



HIGH LEICESTERSHIRE
NEIGHBOURHOOD PLAN
SUBMISSION DRAFT
2022-2031

John O'Gaunt

Waverfield Lane

Newbold

E15017

Twyford Road

Marefield

Washdyke

Park Road

Lowesby

Mellan Road

Skog Hill

Cold Newton

Tilton
on the
Hill

Halstead

Dakem Road

Launde Road

Tilton 1

Green Lane

Loordington Road

Coplow Lane

MAY 2024

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Figure 1: Railway bridge west of Marefield

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1 INTRODUCTION

NEIGHBOURHOOD PLANS

- 1.1 The 2011 Localism Act has given communities the right to draw up a Neighbourhood Plan. This right is aimed at giving local communities genuine opportunities to influence the future of the places where they live.
- 1.2 The preparation of the High Leicestershire Neighbourhood Plan is intended to allow people who live, work and have a business in the area to have a say where they think new houses and businesses should be located and what they should look like. A Neighbourhood Plan can also identify and protect important Local Green Spaces, conserve local heritage and protect areas of nature conservation interest. The High Leicestershire Neighbourhood Plan will be a statutory plan which means that once it has been finalised, decisions on planning applications will be made using both

¹ Parish Councils are required to hold at least four meetings each year which are open to the public, one of which must be an Annual Meeting of the full Council. Parish Councils have certain powers and responsibilities under statute including, for example, the maintenance of community buildings. They usually employ a Parish Clerk and/or other staff to carry out these duties. They also have power to raise money (a 'precept') through the local Council Tax and have a duty to provide accounts.

the Local Plan and the Neighbourhood Plan, and any other material considerations.

THE HIGH LEICESTERSHIRE NEIGHBOURHOOD AREA

- 1.3 The High Leicestershire Neighbourhood Plan Area comprises the following four Parishes which are situated in the northern part of Harborough District, Leicestershire:

PARISH COUNCIL¹

- Tilton on the Hill and Halstead

PARISH MEETINGS²

- Cold Newton
- Lowesby
- Marefield

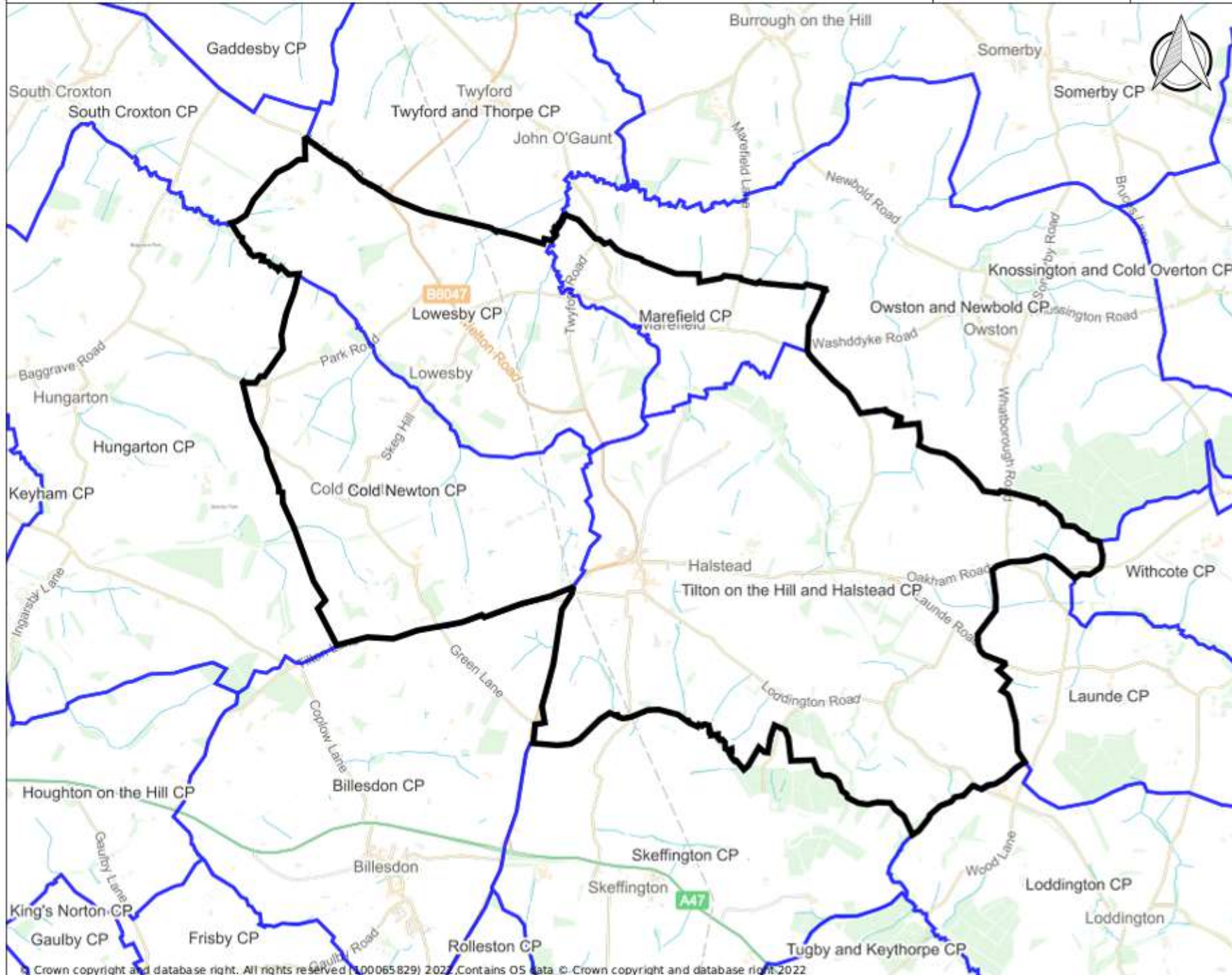
² Parish Meetings must assemble annually on some day between 1 March and 1 June and on one other occasion during the year. Their meetings are open to the public, but only registered electors for the Parish can speak and vote on any proposal. A Parish Meeting is not a corporate body. A Parish Meeting is unable to own property, sue, or be sued. It is not a local authority. Its powers are not as wide as those of a Parish Council.



Parish



Neighbourhood Area



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- 1.4 The High Leicestershire Neighbourhood Plan Area is a large rural area of 2,810 hectares. It includes the settlements of Cold Newton, Halstead, Lowesby, Marefield and Tilton on the Hill together with a range of farmsteads. In administrative terms, the area lies within Harborough District but shares a common boundary with parts of Melton Borough Council and Charnwood Borough Council along its northern boundary.
- 1.5 Tilton on the Hill and Halstead Parish Council is the Qualifying Body leading neighbourhood planning in the High Leicestershire area. The Parish Council applied for the designation of the High Leicestershire Neighbourhood Area which was designated by Harborough District Council on 16 November 2016. The Plan period is 2022-2031.

BASIC CONDITIONS

- 1.6 A neighbourhood plan must meet each of a set of basic conditions before it can be put to a referendum and be made. The basic conditions state that plans must:
- Have regard to national policies and advice contained in guidance issued by the Secretary of State.
 - Contribute to the achievement of sustainable development.

- Be in general conformity with the strategic policies contained in the development plan for the area.
- Not breach, and otherwise be compatible with, EU obligations (now part of UK Law).
- Comply with other prescribed matters.

NATIONAL POLICIES AND GUIDANCE

- 1.7 The [National Planning Policy Framework](#) (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, 20 July 2021, 5 September 2023 and 19 December 2023. This sets out the government's planning policies for England and how these are expected to be applied.
- 1.8 The planning practice guidance that supports the NPPF is published [online](#).

THE DEVELOPMENT PLAN

- 1.9 The relevant development plan for the area is the [Harborough Local Plan](#) which was adopted by Harborough District Council in April 2019.

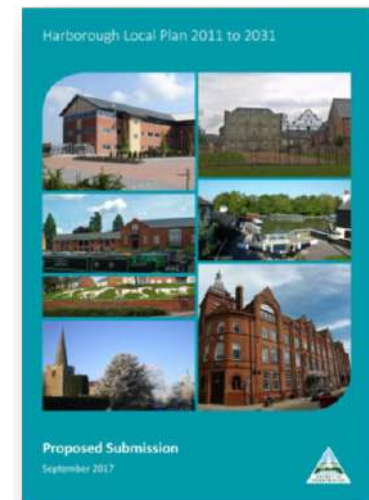


Figure 2: Harborough Local Plan

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- 1.10 Tilton on the Hill is identified as a settlement suitable for rural development on a small scale that reflects its limited services and facilities. Cold Newton, Halstead, Lowesby and Marefield are considered the least sustainable locations for growth.
- 1.11 Harborough District Council has begun a review of the adopted Local Plan.

WHAT HAS BEEN DONE SO FAR

- 1.12 Tilton on the Hill and Halstead Parish Council initially consulted with seven surrounding parishes to establish the level of interest in the preparation of a joint neighbourhood plan. Cold Newton, Lowesby and Marefield decided to join with Tilton on the Hill and Halstead. Following that, Tilton on the Hill and Halstead Parish Council set up a Neighbourhood Plan Committee, comprising representatives from all four parishes, to prepare the plan.

QUESTIONNAIRE

- 1.13 The Committee prepared and circulated a [questionnaire survey](#) to local residents in October/ November 2018. The total number of completed questionnaires was 216 and the results of the questionnaire are available on the Tilton on the Hill and Halstead Parish Council website.

CONSULTATION EVENT

- 1.14 One of the key issues for the Neighbourhood Plan concerns housing development in Tilton on the Hill. On Saturday 3 June 2023, a consultation event was held in Tilton Village Hall concerning the allocation of potential housing sites. The event was attended by about 30 residents.

DRAFT NEIGHBOURHOOD PLAN

- 1.15 The feedback from the questionnaire results, consultation event and information about the area, helped us to prepare a (Pre-Submission) Draft version of the High Leicestershire Neighbourhood Plan. Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a pre-submission consultation period of no less than six weeks on the proposed Neighbourhood Plan will run from Monday 22 January to Monday 4 March 2024.
- 1.16 A copy of the Pre-Submission Draft of the Plan was made available to download, along with supporting documentation, on the Tilton on the Hill and Halstead Parish Council website. A summary of the Pre-Submission Draft of the Plan was delivered to all premises within the Neighbourhood Area.

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WHAT HAPPENS NEXT?

- 1.17 All representations and comments received have been considered by Tilton on the Hill and Halstead Parish Council and used to amend the Pre-Submission Draft of the Plan. A Consultation Statement, including a summary of all comments received and how these were considered, will be made available on the Parish Council website.
- 1.18 The Plan will now be submitted to Harborough District Council for publication and, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, a further six-week public consultation will take place before it is sent to an Independent Examiner.
- 1.19 The Examiner will either recommend that:
- the Plan is submitted to a referendum;
 - is modified to meet the ‘Basic Conditions’ and then submitted to a referendum; or that
 - the Plan is refused.
- 1.20 If the Examiner is satisfied, Harborough District Council will arrange a referendum. If the Plan is approved by a simple majority of those voting in the referendum, the District Council will adopt it.

- 1.21 When the Plan is adopted, it will form part of the statutory Development Plan for the area. Harborough District Council will continue to be responsible for determining most planning applications, but in the High Leicestershire Neighbourhood Area, the policies in the Neighbourhood Plan will form the basis of those decisions along with the adopted Harborough Local Plan and other material considerations.

Note, when considering a development proposal, ALL the relevant policies of the Neighbourhood Plan will be applied.



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2 PROFILE

HIGH LEICESTERSHIRE

- 2.1 High Leicestershire is a large rural area comprising the parishes of Tilton on the Hill and Halstead (1,394ha), Cold Newton (629ha), Lowesby (577ha) and Marefield (209ha) in the Harborough District of Leicestershire. The area is bisected north/south by the B6047 which links the market towns of Market Harborough and Melton Mowbray. The area lies approximately half-way between the two towns.
- 2.2 The area is also bisected by the former Great Northern and London and North Western Joint Railway and the disused GNR Marefield to Leicester line.
- 2.3 The landscape is comprised of undulating fields with a mix of pasture on the higher sloping land and arable farming on the lower, flatter land. Fields are divided by well-established hedgerows, with occasional mature hedgerow trees. A network of narrow country lanes, tracks and footpaths connect across the landscape interspersed by woodland. It has a quiet, remote and rural character with small settlements and scattered farms.

2.4 The 2021 Census³ shows the population of Tilton on the Hill, Halstead, Cold Newton and Lowesby to be 720. There were 300 households.

2.5 There are four settlements in the Neighbourhood Area, each with its unique identity.

TILTON ON THE HILL

- 2.6 Tilton on the Hill lies on the B6047 that connects Market Harborough (14 miles away) to Melton Mowbray (11 miles away). Tilton on the Hill is also 7.5 miles west of Oakham and sits two miles north of the A47.
- 2.7 Tilton is situated in upland countryside standing at 219 metres above sea level near the peak of the High Leicestershire area. From a distance only the needle spire of its church on top of its hill is seen, the rest of the village being hidden by trees. The church is at the highest point and much of the rest of the village falls down the hill to the south.
- 2.8 Tilton on the Hill contains around 250 dwellings and has a basic range of services including a village shop, pub and

³ Rounded to the nearest 10 people/households. The data displayed is aggregated from small areas on a best-fit basis.

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village hall. It is the largest village in the High Leicestershire Neighbourhood Area.

