes of Misterton and Lutterworth [Ref. 18D67/2520]
- 1883 Plan of Misterton Estate [Ref. DE783/30]
- 1922 Correspondence and plan of Misterton Estate [Ref. DE3663/108/4]
- 1923–26 Correspondence, photographs and postcards relating to the restoration of St Leonard's church spire [Ref. 8D62/Box 56/2 and DE3736 Box 60]
- 1967–73 Field name survey for Misterton, compiled by WI [Ref. FNS]
- 1977 Photograph of St Leonard's Church [Ref. DE7799/127]

Historic photographs sourced through Historic England's Red Box Collection

- N.d. View of St Mary's Church at Lutterworth from Misterton Road [Ref. CC72.1249]
- 1885 View east from the tower of St Mary's Church at Lutterworth [Ref. CC68.31]
- 1885 View of St Mary's Church at Lutterworth from Cotesbach Road [Ref. CC72.2044]
- 1885 View of St Mary's Church at Lutterworth from the north [Ref. CC73.498]
- 1885 View of St Mary's Church at Lutterworth from the north-west [Ref. CC72.2042]
- 1885 View of St Leonard's Church at Misterton from the south-west [Ref. CC73.577]

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- 1885 View of St Leonard's Church at Misterton from the south [Ref. CC73.576]
1885 View of St Leonard's Church at Misterton from the south-east [Ref. CC73.575]

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1st July 1984	SP 5584 / 12–14 inclusive
7th July 1984	SP 5483 / 15
14th July 1984	SP 5483 / 16
22nd July 1984	SP 5583 / 19
23rd July 1984	SP 5583 / 15–17 inclusive and SP 5584 / 15–16 inclusive
29th July 1984	SP 5583 / 18
? January 1985	SP 5584 / 17
14th December 1993	EA/AF/93C/636
2nd July 1996	SP 5483 / 33
22nd July 1996	SP 5483 / 31 and / 33

APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Listed Buildings

Listed Buildings are buildings of ‘special architectural or historic interest’ and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the Act’).

Under Section 7 of the Act, *‘no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.’* Such works are authorised under Listed Building Consent. Under Section 66 of the Act, *‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses’.*

Note on the extent of a Listed Building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the ‘curtilage’ of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of ‘heritage significance’ both as defined within the NPPF and within ‘Conservation Principles’ (see Section 3, above). In such cases, the establishment of the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that listed building consent is only needed for works to the ‘listed building’ (to include the building in the list and all the ancillary items) where they affect the special character of the listed building as a whole.

Guidance is provided by Historic England on ‘Listed Buildings and Curtilage: A Historic England Advice Note’ (Historic England 2016).

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed Buildings, the 1979 Act does not include provision for the ‘setting’ of Scheduled Monuments.

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise ‘*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*’ (the NPPF Annex 2). Designated heritage assets include Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields, Protected Wreck Sites, and World Heritage Sites. The NPPF (Annex 2) states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England’s ‘Conservation Principles’ looks at significance as a series of ‘values’ that include ‘evidential’, ‘historical’, ‘aesthetic’ and ‘communal’.

The setting of heritage assets

The ‘setting’ of a heritage asset comprises ‘*the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*’ Thus it is important to note that ‘setting’ is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in ‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’.

Levels of information to support planning applications

Paragraph 128 of the NPPF identifies 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 assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*’

Designated heritage assets

Paragraph 126 of the NPPF notes that local planning authorities ‘*should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.*’ Paragraph 132 notes that ‘*when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.*’ It goes on to note that ‘*substantial harm to or loss of a grade II listed building...should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments...should be wholly exceptional.*’

Paragraph 134 clarifies that ‘*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*’

Substantial harm and less than substantial harm

See ‘Effects upon heritage assets’, below.

Effects upon non-designated heritage assets

See ‘Effects upon heritage assets’, below.

Development Plan

Harborough District Local Development Framework Core Strategy 2006–2028

Harborough District Council is in the process of producing a new Local Plan. In the meantime, the Local Development Framework Core Strategy 2006–2028 (adopted in 2011) includes ‘saved’ policies from the former Local Plan, which offer further guidance as to the protection and management of the historic environment. These are amalgamated under Policy CS11: Promoting Design and Built Heritage.

Extracts of Clause D refer to the archaeological heritage resource, as follows:

‘(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:

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;

iv) Safeguarding Scheduled Monuments and non-scheduled nationally important archaeological remains, and other areas of archaeological potential or importance and areas of historic landscape;

vi) *Identifying heritage assets of local importance.*'

Further, it is noted that 'there are other heritage assets that are not included on the statutory list but which are still of importance to the architectural, social and cultural history of the District and which contribute to the character of their settlement or the landscape' (Section 5.121).

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes (GPA1–3) which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3, below). GPA2 notes that '*a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so*' (Page 3).