COLD NEWTON

- 2.9 Cold Newton is a small hamlet situated about two miles west of Tilton on the Hill and two miles north of Billesdon. Some 210m above sea level, it overlooks the Wreake valley. There are just ten dwellings with no services or facilities. Medieval Cold Newton is now deserted. Ridges and hollows in fields mark where the medieval village once stood.

HALSTEAD

- 2.10 Halstead is a hamlet of some 30 dwellings to the east of Tilton on the Hill. Most properties lie on the Oakham Road and the hamlet is separated from Tilton on the Hill by a few small fields.

LOWESBY

- 2.11 Lowesby is a small settlement associated with Lowesby Hall and its estate. It is an agricultural settlement consisting of a church, former school, cricket ground and a small number of houses and pairs of estate cottages (about 16 in total). Lowesby is located to the north of Cold Newton, just off the B6047. The Queniborough Brook flows to the south of the settlement.

MAREFIELD

- 2.12 Marefield is a small farming community about 2.5 miles north of Tilton on the Hill. There are just seven dwellings- all located on the Marefield Road.



Figure 4: Cold Newton

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3 SUSTAINABLE DEVELOPMENT, PRIORITIES AND VISION

SUSTAINABLE DEVELOPMENT

3.1 Our Neighbourhood Plan must contribute to the achievement of sustainable development. The planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an **economic** objective – to help build a robust, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of appropriate infrastructure;
- a **social** objective – to support strong, vibrant and healthy communities, by ensuring a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed built environment with accessible services and open spaces that reflect

- current and future needs and support communities' health, social and cultural well-being; and
- an **environmental** objective – to contribute to protecting and enhancing the natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.2 Our Plan shows what sustainable development in High Leicestershire means in practice.

PRIORITIES

3.3 Data collected from the 2018 questionnaire helped identify key issues the Neighbourhood Plan should address. They are ranked in order of importance with the percentage of respondents who identified each issue as an important or very important issue in brackets.

- To ensure residents can access key services (92%)
- To ensure future development is situated to give minimal impact and be of sympathetic design and character (91%)
- To protect, manage and enhance the natural, built and historic environment (89%)
- To reduce deprivation, loneliness and isolation (88%)

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- To ensure future developments meet the needs of the community (87%)
- To promote health and wellbeing in the community (84%)
- To protect and enhance the character and culture of the individual parishes (81%)
- To address and reduce the potential impacts of climate change (75%)
- To promote economic growth (60%)
- To promote regeneration (57%)

VISION

3.4 In setting out the aims for the Plan it is vital to consider how the High Leicestershire Neighbourhood Area should be at the end of the plan period. The Plan needs to be aspirational, but realistic. The Plan also needs to respond to the priorities identified by local people. The vision diagram set out here has helped guide the preparation of the High Leicestershire Neighbourhood Plan and makes it clear what the Plan is aiming to achieve.





Figure 3: Children's playground at the Tilton Village Hall

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4 SERVICES AND FACILITIES

KEY SERVICES AND FACILITIES

4.1 The High Leicestershire Neighbourhood Area has a very limited range of services and facilities. Most are in Tilton on the Hill which has a village shop, pub, village hall, playing field and church. Lowesby has a church, village hall and cricket ground.

TILTON VILLAGE STORES

4.2 [Tilton Village Stores](#) on Main Street is a newsagent and grocery store that also specialises in hot and cold food and drink for eat-in or take-away. Our 2018 Questionnaire Survey shows that 94% of respondents regard the village shop as important or very important.

ROSE AND CROWN PH, TILTON ON THE HILL

4.3 [The Rose and Crown Public House](#) is located on Main Street, opposite the church. There is a bar/restaurant and accommodation. 88% of respondents to our Questionnaire Survey regard a good local public house as important or very important.

TILTON VILLAGE HALL

4.4 The Village Hall on Oakham Road has a large main hall with stage, a bar room and kitchen. It is available for hire and is

home to [Tiddlywinks Pre-School](#) as well as various clubs and societies. 93% of respondents to our 2018 Questionnaire Survey regard the village halls as important or very important.



Figure 4: Tilton Village Hall

4.5 The Village Hall car park is the location of the Tilton Electric Car Club and includes two electric vehicle charge points.

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4.6 There is a children’s playground at the Village Hall which 86% of respondents to our questionnaire regard as important or very important.

4.7 Tilton and District Sports Club provide facilities for tennis, five-a-side football and basketball on a floodlit outdoor court behind the Village Hall. 66% of respondents to our questionnaire regard the sports court as important or very important.

QUEEN ELIZABETH II PLAYING FIELD

4.8 [Queen Elizabeth II Playing Field](#) off Marefield Lane is a small sports field with football goalposts, table tennis table, woodland workout (outdoor gym) and picnic benches. The playing field was previously the playing field for the former Primary School which was redeveloped in around 2006. Our 2018 Questionnaire Survey shows that 74% of respondents regard the sports field as important or very important.

ST. PETER’S PARISH CHURCH, TILTON ON THE HILL

4.9 The earliest parts of the [St. Peter’s Parish Church](#) date back to the late 12th century. The Church is available for Marriages, Christenings and Funerals and is open everyday during daylight hours.

TILTON AND LOWESBY CRICKET GROUND

4.10 Tilton and Lowesby Cricket Club play at Hungarton Lane, Lowesby and are in the mid-week Burrough League.

LOWESBY VILLAGE HALL

4.11 Formerly the Old School House and a Grade II Listed Building, Lowesby Village Hall on Lowesby Road is used as Polling Station.

4.12 Our 2018 Questionnaire Survey shows that 93% of respondents regard the village halls as important or very important.

ALL SAINTS CHURCH, LOWESBY

4.13 [All Saints Church](#) is a Grade II* Listed Building of 13th Century origin and restored in 1859.

RETENTION OF SERVICES AND FACILITIES

4.14 The loss of any of the limited services and facilities that residents currently enjoy can have a significant impact on people’s quality of life and the overall viability of our communities. With an increasing proportion of older people in the population, especially those who have been resident for many years, access to locally based services will become increasingly important due to lower mobility levels.

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Figure 5: All Saints Church, Lowesby

- 4.15 Policy HC2 of the Harborough Local Plan aims to protect against the loss of rural services but does not identify the community facilities to be retained.

POLICY HL1: RETENTION OF SERVICES AND FACILITIES

The following facilities will be protected and development which assists their diversification and improved accessibility is supported in accordance with Harborough Local Plan Policy HC2:

- a) Tilton Village Stores
- b) Rose and Crown PH, Tilton on the Hill
- c) Tilton Village Hall
- d) Tilton Playing Field
- e) Lowesby Village Hall
- f) Tilton and Lowesby Cricket Ground
- g) Tilton village hall public electric vehicle charge points

Local services and facilities are protected and improved

ALLOTMENTS

- 4.16 Allotments offer an improved quality of life, an enjoyable hobby, low-cost food, relaxation and contact with nature. For children, gardens offer places to play and to learn about nature. For the elderly and disabled, gardens offer an opportunity to meet people, to share in activity with like-minded people, and to experience activities like planting and harvesting.
- 4.17 There are currently no allotment sites in High Leicestershire. From our 2018 Questionnaire Survey, we know that there is interest in the provision of allotments.

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POLICY HL2: ALLOTMENTS

An allotment containing 10 plots, with water and electricity supply and car parking, should be provided as part of the development of land between Melton Road and Marefield Lane, Tilton on the Hill (Policy HL17).



MOBILE NETWORK

- 4.18 A good mobile connection has a positive impact on the economy and promotes efficient delivery of public services, social inclusion and many other benefits. Across the UK, research by Ofcom has shown that in recent years, more people rely on a mobile phone than on a landline; and that people on lower incomes are even more likely to live in a mobile-only household, or to access the Internet using a mobile connection.
- 4.19 Good mobile coverage promotes sustainability. For example, it enables home working, thus reducing the need for travel, and so contributes to minimising pollution, and mitigating climate change and helps in the move towards a low carbon economy.

- 4.20 Mobile telecommunications networks are a crucial piece of infrastructure in economic, community and social terms. Ofcom's [mobile availability checker](#) shows that much of High Leicestershire is likely to have good outdoor coverage for 4G voice/data services for all networks. Indoors, 4G voice/data services are much patchier.
- 4.21 Each operator needs its own network to provide a service. Apart from some very small installations, operators will need to apply for some form of consent from Harborough District Council prior to installing any equipment.
- 4.22 For smaller masts or smaller installations on buildings, an application for prior approval is required. For large installations, such as masts over 25m in height, or over 20m within a conservation area, a full planning application will be required. Planning applications will be decided using Harborough Local Plan Policy IN3.

BROADBAND

- 4.23 Internet connectivity, be it for personal and home use or to support businesses, is an essential requirement today and its use will only grow in the future. With the modern commercial use of the internet for business trading, supplier and customer management, internet trading, the growth of wireless devices, smartphones, tablets etc, the growth of

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social media, online gaming and on-demand television, high-speed internet connections have become essential to modern life and without which rural businesses and communities cannot prosper. Our 2018 Questionnaire Survey shows that 92% of respondents regard broadband as important or very important.

- 4.24 [Ofcom's broadband checker](#) shows that Superfast broadband is available in Tilton on the Hill. Even the superfast broadband network is Fibre to the Cabinet (FTTC) which is a connectivity technology that is based on a combination of fibre optic cable and copper cable. The further a property is from the local street cabinet, the slower the connection is likely to be.

HERBS

- 4.25 [HERBS](#) started in 2014 as Harborough East Rural Broadband Syndicate which sought to speed up the process of bringing fast broadband to East Leicestershire. HERBS brings affordable, fast broadband to the High Leicestershire area through the installation of an antenna which works using the mobile networks available the area.

NEW DEVELOPMENT

- 4.26 Harborough Local Plan Policy IN3 encourages new major developments to have access to ultrafast full fibre

broadband (of at least 100Mbps) and allow for Fibre to the Premise (FTTP) access for each property. However, in High Leicestershire, existing broadband coverage is so poor and dependency on connectivity is greater, all new developments should have FTTP connectivity.

POLICY HL3: BROADBAND

New residential or employment development should incorporate open access ducting to industry standards, to enable all premises and homes to be directly served by fibre optic broadband technology (Fibre to the Premise). Exceptions will only be considered where it can be demonstrated that making such provision would render the development unviable.

Local services
and facilities are
protected and
improved

INFRASTRUCTURE

- 4.27 New development will have some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts can be detrimental and so developers must expect to contribute towards the cost of providing additional infrastructure.

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- 4.28 To enable new housing development to take place, there will need to be improvements to village services and facilities. However, the Neighbourhood Plan must be deliverable. Therefore, the developments identified in the Plan should not be subject to such a scale of obligations and burdens that their viable implementation is threatened.
- 4.29 There are also circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small-scale and self-build development.

POLICY HL4: INFRASTRUCTURE

New development will be supported by the provision of new or improved infrastructure, together with financial contributions for the following off-site infrastructure requirements where appropriate:

- a) The improvement or remodelling of Tilton or Lowesby Village Halls;
- b) Green Infrastructure improvements in accordance with Policy HL11;
- c) The provision of allotments in accordance with Policy HL2;
- d) Traffic (including speed reduction) and parking management measures;

- e) The expansion and maintenance of community transport e.g. Tilton Electric Car Club;
- f) Community infrastructure improvements including the provision of notice boards, seats, recreation and sports facilities and equipment, litter bins.

Contributions are governed by the provisions of the Community Infrastructure Regulations 2010. To ensure the viability of housing development, the costs of the Plan's requirements may be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.

Local services
and facilities are
protected and
improved



CHURCH
1810

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5 DESIGN

5.1 All development should contribute positively to the creation of well-designed buildings and spaces. Through good design the character of our area should be maintained and enhanced with places that work well for both occupants and users and that are built to last.

5.2 Harborough Local Plan Policy GD8 helps to address the design objectives set out in the National Planning Policy Framework, but since then the Government has published the National Design Guide.

NATIONAL DESIGN GUIDE

5.3 The [National Design Guide](#) sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

5.4 The National Design Guide identifies ten characteristics of well-designed places that together help create its physical character, sense of community and address issues affecting climate.

5.5 An understanding of the context, history and the cultural characteristics of a site and its neighbourhood influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable. Development that has a character that suits its context and history makes places that are locally distinctive.

NATIONAL MODEL DESIGN CODE

5.6 The [National Model Design Code](#) provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government's priorities and provides a common overarching framework for design.

HIGH LEICESTERSHIRE DESIGN CODE

5.7 From our 2018 Questionnaire Survey, we know that 56% of respondents thought that our Neighbourhood Plan should influence the design of new development. The High Leicestershire Design Code encourages and promotes high quality, sustainable design, including, where appropriate, innovative and contemporary approaches to new development, which positively respond to local character and context. The Code is a separate document, but forms part of our Neighbourhood Plan and can be used to ensure

HIGH LEICESTERSHIRE NEIGHBOURHOOD PLAN

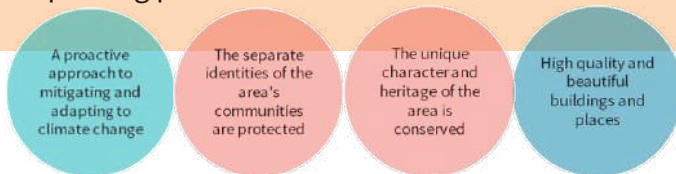
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that new development satisfies the requirements set out within the National Planning Policy Framework, National Design Guide and the Harborough Local Plan.