GPA3 – The Setting of Heritage Assets

Step 1 requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this will comprise heritage assets where '*the development is capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance*'.

Step 2 of the settings process requires '*assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)*', with regard to its physical surroundings; relationship with other heritage assets; the way it is appreciated; and its associations and patterns of use. Step 3 requires '*assessing the effect of the proposed development on the significance of the asset(s)*', with regard to the location and siting of the development; its form and appearance; additional effects; and its permanence.

Step 4 of GPA3 provides commentary on ‘*maximising enhancement and minimising harm*’. It notes (Paragraph 26) that ‘*Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project’s inception.*’ It goes on to note (Paragraph 28) that ‘*good design may reduce or remove the harm, or provide enhancement*’.

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. Regarding Listed Buildings and Conservation Areas, it primarily discusses ‘architectural and historic interest’, which comprises the special interest for which they are designated.

The NPPF provides a definition of ‘significance’ for heritage policy (Annex 2). This states that heritage significance comprises ‘*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic*’.

Regarding ‘levels’ of significance, the NPPF provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England’s ‘Conservation Principles’ expresses ‘heritage significance’ as comprising a combination of one or more of the following values: evidential; historical; aesthetic; and communal.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 137 of the NPPF notes that ‘*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably*’.

GPA3 notes that ‘*good design may reduce or remove the harm, or provide enhancement*’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘*Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or*

beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in 'Conservation Principles'.

Heritage harm to designated heritage assets

The NPPF does not define what constitutes 'substantial harm'. The High Court of Justice does provide a definition of this level of harm, set out by Mr Justice Jay in 'Bedford Borough Council vs. SoS for CLG and Nuon UK Ltd'. Paragraph 25 clarifies that, with regard to 'substantial harm': *'Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced'*.

Effects upon non-designated heritage assets

Paragraph 135 of the NPPF advises that *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

APPENDIX 2: GAZETTEER OF (SELECTED) RECORDED HERITAGE ASSETS WITHIN THE STUDY AREA




Ref. No.	HE Ref. HER Ref. HEA Ref.	Description	Period	Grid Ref. (all SP)
A	1008541 MLE2103 1060466	Scheduled Monument of a Bronze Age bowl barrow at Dale Spinney (east of Misterton).	Bronze Age	5607 8389
B	1294954 340374	Grade II* Listed Church of St Leonard at Misterton.	Medieval	5570 8399
C	1188008	Grade II Listed No 1 and attached outbuilding.	Post-medieval	5664 8372
D	1061457	Grade II Listed High House.	Post-medieval to Modern	5669 8364
E	DLE508	Lutterworth Conservation Area, encompassing the Grade I Listed Church of St Mary [F], the Grade II* Listed Manor House, and an additional 46 Grade II Listed Buildings.	N/A	See Fig. 2
F	1211040 340376	Grade I Listed Church of St Mary at Lutterworth.	Medieval	5424 8445
G	1392641	Grade II* Listed Ladywood Works at Lutterworth.	Modern	5480 8519
H	DLE596	Bitteswell Conservation Area, encompassing the Grade II* Listed Church of St Mary and an additional 12 Grade II Listed Buildings	N/A	See Fig. 2
1	MLE1423	Earthwork to the east of a lay-by on the A426, which has been conjectured to represent the remains of a long barrow.	Neolithic?	5456 8277
2	MLE2125 MLE2079 MLE2080 MLE2081 MLE9088	Cropmarks to the east of Dale Spinney, recorded in the 1980s and in 2012, which are symptomatic of a ring ditch with a possible cist represented by a dot at the centre, a square enclosure with a possible adjoining enclosure, and a further five small square enclosures.	Bronze Age?	5618 8387 5607 8380 5625 8391
3	MLE2120 MLE2093 MLE2094	Cropmarks to the north-east of Warren Farm, noted from the air in 1979, which may represent a small sub-rectangular enclosure containing two ring ditches and a length of double ditch – however their archaeological provenance has been disputed; and cropmarks to the north, west and north-west of Warren Farm, noted on aerial photographs in 1962 and in the 1980s, which are symptomatic of ring ditches.	Bronze Age	5594 8337 5563 8342 5517 8343 5502 8340
4	MLE2127	Previously-unknown features, which were identified by geophysical survey in 1997 and interpreted as the remains of an Iron Age settlement with an associated field system.	Iron Age	5526 8359