POLICY HL5: DESIGN

Only development that reflects the High Leicestershire Design Code will be supported. Development should also:

- a) Show appropriate regard for the amenities of neighbouring properties including daylight/sunlight, privacy, air quality, noise and light pollution; and
- b) Provide a safe and suitable access with appropriate on-site parking provision.



LOW CARBON ENERGY DESIGN

- 5.8 The UK has a legal target to reduce its greenhouse gas emissions to net zero by 2050. The planning system is a key lever for carbon reduction in new buildings, refurbished and retrofitted buildings, so our Neighbourhood Plan supports the transition to a low carbon future. Ultimately, all buildings in High Leicestershire will need to operate at or

near to carbon neutral standards if targets are to be achieved. New developments provide opportunities to minimise the carbon impact of buildings and design them to meet the standards of a net zero carbon future. Any development that fails to achieve these standards risks becoming a carbon liability that will require remedial action and further investment in the future.

- 5.9 New and existing homes make up about 20% of current emissions. The Future Homes Standard is a proposed government standard for new homes that will make them far more energy efficient so that homes built now are fit for the future. This means that homes will need to be much better insulated and will have low-carbon heating – so no more fossil fuels.
- 5.10 Announced in [Dec 2021](#), the uplift to Part L (Conservation of Fuel and Power) and F (Ventilation) of the Building Regulations and the new Parts O (Overheating) and S (Infrastructure for charging electric vehicles) came into effect on 15 June 2022. The changes to Part L are a steppingstone to the introduction of the Future Homes Standard in 2025, which is an important contribution to the net zero emissions target.
- 5.11 From our 2018 Questionnaire Survey, we know that local people support house designs that reduce home energy use.

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Local people want the Neighbourhood Plan to encourage other buildings to reduce energy use too.



Figure 7: Low energy housing

POLICY HL6: CLIMATE CHANGE

All development proposals will be expected to mitigate against and adapt to climate change and to comply with national targets on reducing carbon emissions and energy use.

Development, including extensions and refurbishment where it requires planning permission, will be expected to take account of the following:

- a) How it makes effective use of sustainably sourced resources and materials, minimises waste, and water use;
- b) How it is located, laid out, sited and designed to withstand the impacts of climate change, particularly the effect of rising temperatures, sustained periods of high temperatures and periods of intense rain and storms;
- c) How it is located laid out, sited and designed to promote the use of sustainable modes of transport and minimise car usage;
- d) That the building form and its construction allows for adaptation to future changes in climate;
- e) That the building form and its construction permits further reduction in the building's carbon footprint, where possible; and
- f) That in addressing the above measures, the development's design and layout also strives to maximise health and well-being and enjoyment of its residents and net gains in biodiversity, where all possible.

A proactive approach to mitigating and adapting to climate change

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ONSHORE WIND

- 5.12 Onshore wind turbines use wind energy to generate electricity with large blades which rotate and drive the generator. Onshore wind is an important part of the energy mix which is needed to provide energy security and lower energy bills. Wind turbines are constantly evolving which means bigger voltages and larger diameter rotors so although future projects may have bigger turbines it usually means there will be less of them too.
- 5.13 Harborough Local Plan Policy CC2 sets out the relevant local policy for renewable energy generation. Wind energy development involving one or more turbines will not be permitted in the High Leicestershire and Laughton Hills Landscape Character Areas unless the height does not exceed 30 metres and no more than three turbines are proposed. However, attitudes to onshore wind energy are evolving and planning policies may change too.



Figure 8: High Leicestershire looking east from Cold Newton

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6 NATURAL ENVIRONMENT

COUNTRYSIDE

- 6.1 High Leicestershire is a large, sparsely populated rural area with a strong agricultural identity. Local people value the character and beauty of the Parish's countryside.
- 6.2 From our 2018 Questionnaire Survey, we know that 89% of respondents regard the open countryside as an important feature of the area. It is therefore important that the countryside is protected from unacceptable development which would harm its intrinsic value and rural character. The Harborough Local Plan strictly controls development in the countryside although certain forms of development are necessary to support rural life and the rural economy.

POLICY HL7: COUNTRYSIDE

The Countryside (land outside Limits to Development as defined on the Policies Map) will be protected for the sake of its intrinsic character, beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Development in the Countryside will be strictly controlled in accordance with Harborough Local Plan Policies SS1, GD3 and GD4.

The character and beauty of the countryside and its natural environment are safeguarded

LANDSCAPE

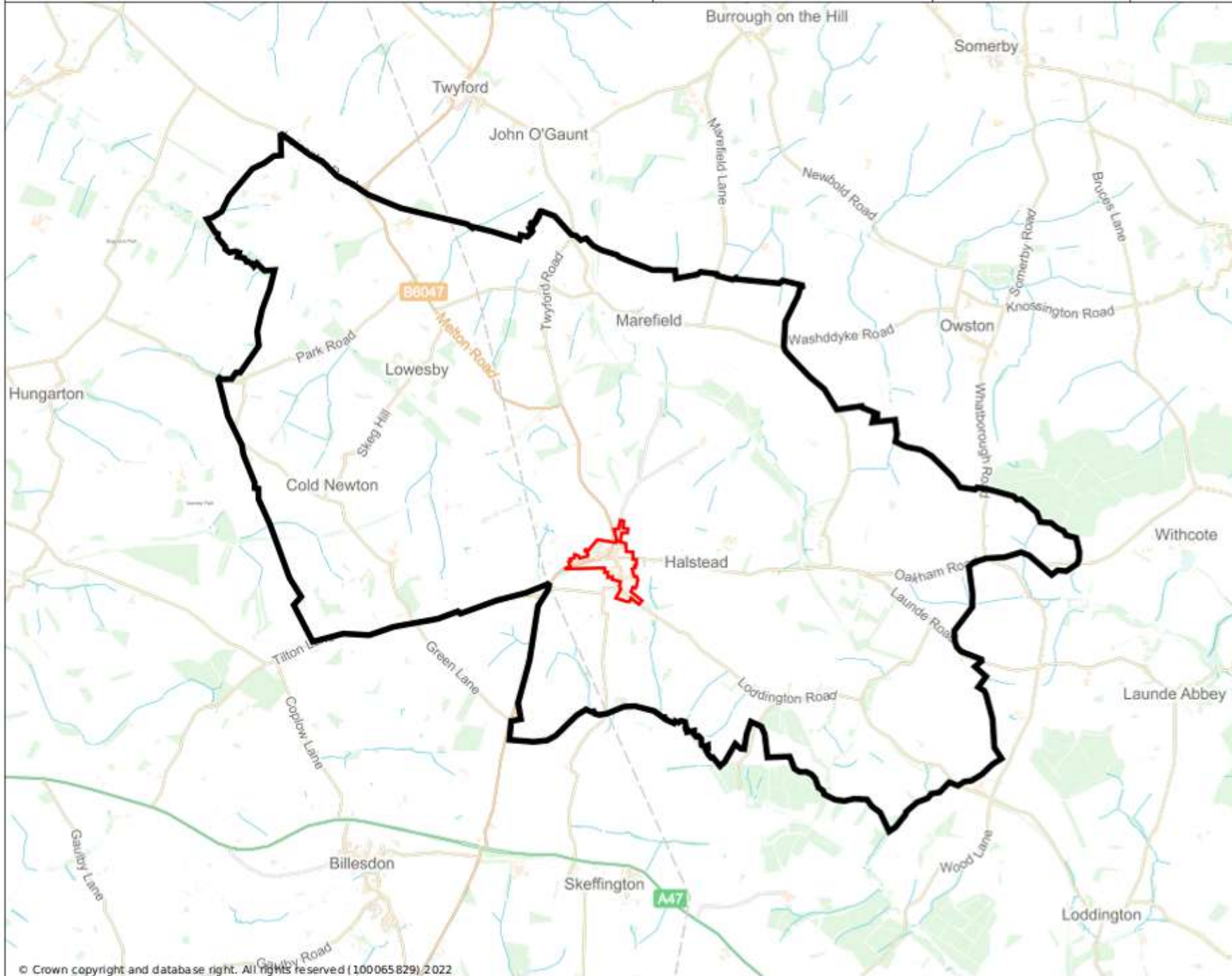
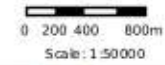
- 6.3 The [2007 Harborough District Landscape Character Assessment](#) provides an understanding of the district's landscape, its evolution and future pressures. The High Leicestershire Neighbourhood Area is located within the High Leicestershire Landscape Character Area, which is the largest of the character areas and covers the north of the district and extends well beyond the Neighbourhood Area.

HIGH LEICESTERSHIRE LANDSCAPE CHARACTER AREA

- 6.4 High Leicestershire has defined features of steep valleys and broad ridges containing many woodlands and a network of small villages connected by winding country lanes and gated roads.

TOPOGRAPHY

- 6.5 The topography of High Leicestershire is its most defining feature. The steeply sloping valleys and broad ridges were created by fluvio-glacial influences and water courses that flowed across the area. The central area of High Leicestershire reaches 210m AOD beside Tilton on the Hill and falls to below 100m AOD to the west. The topography generally radiates out and down from this high point into the valleys of the adjoining character areas.



Limits to Development



Neighbourhood Area



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GEOLOGY

- 6.6 The main geology grouping of High Leicestershire is Jurassic Lower Lias.

VEGETATION

- 6.7 The numerous woodlands which stretch across the hills and valleys of High Leicestershire contribute to the character of the area with larger woodlands and scattered copses prominent across many of the ridges. Tilton Wood is a significant woodland in the area. Woodlands comprise predominantly native species with oak and ash dominating. There are also some mixed species woodlands and coniferous plantations associated with the 19th century sporting estates, with earlier manorial origins in the north of the character area including around Lowesby.
- 6.8 The mature hedgerows throughout High Leicestershire define, enforce and enclose the regular agricultural field pattern. Hawthorn predominates with ash and oak as the most common hedgerow species and they represent a key characteristic of the area. There are also some ancient hedgerows that are associated with the parish boundaries. Most of the hedgerows are well maintained, particularly alongside roads. Some of the enclosure hedgerows have fallen into decline with gaps forming along them whereas others contain occasional mature trees within their length.

- 6.9 Other areas of visually significant vegetation follow the streams and brooks within the valleys. The dismantled railway has created a wildlife corridor across High Leicestershire.

LAND USE

- 6.10 High Leicestershire is a predominantly rural area that is used for agriculture, with a mix of arable farming, pasture and woodlands.

POLICY HL8: PROTECTING THE LANDSCAPE

Development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the High Leicestershire Landscape Character Area.

Development should:

- a) Conserve and, where possible, enhance the character and qualities of the local landscape through appropriate design and management;
- b) Make provision for the retention and, where possible, enhancement of features of landscape importance;
- c) Safeguard and, where possible, enhance important views and vistas including sky lines within the development layout; and

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- d) Provide appropriate landscape mitigation and/or suitable off-site enhancements where necessary.

The character and beauty of the countryside and its natural environment are safeguarded

TRANQUILLITY

- 6.11 Tranquillity is an essential quality of the High Leicestershire countryside. With its broad views, woodlands, wildlife, the sounds of nature and massive skies, the rural environment offers us opportunities to experience deep tranquillity. It enables us to appreciate the beauty and harmony of the natural world. Tranquillity is a central part of why the countryside matters deeply to so many people and the reason many want to spend time there.
- 6.12 Being able to take a peaceful walk, cycle or ramble in tranquil countryside adds immeasurably to many people's quality of life. Tranquillity is not just a valued pleasure: there's plenty of evidence it has important benefits. Research has demonstrated that exposure to nature and, better still, immersion in it, is good for our health and wellbeing. It reduces our stress levels, improves our mood and makes us feel good about ourselves.

- 6.13 New roads, air travel, housing and employment development, overhead lines, solar and wind farms have depleted rural tranquillity over many years. Yet, High Leicestershire remains relatively undisturbed by noise and visual intrusion. The 2018 Questionnaire Survey showed that 88% of respondents regarded tranquillity as an important feature of the Neighbourhood Area.
- 6.14 The National Planning Policy Framework supports the identification and protection tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

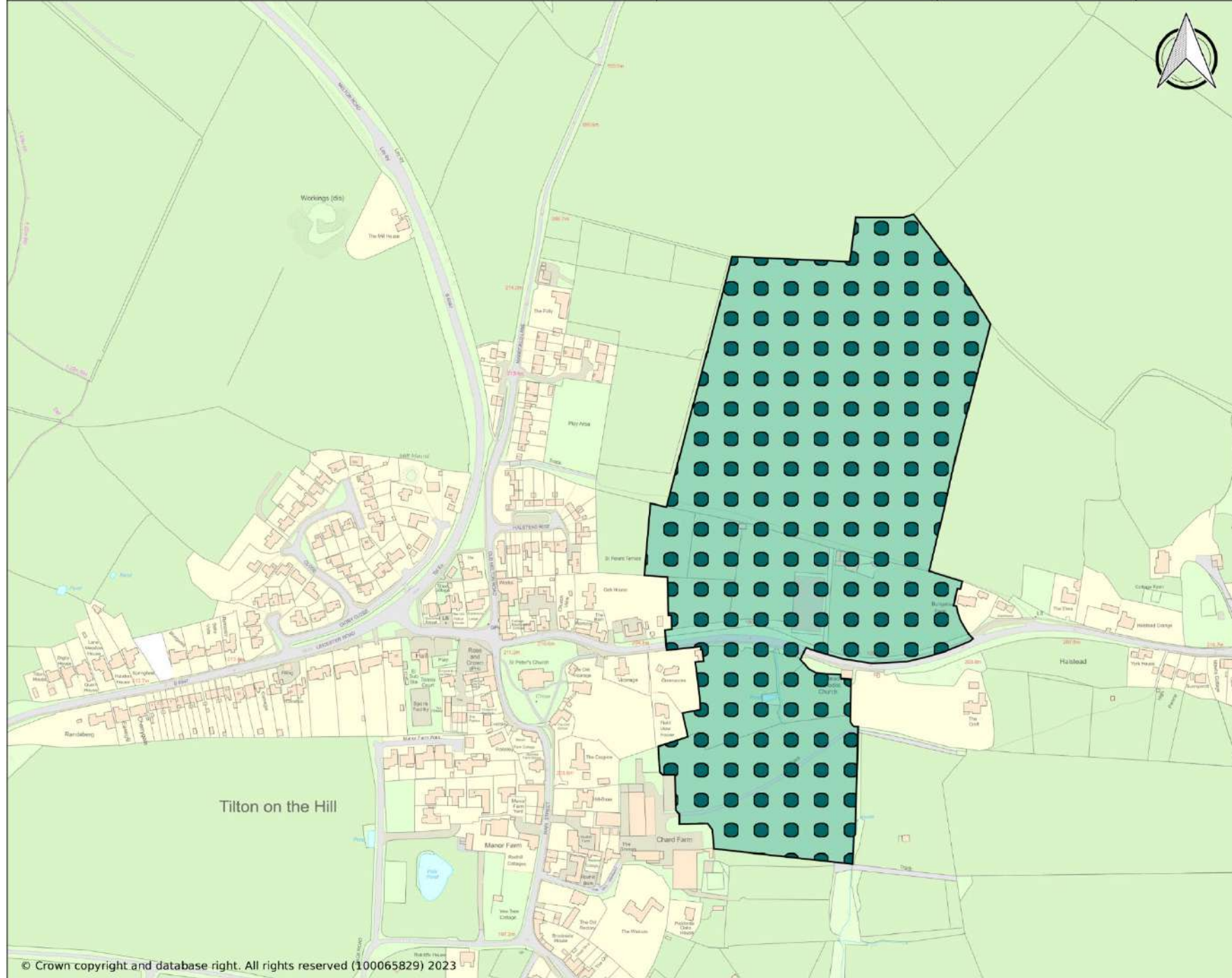
POLICY HL9: TRANQUILLITY

Development which conserves or enhances the tranquillity of The Countryside will be supported having regard to:

- a) The impacts that the proposals will have on the visual and aural environment;
- b) Impacts that proposed lighting will have on the quality of the night sky; and
- c) The experience of users of the PRow network and other publicly accessible locations.

Improved health and wellbeing

The character and beauty of the countryside and its natural environment are safeguarded



Area of Separation



Neighbourhood Area



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AREA OF SEPARATION

6.15 The settlements of Tilton on the Hill and Halstead are separated by about 100m of open countryside. The maintenance of the separation of the two built-up areas is crucial to the identities of both Tilton on the Hill and Halstead. An Area of Separation has been designated to check potential encroachment and help to safeguard the scale, setting and special character of both settlements.

POLICY HL10: AREA OF SEPARATION

The open character of the Area of Separation, as defined on Map 3, shall be maintained, to preserve the visual and physical separation of Tilton on the Hill and Halstead and retain their distinctive character and separate identities. Development within this area will only be supported if it would not:

- a) Diminish the physical or visual separation between built up areas associated with these settlements; and
- b) Compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of the Area of Separation in protecting the identity and distinctiveness of these settlements.

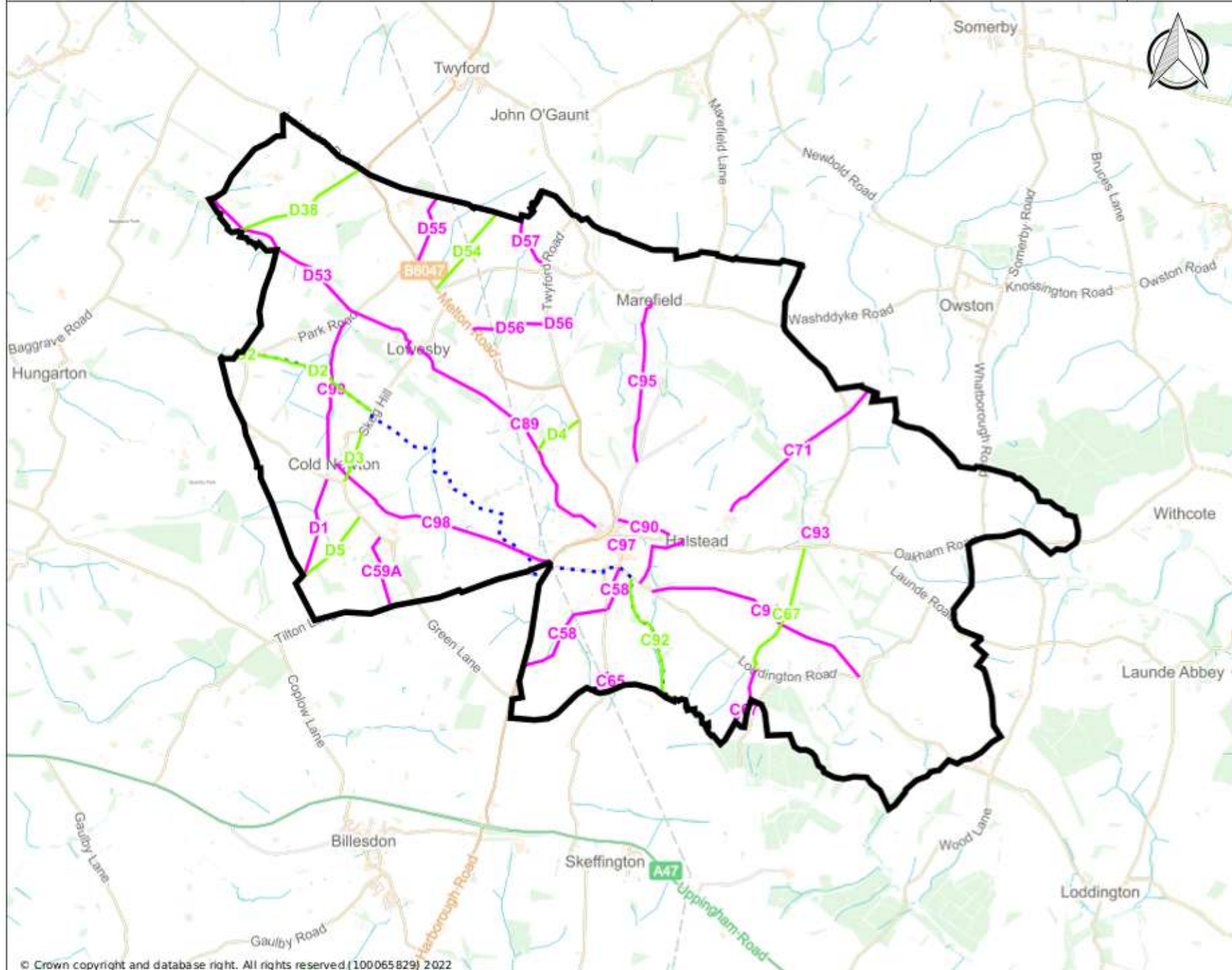
Any development proposal within the Area of Separation must be accompanied by an analysis and proposals for

mitigation of likely impact on settlement setting and the objective of visual separation, giving specific attention to use of location, design and landscaping appropriate to the character of the area.

The separate identities of the area's communities are protected

COUNTRYSIDE ACCESS

6.16 The Neighbourhood Area has an extensive network of Public Rights of Way that link communities to the surrounding countryside. These paths were originally part of an ancient network of tracks used to walk to the open fields, to market or between neighbouring villages, but they are now used almost exclusively for leisure activities. As such they are an appreciated and well-used community asset with 87% of respondents to our 2018 Questionnaire Survey regarding the footpath network as important to the area.



- Midshires Way**
- Public Footpath**
- Public Bridleway**
- Neighbourhood Area**
-

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- 6.17 The [Midshires Way](#) is a long-distance footpath and bridleway that runs for 230 miles (370 km) from the Chiltern Hills from near Bledlow in Buckinghamshire, through the Midlands counties of Northamptonshire, Leicestershire, Nottinghamshire and Derbyshire, to Stockport, Greater Manchester. It also links several other long-distance walking routes or trackways including The Ridgeway, the Pennine Bridleway and the Trans-Pennine Trail. The Leicestershire section is about 30 miles long, passing through Tilton on the Hill on the route between Ashby Folville and Tugby.
- 6.18 There are [two circular walking routes](#) that are promoted at Tilton on the Hill that provide picturesque walks with spectacular views.
- 6.19 Country walking, horse-riding and cycling brings benefits as a leisure activity that contributes to health and wellbeing. We are keen to see the existing network extended and improved and 62% of respondents to our 2018 Questionnaire Survey agree. In particular, the routes of the former Great Northern and London and North Western Joint Railway and GNR Marefield to Leicester line represent opportunities to extend countryside access in High Leicestershire.

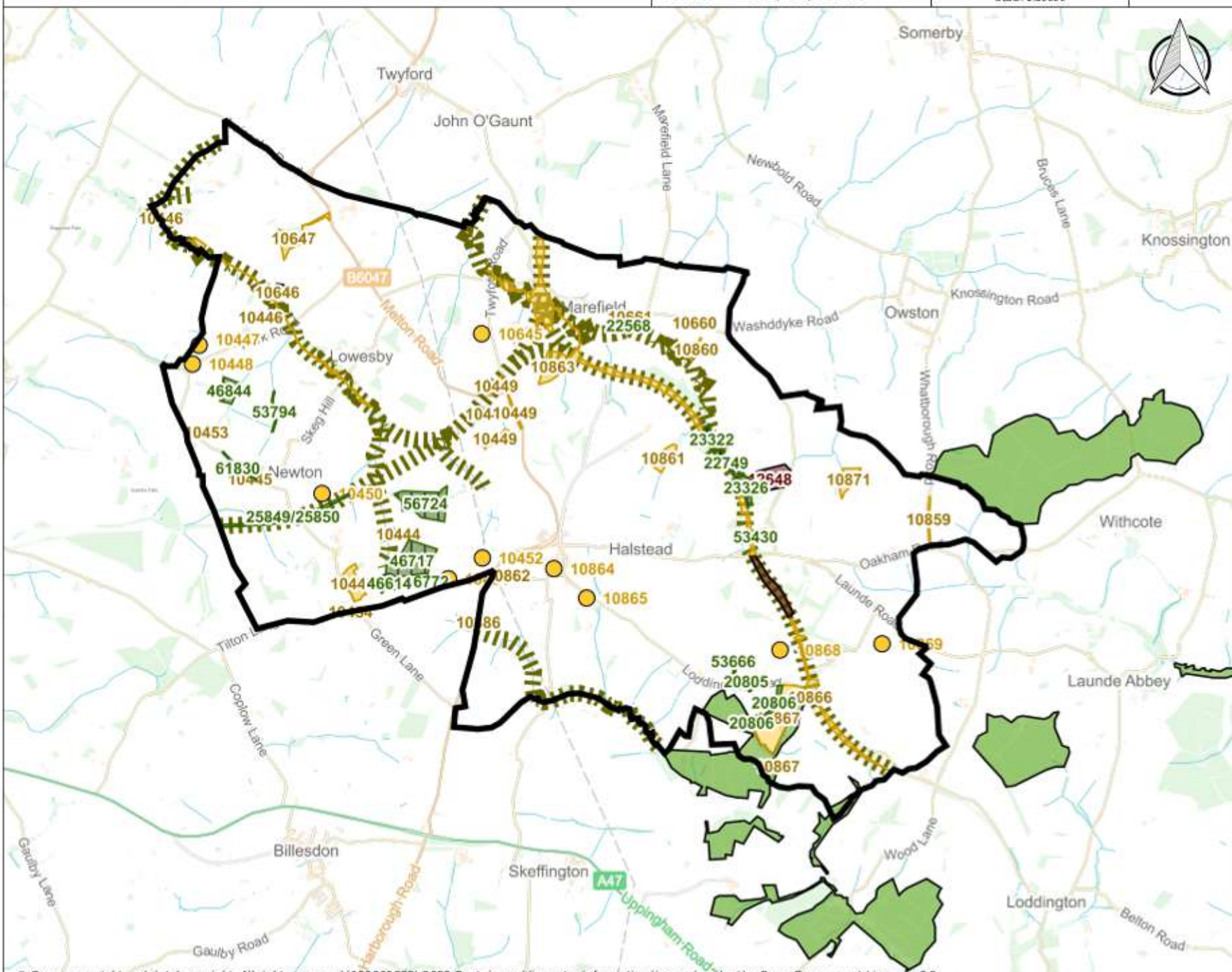
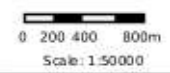
POLICY HL11: COUNTRYSIDE ACCESS

Development should protect Rights of Way and wherever possible create new links to the network including footpaths, bridleways and cycleways. The creation of new access routes along the former railway lines is supported.

Improved health
and wellbeing

BIODIVERSITY

- 6.20 The community places considerable value on the enhancement of biodiversity in the Neighbourhood Area, including the creation of wildlife habitats, the conservation of native hedgerows, the planting of native trees and wildflowers, and the protection of wildlife corridors. Our 2018 Questionnaire Survey shows that 86% of respondents considered local wildlife to be an important feature of the Neighbourhood Area.
- 6.21 There are Sites of Special Scientific Interest (SSSIs) in the Neighbourhood Area together with Local Wildlife Sites.