5	MLE2140 MLE2141	Cropmarks to the south-east of Mill Farm, noted on aerial photographs and recorded by geophysical survey in 2014, indicative of a ring ditch, a small square enclosure, a large enclosure bisected by a linear ditch, and various other associated features.	Bronze Age to Iron Age	5489 8365
6	MLE2128	Cropmarks to the south-west of Thornborough Spinney, recorded in 1984, which may represent a clothes line enclosure with a small square enclosure to the north and further ditches to the south. <i>Note that this information is derived from the HER; the cropmark complex is not documented by Pickering and Hartley (1985)</i>	Iron Age	5517 8418
7	MLE1903	Cropmarks to the west of Thornborough Spinney, recorded in the 1980s, which are indicative of a large ring ditch or small enclosure bisected by a ditch. It was partly destroyed by the construction of the M1.	Bronze Age to Iron Age	5501 8463
8	MLE2096	Cropmarks to the east of Thornborough Spinney, recorded in the 1980s, which are indicative of a double-ditched sub-rectangular enclosure and several pendant enclosures.	Iron Age	5559 8453
9	MLE2074	Cropmarks to the south-east of Thornborough Farm, which are indicative of adjoining rectangular enclosures, in a field south of a stream.	Unknown	5619 8546
10	MLE17413	Cropmark to the north of Hill Farm, noted on aerial photographs in 2006, which resemble a ring ditch but may not be of archaeological origin.	Unknown	5697 8466
11	MLE1416	Cropmark to the south of Lutterworth Golf Course, which resembles a sub-rectangular enclosure but is of uncertain origin.	Unknown	5437 8313
12	MLE21328	Numerous ditches containing Early Roman pottery sherds, recorded during evaluation of land east of Leicester Road at Lutterworth, which appear to be associated with land division or drainage.	Roman	5459 8602
13	340338	Possible area of shrunken settlement of Misterton, including alleged hollow way; however, the 'double moat' earthwork is probably a post-medieval garden feature (see 19).	Medieval	5570 8413 5559 8403
14	MLE2073 340286	Possible location of a deserted settlement, centred on Thornborough Farm and Butts Farm.	Medieval	5590 8568
15	MLE2101	Possible location of the deserted settlement of Poultney or Pulteney, to the east of Glenfield Farm and Hill Farm, suggested by the earthworks of possible crofts and ridge and furrow as well as pottery sherds collected through fieldwalking.	Medieval	5713 8435
16	MLE10493 340343	Historic settlement core of Walcote.	Medieval	5679 8381

17	MLE2077 340333	Conjectured location of the medieval manor house at Misterton, now occupied by Misterton Hall.	Medieval to Post-medieval	5572 8391
18	MLE2130	Sub-square earthworks shown as a single pond on the 1886 Ordnance Survey, interpreted as a double-moat in 1971, mapped as earthworks and identified as moats on the 1987 Ordnance Survey; but resurveyed in 1987 and considered to represent a 16th or 17th century garden feature.	Post-medieval	5570 8413
19	MLE23167	Extent of post-medieval parkland associated with Misterton Hall.	Post-medieval	5551 8389
20	MLE1921 924196	Historic settlement core of Lutterworth.	Post-medieval	5438 8443
21	No ref	Brick-built structure beside the River Swift, first shown on the 1883 Map of the Misterton Estate.	Modern	5554 8415
22	No ref	Brick-built footbridge across the River Swift, first shown on the 1886 Ordnance Survey Map.	Modern	5555 8417

APPENDIX 3: LEVEL 1 BUILDING RECORDING

Building name – Structure beside River Swift	
NGR: SP 5554 8415	
Designation: None	
Number on plan: Fig. 5, 21	
Building type/purpose including previous uses where appropriate: Unknown; agricultural – associated with sheep dip?	<p><i>View of structure from north side</i></p>
Construction materials: Brick; concrete plinth; corrugated sheeting	<p><i>View of structure from west side</i></p>
Approximate date: Mid- to late-19th century (mapped in 1883)	
Description: Single-storey brick-built structure located on the south bank of a former channel of the River Swift, close to the footbridge (see below). Original core to the east; with slightly later lean-to extension to the west. Northern elevation is supported by a concrete plinth that has its foundations within the former watercourse (now a dry channel except for a pool of stagnant water). Southern elevation has wooden doors, for access from the field.	
	<p><i>Concrete plinth into the brook</i></p>
<p><i>View towards footbridge from asset 21</i></p>	<p>Date: 24th October 2017</p>
Compiled by: Elizabeth Pratt	

Building name – Bridge over River Swift	 <p>Recently diverted course of the River Swift</p>	
NGR: SP 5556 8417		
Designation: None		
Number on plan: see Fig. 5		
Building type/purpose including previous uses where appropriate: Bridge		
Construction materials: Brick	<i>View from north-east</i>	
Approximate date: Mid- to late-19th century (mapped in 1883)		
Description: Brick-built footbridge across a former channel of the River Swift. Now in a poor state of repair, with railings to prevent use. Its arch can be discerned from the new concrete footbridge and from the river bank. Its curving piers are capped with blue bricks.		<i>View of arch from east side</i>
		
	<i>View towards asset 21 from footbridge</i>	<i>View of arch from west side</i>
Compiled by: Elizabeth Pratt	Date: 24th October 2017	

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