Sites of Special Scientific Interest (SSSI)



Wildlife Corridor



RIGS



Historic Local Wildlife Site (pond, tree)



Historic Local Wildlife Site (hedgerow, watercourse)



Historic Local Wildlife Site



Local Wildlife Site (pond, tree)



Local Wildlife Site (hedgerow, watercourse)



Local Wildlife Site



Neighbourhood Area



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TILTON CUTTING SITE OF SPECIAL SCIENTIFIC INTEREST

- 6.22 Tilton Cutting is a 4.4 hectares geological [Site of Special Scientific Interest](#) west of Tilton on the Hill on the Oakham Road. It is a [Geological Conservation Review](#) site owned and managed by the [Leicestershire and Rutland Wildlife Trust](#).
- 6.23 The cutting was dug in the 1870s for the railway from Melton Mowbray to Market Harborough, but the line was closed in 1965. Now, the site is managed for both its wildlife and geological interest. The site exposes the sequence of rocks



Figure 9: Tilton Cutting Site of Special Scientific Interest

in the Lower Jurassic around 180 million years ago. There are many fossils, including *Tiloniceras acutum*, an age-diagnostic ammonite. The site has rich flora and diverse common birds.

LEIGHFIELD FOREST SITE OF SPECIAL SCIENTIFIC INTEREST

- 6.24 [Leighfield Forest SSSI](#) comprises a group of woods in the Eye Brook Valley of which the largest are Loddington Reddish, Tugby, Tilton and Skeffington woods. Of these, Tilton Wood lies within the Neighbourhood Area.
- 6.25 The site contains some of the best remaining examples of ash-maple woodland in Leicestershire and is representative of ancient semi-natural woodland developed on the heavy clays of eastern central England. The list of moths and beetles recorded from these woods is impressive and includes several rare or localised species some of which are at the northern limit of their British distribution.

LOCAL WILDLIFE SITES

- 6.26 Together with legally protected land such as SSSIs, Local Wildlife Sites (LWSs) are the most important places for wildlife in Leicester, Leicestershire and Rutland. The primary purpose of the LWS system is to contribute to the implementation of the [Leicester, Leicestershire and Rutland Biodiversity Action Plan](#) (BAP), by identifying the most

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important sites where BAP actions can be focussed. The criteria used for identifying these sites are closely linked to the priority habitats listed in the BAP.

- 6.27 In the High Leicestershire neighbourhood Area, LWS include woodland, trees, ponds, verges and hedgerow. There are 17 LWS and 31 Historic LWS⁴ (See Map 5 and Appendix 1).

GEOLOGY SITES

- 6.28 Regionally Important Geological and Geomorphological Sites (RIGS) are identified using local criteria. They are currently the most important places for geology and geomorphology outside statutorily protected land such as SSSIs. There are three RIGs (Map 5) in the Neighbourhood Area: Tilton Railway Cutting, Tilton Quarries and Lowesby Brick Pit.

WILDLIFE CORRIDORS

- 6.29 It is important that animals should be able to move safely from one area to another, making wildlife corridors extremely important. The former railway lines, Eye Brook, Gaddesby Brook and Queniborough Brook allow free movement for many species.

⁴ These are sites known to have had important wildlife value in the past. They have not been surveyed on the ground since the 1980s/90s, but there is evidence from aerial photographs that they are still present.

BIODIVERSITY NET GAIN

- 6.30 Biodiversity net gain is an approach which aims to leave the natural environment in a measurably better state than beforehand. Biodiversity Net Gain is proposed in the [25 Year Environment Plan](#) and mandated as a condition of planning permission in the 2019 Environment Bill. Biodiversity Net Gain requires a 10% increase in biodiversity after development, compared to the level of biodiversity prior to the development taking place. The National Planning Policy Framework includes compulsory Biodiversity Net Gain.

POLICY HL12: ECOLOGY AND BIODIVERSITY

Development should conserve, restore and enhance the network of local ecological features and habitats which include (as shown on Map 5) Local Wildlife Sites (including historical sites) and Wildlife Corridors.

New development will be expected to secure measurable net gains for biodiversity through the following opportunities:

- a) The integration of features such as bat boxes, bird boxes and hedgehog highways;

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- b) Woodland, hedgerow and tree planting;
- c) Enhancement of ponds and watercourses; and
- d) Creation of meadow and grassland habitats.

The character and beauty of the countryside and its natural environment are safeguarded

TREES AND HEDGEROWS

- 6.31 Trees soften hard architecture, create contrast, encourage wildlife, reduce extremes of climate and have been shown to benefit both physical and mental health. They also enhance the overall character of the area.
- 6.32 Ancient woods are areas of woodland that have persisted since 1600. This is when maps started to be reasonably accurate so we can tell that these areas have had tree cover for hundreds of years. They are relatively undisturbed by human development. As a result, they are unique and complex communities of plants, fungi, insects and other microorganisms. There are areas of ancient woodland to the south of the Neighbourhood Area at Tilton Woods.
- 6.33 The mature hedgerows in the area mainly consist of hawthorn with some field maple and dog rose. Farmland hedges have a degree of protection in England under the Hedgerows Regulations 1997 (their removal requires

permission from the Local Planning Authority). There is a strong desire in the community for hedgerows to be maintained as landscape features for their historical significance and biodiversity value.

- 6.34 Within the Conservation Areas of Tilton on the Hill and Lowesby, any tree over 75mm in diameter at 1.5m above ground level is given automatic protection. No cutting, removal, willful damage or destruction of such trees is allowed without giving prior notification to Harborough District Council. Some trees are also protected through Tree Preservation Orders (TPOs).
- 6.35 The community wishes to protect and enhance the wooded appearance of the Neighbourhood Plan Area, and to create new woodland wherever possible.

POLICY HL13: TREES AND HEDGEROWS

Existing trees and hedgerows should be retained where possible and integrated into new developments. Development that damages or results in the loss or deterioration of ancient trees, hedgerows or trees of good arboricultural and amenity value will not be supported. Proposals should be designed to retain ancient trees, hedgerows or trees of arboricultural and amenity value.

The character and beauty of the countryside and its natural environment are safeguarded

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WATER MANAGEMENT

6.36 The National Planning Policy Framework sets strict tests to protect people and property from flooding which all local planning authorities are expected to follow. Where these tests are not met, national policy is clear that new development should not be allowed. These national policies are well-established, so there is no need for the Neighbourhood Plan to duplicate them.

FLOODING FROM RIVERS (FLUVIAL)

6.37 Flood risk is an important consideration in guiding the location of new development. Flood Zones refer to the probability of river flooding, ignoring the presence of defences. Most of the Neighbourhood Area is in Flood Risk Zone 1.

6.38 The Queniborough and Gaddesby Brooks that flow to the River Wreake, provide the main source of fluvial flood risk in the Neighbourhood Area with areas being in Flood Risk Zones 3 (high risk) and 2 (medium risk). However, flooding from these rivers is not a major issue for the Area's settlements.

6.39 In accordance with the National Planning Policy Framework, development should be directed away from areas at risk of

flooding and ensure that flood risk is not increased elsewhere.

SURFACE WATER FLOODING (PLUVIAL)

6.40 Flooding from surface water runoff is usually caused by intense rainfall that may only last a few hours and usually occurs in lower lying areas, often where the drainage system is unable to cope with the volume of water. Surface water flooding problems are inextricably linked to issues of poor drainage, drain blockage and sewer flooding.

WATER QUALITY

6.41 [Water Friendly Farming](#) is a research demonstration project which has included a detailed physical, chemical and biological baseline description of the water environment – ponds, streams and ditches – in three catchments, including parts of the Eye and Barkby Brooks in the Neighbourhood Area. The project demonstrated that the small headwater stream to the south and west of Tilton on the Hill was the richest in terms of biodiversity, out of several English streams studied.

WASTE WATER

6.42 Tilton on the Hill Sewage Treatment Works is located to the south of the village off Loddington Road. The Water Friendly Farming project identified that the stream to the east of the

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village is highly polluted by phosphorus discharge from the sewage treatment works that are ten to twenty times higher than those in neighbouring tributaries. It is the main driver for high concentrations in the main stream at least as far down as the SSSI site at Skeffington Wood.

- 6.43 To improve water quality and aquatic biodiversity in the parish, housing development should take account of the existing demands on the sewage treatment works. The upgrading of the Sewage Treatment Works to reduce water quality impacts would be supported.

SUSTAINABLE DRAINAGE SYSTEMS (SuDS)

- 6.44 SuDS are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. By mimicking natural drainage regimes, SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. SuDS achieve this by increasing infiltration to the ground, lowering flow rates, increasing water storage capacity and reducing the transport of pollution to the water environment. Underlying soils in the Parish are predominantly clays, indicating that ground infiltration is unlikely to be viable.
- 6.45 The need for alternative drainage such as SuDS is likely to increase to meet environmental challenges such as climate

change and population growth. Provision for SuDS and the national standards required for their design, construction, maintenance and operation is included in the Flood and Water Management Act 2010.

POLICY HL14: WATER MANAGEMENT

New development should take full account of flood risk and its impact on the water environment. Development sites should be built to manage surface water sustainably and utilise resources sustainably during use. Where appropriate development should incorporate:

- A. Sustainable Drainage systems (SuDS) unless demonstrated to be inappropriate. All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and Biodiversity, and the SuDS and development will fit into the existing landscape. The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity;
- B. Surface water discharges that have been carried out in accordance with the drainage hierarchy, such that

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discharge to the public sewerage systems is avoided, where possible;

- C. Incorporate water efficient design and technology; and
- D. Protection of existing drainage systems. Development proposals should not prevent the continuation of existing natural or humanmade drainage features. Any watercourses or dry ditches within a development site should be retained and incorporated into the wider proposal with any practicable enhancements to their integrity, character and appearance.



Figure 10. St. Peter's Parish Church, Tilton on the Hill

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7 HERITAGE

HISTORIC DEVELOPMENT

TILTON ON THE HILL

- 7.1 Tilton on the Hill was founded in Saxon times at the crossroads of ancient paths between Leicester, Oakham, Market Harborough and Melton Mowbray.

COLD NEWTON

- 7.2 Cold Newton was originally known as Newton Burdet. It had 11 households at the Domesday survey, 38 taxpayers in 1377, 15 households in 1563 and 1670 and 101 inhabitants at the time of the census in 1801.

LOWESBY

- 7.3 Lowesby is listed in Domesday Book, and mentioned in 1309, when there were 12 households, and in 1377, when there were 25 tax payers representing 8-10 families. It was converted to pasture and largely deserted in 1487. By 1563 there were only the Ashby Family at the Hall and 3 labouring families. The church has survived to the south of the Hall.

DESIGNATED HERITAGE ASSETS

- 7.4 Eight Scheduled Monuments, 40 Listed Buildings, a Registered Park and Garden (although a very small part of Quenby Hall's parkland also extends into the High

Leicestershire Neighbourhood Area) and two Conservation Areas have already been designated under relevant legislation within the Neighbourhood Area.

SCHEDULED MONUMENTS

- 7.5 Scheduling is shorthand for the process through which nationally important sites and monuments are given legal protection.

CHURCHYARD CROSS, ST PETER'S CHURCHYARD

- 7.6 The [churchyard cross](#) at Tilton on the Hill is a good example of a 13th century standing cross marking a graveyard. Situated to the south east of the south porch, it is believed to stand in or near its original position.

COLD NEWTON SHRUNKEN MEDIEVAL VILLAGE AND MOATED SITE

- 7.7 [Cold Newton shrunken medieval village](#) comprises extensive village earthworks on both north and south facing slopes with the present-day hamlet being situated on the highest ground lying between. Village earthworks are identified in the form of minor trackways leading off Skeg Hill Road and a series of house platforms of various shapes and sizes. At the south-eastern corner of the area is a well-defined square moat with an entrance causeway on its south-western corner and a ditch up to 2m deep and waterlogged on its

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northern arm. To the north of the moat is a circular windmill mound 2m high and 10m in diameter.

DEFENDED ENCLOSURE ON ROBIN-A-TIPTOE HILL

- 7.8 This [monument](#) has not been reviewed under the Monuments Protection Programme and is one of Historic England's oldest designation records. As such it does not yet have a full description.

LOWESBY DESERTED MEDIEVAL VILLAGE WITH THREE FISHPONDS

- 7.9 The [village earthworks](#) cover a large area to the north of Lowesby Hall and extend for over 400m. There are several hollow ways within the site and a large boundary ditch measuring approximately 10m wide and 2m deep, marking the northern extent of the village. House platforms up to a metre high adjoin a hollow way on the eastern side and many platforms can be seen on high ground on the northern part of the site. Between the village earthworks and Lowesby Lane is a strip of well-preserved ridge and furrow ploughing which is considered an integral part of the medieval village landscape.

MOATED SITE AT TILTON ON THE HILL

- 7.10 The [moated site at Tilton](#) on the Hill lies three hundred metres south east of the village and alongside Loddington

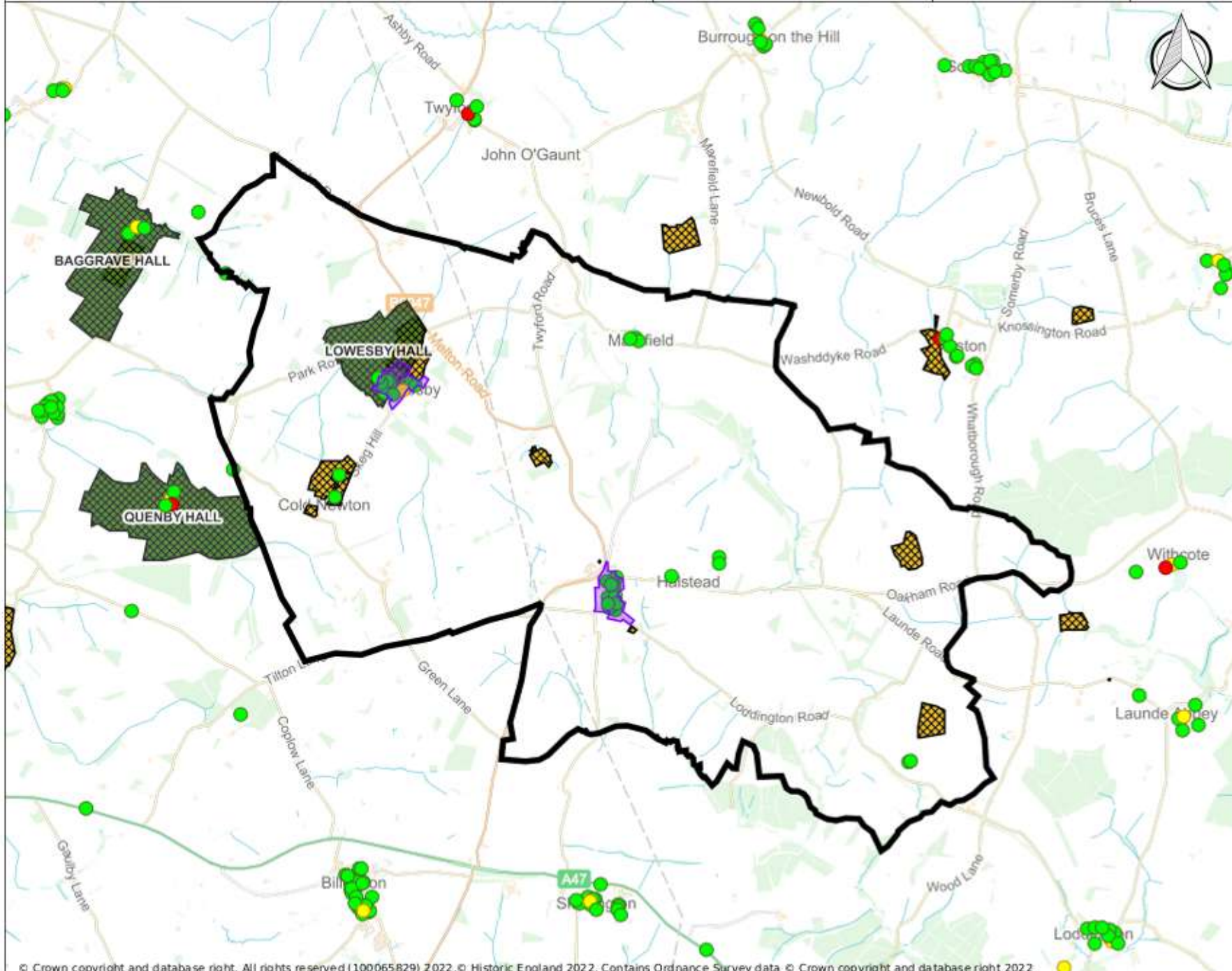
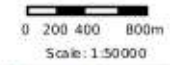
Road. The moat is 60m square in maximum dimension and has three visible moat arms, the northern arm being infilled.

MOUND 220YDS (200M) NNW OF ST PETER'S CHURCH, TILTON ON THE HILL

- 7.11 This monument has not been reviewed under the Monuments Protection Programme and is one of Historic England's oldest designation records. As such it does not yet have a full description.

ROMAN VILLA 200M SOUTH OF STATION COTTAGES, COLD NEWTON

- 7.12 The [monument](#) includes the earthwork and buried remains of a Roman villa 200m south of Station Cottages identified by aerial photography, geophysical survey and part excavation.
- 7.13 The variety and form of flue tiles, roof tiles and pottery recovered from the area of the villa are indicative of a multi-phase structure continuing in use over some time. Examination of pottery suggests that the villa was inhabited between the 2nd-4th centuries AD.



Scheduled Monuments



Parks and Gardens



Listed Buildings

- I
- II
- II*

Conservation Area



Neighbourhood Area



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WHATBOROUGH DESERTED MEDIEVAL VILLAGE

- 7.14 The [monument](#) at Whatborough is situated on the south facing slope of a limestone hill which is one of the highest points in east Leicestershire and includes an extensive area of deserted medieval village earthworks.
- 7.15 The village is listed in Domesday Book and in the mid 12th century was granted jointly to the Priory of Alderbury in Shropshire and to the neighbouring Priory of Launde. In 1327, Alderbury leased its Whatborough lands to the Priory of Launde but after the suppression of the Alien Priors by Henry V Alderbury's lands became Crown property. In 1437, Whatborough was given to All Souls College, Oxford, who leased the lands back to Launde. In 1495 Launde enclosed Whatborough parish and turned it over to pasture land, thus bringing about depopulation.

REGISTERED PARKS AND GARDENS

- 7.16 The Historic England 'Register of Parks and Gardens of Special Historic Interest in England', established in 1983, currently identifies over 1,600 sites assessed to be of particular significance. The emphasis of the Register is on gardens, grounds and other planned open spaces. Most of the sites registered are, or started life as, the grounds of private houses.

LOWESBY HALL

- 7.17 [Formal gardens, including elements by Sir Edwin Lutyens, and a landscape park associated with Lowesby Hall.](#)

LISTED BUILDINGS

- 7.18 Listing a building marks its special architectural and historic interest and brings it under the consideration of the planning system, so that it can be protected for future generations.
- 7.19 The older a building is, the more likely it is to be listed. Most buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840.
- Grade I buildings are of exceptional interest, nationally only 2.5% of Listed buildings are Grade I
 - Grade II* buildings are particularly important buildings of more than special interest; 5.5% of Listed buildings are Grade II*
 - Grade II buildings are of special interest; 92% of all Listed buildings are in this class and it is the most likely grade of listing for a homeowner.
- 7.20 When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a

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local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings.

7.21 There are 40 Listed buildings in the Neighbourhood Area (all Grade II except Church of St Peter which is Grade I and Lowesby Hall and Church of All Saints which are Grade II*):

- [Animal Feed Mill at Halstead House, Oakham Road, Halstead](#)
- [Bakehouse at Manor House Farm, Main Street, Marefield](#)
- [Beaumanor Farmhouse, Main Street, Marefield](#)
- [Brookside House, Main Street, Tilton on the Hill](#)
- [Church of All Saints, Lowesby](#)
- [Church of St Peter, Main Street, Tilton on the Hill](#)
- [Churchyard Cross, Loddington Road, Tilton on the Hill](#)
- [Coach House at Rodhill Farm, Main Street, Tilton on the Hill](#)
- [Halstead Grange, Oakham Road, Halstead](#)
- [Halstead House and outbuilding, Oakham Road, Halstead](#)

- [Ivy Cottage, Skag Hill Road, Cold Newton](#)
- [Jasmine Cottage/Kildare Cottage, Oakham Road, Tilton on the Hill](#)
- [K6 Telephone Kiosk, Lowesby Lane, Lowesby](#)
- [Lowesby Hall, Lowesby](#)
- [Lowesby Hall: Cottages, Lowesby](#)
- [Lowesby Hall: Ha Ha wall, Lowesby](#)
- [Lowesby Hall: Retaining wall to rose garden, Lowesby](#)
- [Lowesby Hall: Steps and retaining wall, Lowesby](#)
- [Lowesby Hall: Summer house, Lowesby](#)
- [Lowesby Hall: Summerhouse, Lowesby](#)
- [Lowesby Hall: Terrace wall piers and step, Lowesby](#)
- [Lowesby Hall: Wall to kitchen garden, Lowesby](#)
- [Manor Farmhouse, Main Street, Tilton on the Hill](#)
- [Manor House and boundary wall, Skag Hill Road, Cold Newton](#)
- [Manor House Farmhouse, Main Street, Marefield](#)
- [Old School, Main Street, Tilton on the Hill](#)
- [Outbuilding at Lowesby Hall, Lowesby](#)
- [Outbuilding at Manor Farm, Main Street, Tilton on the Hill](#)
- [Outbuilding at Robin A Tiptoe Farmhouse, Loddington Road, Tilton on the Hill](#)
- [Robin A Tiptoe Farmhouse, Loddington Road, Tilton on the Hill](#)

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- [Rodhill Farmhouse and Garden Wall, Main Street, Tilton on the Hill](#)
- [School, Lowesby](#)
- [Stables at Lowesby Hall, Lowesby](#)
- [The Cedars, Lowesby Lane, Lowesby](#)
- [The Old Rectory and boundary wall, Main Street, Tilton on the Hill](#)
- [The Old Village Store, Loddington Road, Tilton on the Hill](#)
- [The Rose and Crown Public House, Main Street, Tilton on the Hill](#)
- [Tilton on the Hill War Memorial, St Peter's Churchyard, Main Street, Tilton on the Hill](#)
- [Wall at Manor Farm, Main Street, Tilton on the Hill](#)
- [Yew Tree Cottage, Main Street, Tilton on the Hill](#)

CONSERVATION AREAS

7.22 Conservation Areas are 'areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. Local planning authorities have a general duty to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas, consequently there are more stringent planning controls and obligations in respect

of new development, demolitions, alterations, highway works and advertisements.

LOWESBY CONSERVATION AREA

7.23 [Lowesby Conservation Area](#), designated in 1975 and revised in 2006, includes Lowesby Hall, its outbuildings and its gardens, but not the site of the deserted mediaeval village.

7.24 It is an agricultural village where the relationship of Hall and village is important; the village consists of church, former school, and a small number of houses and pairs of estate cottages. These buildings are loosely spread. The estate cottages of various dates are at the highest part of the village. A larger area of open green with pump and telephone kiosk adds to the open spaciousness of the village, although only its pump and telephone kiosk are in the Conservation Area. The church and facing school room flank the road leading down to Lowesby Hall. The tiny and pretty Victorian school room stands in its own land, the church and churchyard falls down the valley towards the large red brick 18th Century Hall whose own gardens, partially laid out by Lutyens, fall down the valley. Trees in the churchyard and around the Hall contribute to the character Lowesby.

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TILTON ON THE HILL CONSERVATION AREA

- 7.25 The [Conservation Area](#), designated in 1975 and revised in 2006, includes the area around the church and the old core of the Main Street falling southwards. It excludes the B6047 Harborough to Melton road which now bypasses the village with its associated ribbon development and later infill. It



Figure 11: Ironstone, Tilton on the Hill

does however incorporate the large meadow of Manor Farm bounded by ash trees with its fish pond and willow trees as this was integral to Manor Farm and its associated buildings.

- 7.26 Ironstone was quarried within the parish well into the 19th century, so ironstone is the major traditional building material. It is found in the church and adjacent old school, in houses, cottages and walls throughout the village. Also notable is the curve of stone buildings at the lower end of Main Street.

NON-DESIGNATED HERITAGE ASSETS

- 7.27 The above places (Scheduled Monuments, Listed Buildings, Registered Parks and Conservation Areas) have already been designated and offered protection through national and local planning policies, however there are other buildings and sites in the Neighbourhood Area that make a positive contribution providing local character because of their heritage value. Although such heritage assets may not be nationally designated, they may be offered a level of protection through our Neighbourhood Plan.

FEATURES OF LOCAL HERITAGE INTEREST

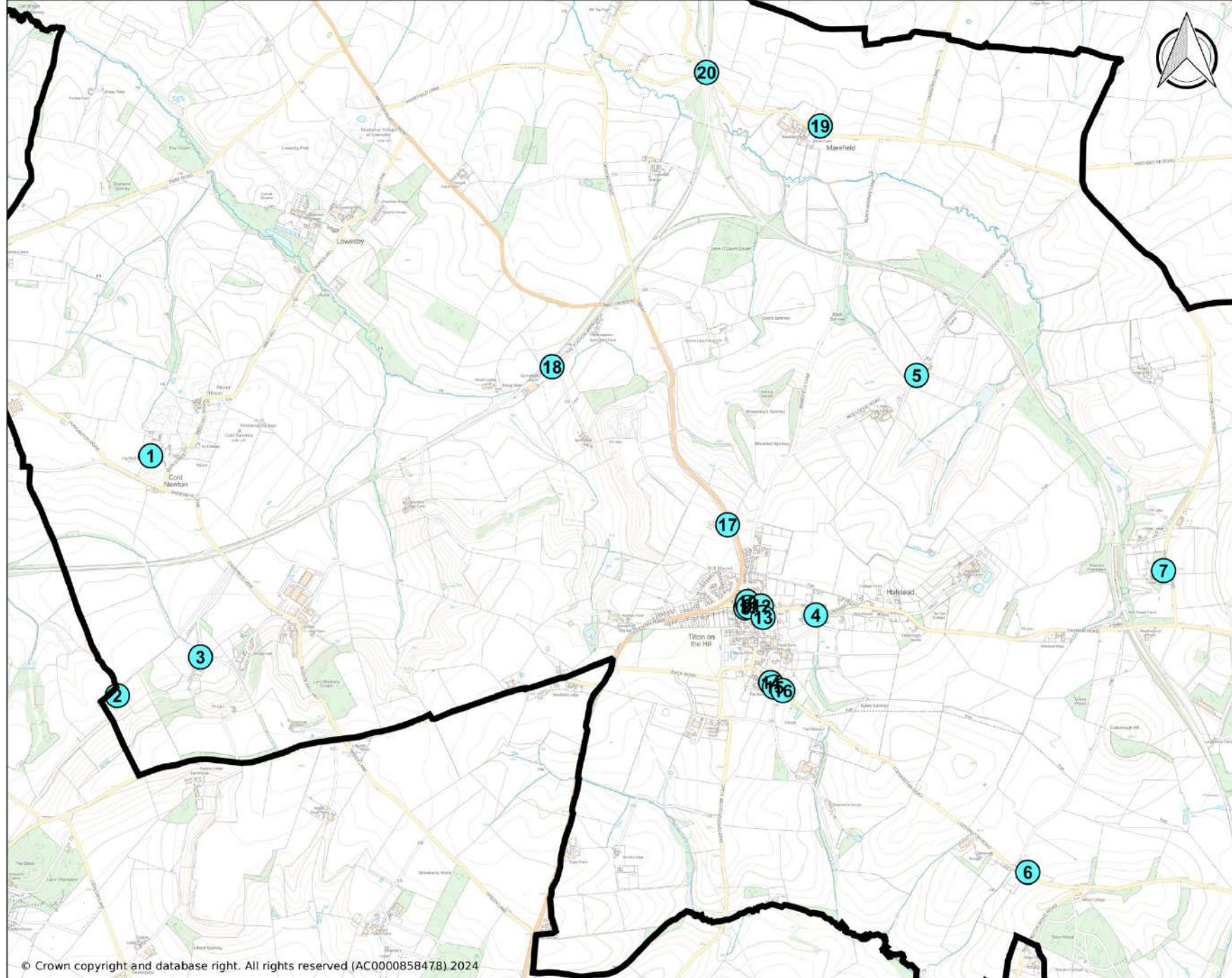
- 7.28 A list of Features of Local Heritage Interest (Map 7 and Appendix 3) has been compiled to identify those heritage assets which are of local architectural or historic value. This list has been compiled from the following sources:



Features of Local Heritage Interest



Neighbourhood Area



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LOCAL LIST OF NON-DESIGNATED HERITAGE ASSETS

- 7.29 A [local list](#) has been prepared by Harborough District Council that identifies heritage assets that are worthy of protection because of their historic, architectural or archaeological interest.

TILTON ON THE HILL HERITAGE TRAIL LEAFLET

- 7.30 Harborough District Council has published a series of heritage trails with the support of local residents. The [Tilton on the Hill Heritage Trail](#) is a walk that starts in the centre of the village and identifies many historic features.

TILTON AND DISTRICT HISTORY GROUP JOURNAL

- 7.31 The Tilton and District History Group was founded in January 2003 and has published a series of [Journals](#) over the period 2004 to 2014. The Journals investigate all aspects of the history of Tilton on the Hill and neighbouring villages.

LEICESTERSHIRE & RUTLAND HISTORIC ENVIRONMENT RECORD

- 7.32 The Leicestershire & Rutland Historic Environment Record (HER) is the most complete record of Leicestershire and Rutland's known archaeological remains, including historic buildings. The HER identifies 20 historic buildings in the Neighbourhood Area which are not already listed and 76

archaeological remains. Summary HER records are available online through the [Heritage Gateway](#).

RIDGE AND FURROW

- 7.33 Ridge and furrow is an archaeological pattern of ridges and troughs created by a system of ploughing used in Europe during the Middle Ages, typical of the open field system. During the 1990s the Monuments Protection Programme investigated survival and loss of medieval and post-medieval agricultural earthworks in the English Midlands. The region was identified as preserving the best surviving examples in Europe. The work was published as 'Turning the Plough' (Hall 2001), and identified 40 parishes where the most significant earthworks were located. In 2011 it was decided to update records of what survives in the 40 parishes. English Heritage took new oblique photographs, allowing the condition of ridge and furrow to be mapped and recorded in detail.
- 7.34 Large areas of ridge and furrow remain in and around the Neighbourhood Area. Ridge and furrow sites are non-designated heritage sites of archaeological interest.

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POLICY HL15: NON-DESIGNATED HERITAGE ASSETS

Development proposals that will affect the following Non-Designated Heritage Assets or their setting will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset:

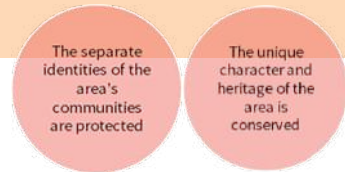
Features of Local Heritage Interest (Map 7 and Appendix 3):

1. Highfield Farm, Main Street, Cold Newton
2. Cold Newton Lodge, Cold Newton
3. Cold Newton Grange, Enderbys Lane, Cold Newton
4. Wesleyan Methodist Chapel, Oakham Road, Halstead
5. Red Lodge Farm, Tilton on the Hill
6. Tilton Grange, Loddington Road, Tilton on the Hill
7. White Lodge Farm, Hyde Lodge Farm, Halstead
8. The crossroads, Tilton on the Hill
9. Blacksmiths Cottage, Old Melton Road, Tilton on the Hill
10. Sycamore Cottage, Old Melton Road, Tilton on the Hill
11. Church Cottage, Oakham Road, Tilton on the Hill
12. Village Pump, Oakham Road, Tilton on the Hill
13. The Old Vicarage, Oakham Road, Tilton on the Hill
14. Manor Cottage, Loddington Road, Tilton on the Hill
15. Three Cottages, Loddington Road, Tilton on the Hill
16. Ashdene, Loddington Road, Tilton on the Hill
17. The Mill House, Melton Road, Tilton on the Hill

18. The Old Lowesby Station, Melton Road, Tilton on the Hill
19. Old Manor Farmhouse, Marefield Road, Marefield
20. Railway Bridge, Marefield Road, Marefield

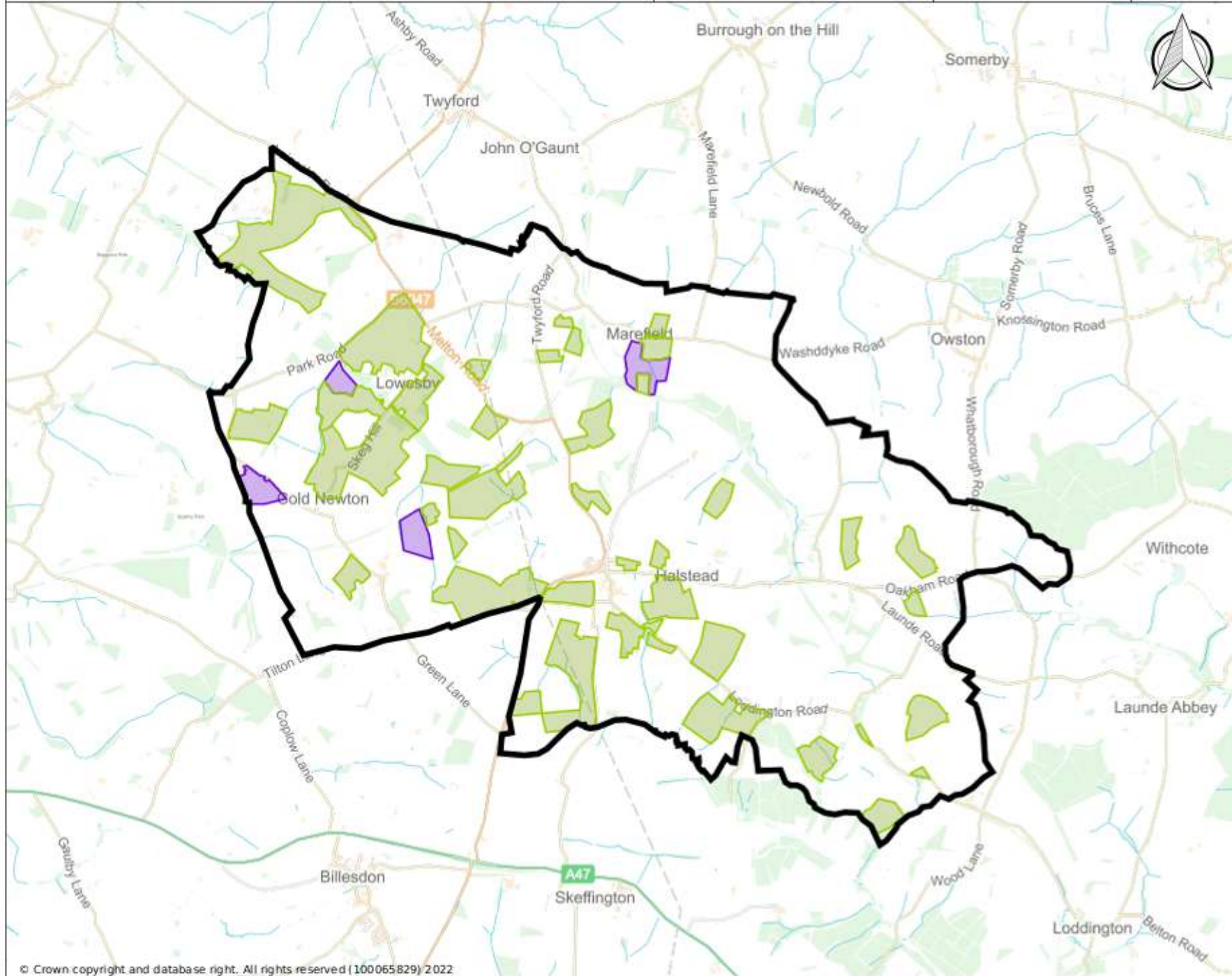
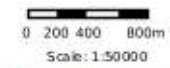
Known Archaeological Remains (Appendix 2):

Ridge and Furrow areas (Map 8)



Author:

Date: 26/08/2022



- Ridge and Furrow (probable)**
- Ridge and Furrow (certain)**
- Neighbourhood Area**



Figure 12: The Green, Lowesby

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8 LOCAL GREEN SPACE

8.1 National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances.



Figure 13: Tilton Playing Field

8.2 Our 2018 Questionnaire Survey shows that 87% of respondents regard open spaces with settlements as important feature of the area. Local Green Spaces for

protection are shown on Maps 9 and 10 and a summary of reasons for their designation is set out at Appendix 4.

POLICY HL16: LOCAL GREEN SPACES

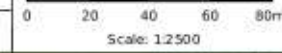
The following parcels of land are designated as Local Green Spaces:

1. All Saints Churchyard, Lowesby
2. The Green, Lowesby
3. Lowesby Cricket Ground
4. St Peter's Churchyard Tilton on the Hill
5. Tilton Playing Field

Development proposals within the designated local green spaces will only be supported in very special circumstances.

The separate identities of the area's communities are protected

The unique character and heritage of the area is conserved

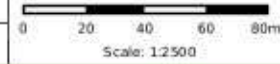


Local Green Space



Neighbourhood Area





Local Green Space



Neighbourhood Area



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9 TRANSPORT

- 9.1 One of the key issues for the Parish is transport, but there is sometimes confusion over what kinds of transport issues a neighbourhood plan can address. Many traffic matters fall outside the scope of planning. For example, changes to traffic management on existing transport networks are usually a matter for the highway authority to deal with. So, changes to parking restrictions, speed limits, signage, weight restrictions, highways maintenance and traffic circulation fall outside the scope of a neighbourhood plan.
- 9.2 However, our Neighbourhood Plan does highlight localised transport issues that need to be addressed when considering development proposals.

ROAD NETWORK

B6047

- 9.3 The B6047 links the primary destinations of Market Harborough and Melton Mowbray. The road passes north-south through the Neighbourhood Area and through Tilton on the Hill.
- 9.4 The B6047 is the main accident hotspot in the Neighbourhood Area with five slight and one fatal accident in the five-year period to 2017 to 2021. There are local

concerns about speeding traffic on the B6047 and the other main routes through High Leicestershire.

TILTON ON THE HILL

- 9.5 Tilton on the Hill grew around the crossroads of routes between Leicester, Oakham, Market Harborough and Melton Mowbray. The village was bypassed in the 1950s by the construction of Leicester Road to the west.
- 9.6 Traffic flows are modest and the built-up part of the village is subject to a 30mph speed limit. There are pedestrian footways on most roads.
- 9.7 There have been no recorded accidents in the village over the period to 2017 to 2021.

COLD NEWTON

- 9.8 Cold Newton lies on Skeg Hill Road which is subject to a 30mph speed limit through the hamlet. This is a narrow rural road with no footways and no recorded accidents during the five-year period to 2017 to 2021. However, there was a slight accident recorded on Enderbys Lane, to the south of the hamlet, in 2020.

HALSTEAD

- 9.9 Most properties in Halstead lie on the Oakham Road which is subject to a 30mph speed limit through the hamlet. There is

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a continuous footway linking Halstead to Tilton on the Hill. There have been no recorded accidents during the five-year period to 2017 to 2021.

LOWESBY

- 9.10 Lowesby lies just off the B6047 on Lowesby Lane which passes through the hamlet where it becomes Church Hill. Lowesby is very lightly trafficked and has a 30mph speed limit. There are no footways, but there are wide grass verges along the main road. There have been no recorded accidents during the five-year period to 2017 to 2021.

MAREFIELD

- 9.11 Marefield is a small farming community of just seven dwellings on Marefield Road. Marefield Road is a gated, single-track highway with no footways. Marefield Road is very lightly trafficked with no recorded accidents during the five-year period to 2017 to 2021.

HEAVY GOODS VEHICLES (HGVs)

- 9.12 The Neighbourhood Area is criss-crossed by a network of small country lanes and tracks. Most are single-track rural roads. Some are gated, some have fords and others are unsuitable for vehicles. Road users include horse-riders, cyclists and hikers. Respondents to our 2018 Questionnaire

Survey raised a variety of concerns about highways maintenance and speeding traffic.

- 9.13 There are also ongoing concerns about Heavy Goods Vehicles (HGVs) using the rural road network getting stuck on narrow roads, turning back because of low bridges and other obstructions, damaging verges and conflicting with other road users.
- 9.14 Weight limits are used to prevent lorries with a gross weight of more than 7.5 tonnes from using roads that are unsuitable. The aim being to improve the environment for residents and encourage walking and cycling. Although there are weight limits to prevent HGVs passing through our settlements, HGVs must use some unsuitable roads as access is required for some businesses and local deliveries. Another problem could be due to the vehicle having out of date SatNav information and the driver being unfamiliar with the local area. You can report a weight restriction breach by a vehicle in Leicestershire by using an [online form](#).

PUBLIC TRANSPORT

- 9.15 None of the settlements in the High Leicestershire Neighbourhood Area have a bus service.

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[TILTON ELECTRIC CAR CLUB](#)

9.16 With financial support from the national Motability Scheme, Green Fox are one of four organisations taking part in the 18-month national pilot to help develop a blueprint for rolling out electric car clubs across the country. The village has two electric cars that act as pool cars available for residents to hire out. Four electric vehicle charge points have also been installed in the village hall car park, two of which are for public use.

CYCLING

9.17 Cycling around High Leicestershire is one of the most enjoyable ways to explore the local countryside. Cycling is also a great way to keep fit and healthy. It is low cost and environmentally friendly. However, there is limited formal cycle infrastructure on the highway network and therefore cyclists are required to use the existing local highway network.

9.18 [National Cycle Route 63](#) is a long-distance route that starts at the Trent & Mersey Canal in Shobnall, the beginning of the Kingfisher Trail, and forms a junction with National Cycle Network Route 54. The route passes via the large settlements of Leicester, Stamford and Peterborough before arriving at Wisbech. The section that between Tugby and

Owston passes through the eastern edge of the Neighbourhood Area along Whatborough Road.

9.19 There are several quieter routes across the area where there is an opportunity to cycle on roads with less traffic.



Figure 14: Marefield Lane, Tilton on the Hill

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10 HOUSING

HARBOROUGH LOCAL PLAN 2011-2031

- 9.20 The Harborough Local Plan was adopted in April 2019.
- 9.21 The Local Plan identifies Strategic Development Areas (SDAs) East of Lutterworth and at Scraptoft North, as the principal means of meeting Harborough District's housing and employment needs. Market Harborough is already committed to receiving about 1,500 new homes in the Market Harborough Strategic Development Area to the north-west of the town.
- 9.22 Tilton on the Hill is identified as a Selected Rural Village in the Local Plan. Local Plan Policy H1 requires Tilton on the Hill village to provide for a minimum of 35 new homes.
- 9.23 Cold Newton, Halstead, Lowesby and Marefield are not sustainable locations for housing growth and new housing development here will be limited.

HOUSING SUPPLY

- 9.24 Taking account of development approved since April 2019 (to 31 March 2022), the residual requirement is reduced to a minimum of 25 dwellings. This residual housing requirement can be met by allocating housing site(s) and a policy for 'infill'.

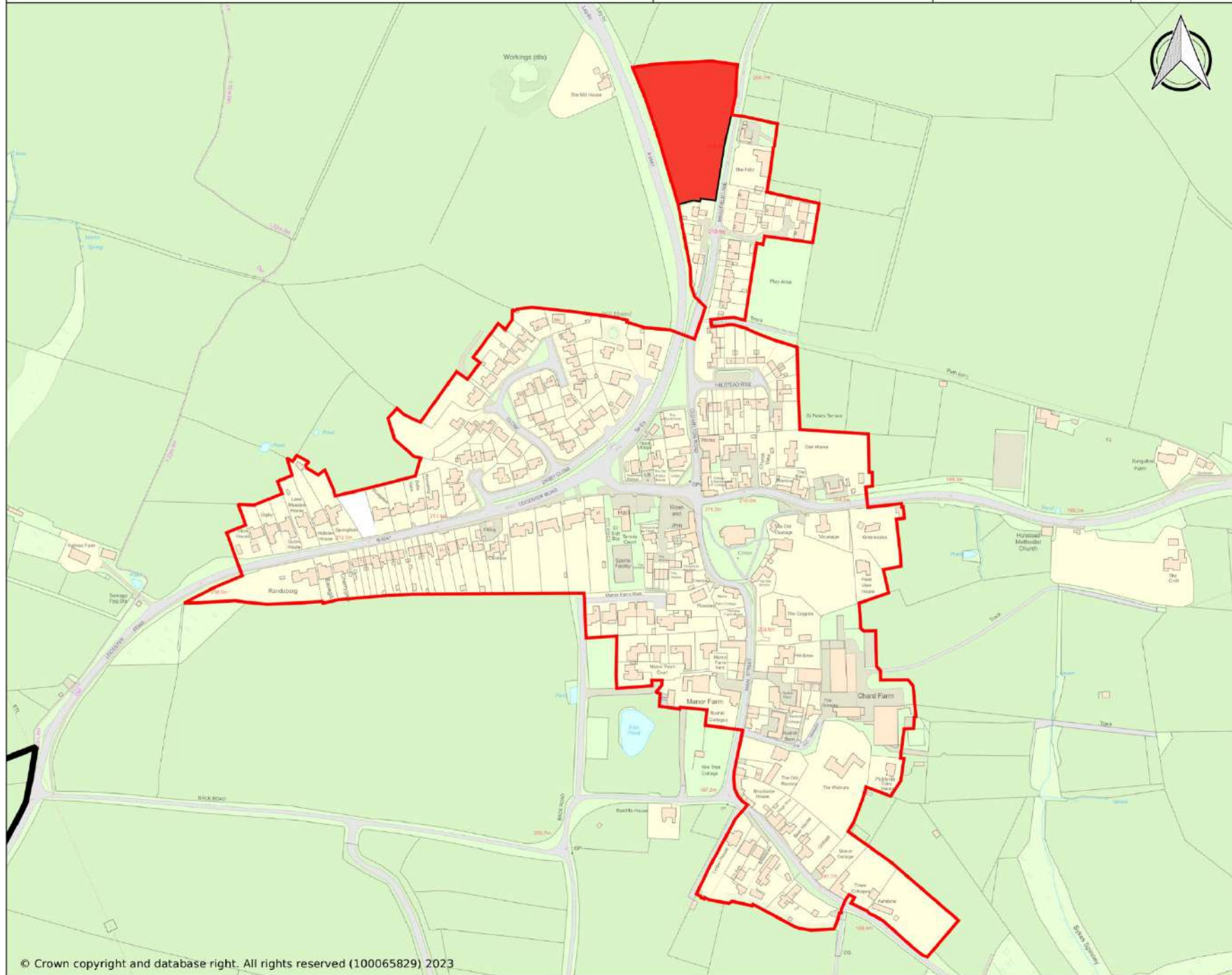
HOUSING SITES

- 9.25 Our 2018 Questionnaire Survey shows that many respondents would prefer Tilton on the Hill's housing requirement to be met by smaller-scale sites (less than 10), including infill sites. However, small sites are not required to provide affordable housing or developer contributions to improved infrastructure. It is also more difficult to get the mix of housing types the community needs. The housing requirement cannot be met by infill housing alone.
- 9.26 The starting point for the identification of potential housing sites (and numbering) was a piece of work undertaken by the High Leicestershire Neighbourhood Plan Group in 2019. 19 potential housing sites at Tilton on the Hill were identified, although two of these were not taken forward.
- 9.27 This initial work was updated in 2022 when a local 'call for sites' was also undertaken, but no additional sites were identified.
- 9.28 In addition, Harborough District Council has prepared a Strategic Housing and Economic Land Availability Assessment (SHELAA) which represents the position on land availability within the district in 2021. The SHELAA identified two sites that had not previously been considered by the Neighbourhood Plan Group.



Housing Allocation

- Housing Allocation
- Limits to Development
- Neighbourhood Area



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SITE SELECTION

- 9.29 Basic information was gathered for each shortlisted site and each option was appraised for its suitability, availability and achievability using clearly defined sustainability criteria. Factors such as access, heritage and nature conservation have been considered.
- 9.30 Residents were provided with an opportunity to set out their views on the various housing site options. A ‘drop-in’ session was held at Tilton Village Hall on Saturday 3 June 2023, where members of the public could find out more about the proposed housing sites and the site selection process.

SITE BETWEEN MELTON ROAD AND MAREFIELD LANE, TILTON ON THE HILL

- 9.31 Of the housing site options, the preferred site is between Melton Road and Marefield Lane, Tilton on the Hill. The site has very few constraints and is available for development. The site is quite prominent in the wider landscape and measures are needed to reduce the impact of development particularly to the north.
- 9.32 Vehicular access is to be from the Melton Road (B6047) with access to Marefield Lane restricted to pedestrians/cyclists only. This would reduce the need for vehicular traffic to pass through the village centre while reducing the impact of

vehicles on Marefield Lane. It would also encourage new residents to walk or cycle to village facilities rather than use a car.



Figure 15: Land between Melton Road and Marefield Lane

POLICY HL17: LAND BETWEEN MELTON ROAD AND MAREFIELD LANE, TILTON ON THE HILL

Approximately 0.9 hectares of land between Melton Road and Marefield Lane, Tilton on the Hill, as shown on Map 11,

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is allocated for housing development. Development will be supported subject to the following criteria:

- A. The development shall provide approximately 25 dwellings;
- B. Vehicular access should be off Melton Road, with no vehicular access onto Marefield Lane. The extension of the 30mph speed limit northwards is required along with speed reduction measures on the B6047;
- C. The design and layout of the development should minimise the impact of the development on the wider landscape;
- D. Provision shall be made for a safe, inclusive, convenient and attractive footway and cycle link to Marefield Lane so that new residents can easily access the village centre;
- E. Developer funding of the Tilton Electric Car Club to encourage new residents to use more sustainable travel choices in the absence of public transport services. This will be based on two, annual frequent user membership packages per household;
- F. The development shall make provision for allotments in accordance with Policy HL2;
- G. Important perimeter hedgerows and trees shall be retained and reinforced with additional planting.

Substantial planting is required along the northern boundary of the site;

- H. The residential amenities of 9 and 11 Marefield Lane shall be protected;
- I. A sustainable drainage system with suitable surface water and foul water drainage strategies devised in consultation with the relevant infrastructure bodies.



Local housing
needs are met

INFILL HOUSING

- 9.33 The Harborough Local Plan identifies Tilton on the Hill as a settlement suitable for infill development. This refers to the development of vacant and under-developed land within the main built-up areas of the village.
- 9.34 Limits to Development for Tilton on the Hill have been used to guide development for many years but are not longer defined by the Harborough Local Plan. To clarify where development would be acceptable, our Neighbourhood Plan defines new Limits to Development which take account of the character of the village, recent and proposed developments. Outside the Tilton on the Hill Limits to

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Development, new build residential development will not normally be permitted.

POLICY HL18: INFILL

Housing development within the Tilton on the Hill Limits to Development, as defined on Map 14, will be supported subject to the other policies of the Neighbourhood Plan.

Outside the Tilton on the Hill Limits to Development, including at Cold Newton, Halstead, Lowesby and Marefield, housing development will be determined in accordance with Harborough Local Plan Policy GD4.



HOUSING MIX

9.35 In planning for new homes, there should be a mix of housing to meet the needs of people living locally. The 2022 [Leicester and Leicestershire Housing and Economic Development Need Assessment](#) identifies a range of factors which influence the need for different types of homes. This includes demographic trends, and in particular a growing older population, market dynamics and affordability.

9.36 For Harborough District Council, the appropriate mix of homes of different sizes needed in the market and affordable sectors is as follows:

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market Housing	5%	35%	40%	20%
Social/ Affordable Rented Housing	35%	40%	20%	5%
Affordable Home Ownership Housing	20%	40%	30%	10%

9.37 Within this context, new housing also needs to reflect local characteristics. Taking into consideration the housing profile of Tilton on the Hill and Halstead Parish new housing development also needs to take account of:

- The parish has a high proportion of married or same-sex households with no children, suggesting a greater need for downsizer housing. 21.2% of households are one-family households with no dependent children. This compares with 16.1% in Harborough district (2011 Census).

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- There is already a high proportion of detached dwellings
62% of dwellings in the parish are detached, compared with 47.6% in Harborough district (2011 Census).
- There is already a large proportion of bigger properties
54% of dwellings in the parish have 4+ bedrooms compared with 35% in Harborough District (2011 Census).
- The community's preference is for medium size family houses (2-3 bedrooms).
62.5% of respondents to our 2018 Questionnaire Survey that were from Tilton on the Hill and Halstead parish thought that medium size family houses were needed.

HOUSING NEEDS OF OLDER PEOPLE

- 9.38 The 2011 Census shows that 19.7% of Tilton on the Hill and Halstead parish's usual residents were aged 65 and over.
- 9.39 The older person population of Leicestershire is projected to increase significantly. In Leicestershire, the total number of people aged 65 and over is projected to increase by 45% over the 22-years to 2041. This compares with overall population growth of 16% and an increase in the under 65 population of 9%. The projections show an increase in the population aged 65 and over of 64,900 people – population growth of people aged 65 and over accounts for 56% of the total projected population change. The 85+ population is set to increase by 87.7% over the period 2020 to 2041. This

will obviously pose significant challenges in terms of providing support for the very oldest residents in the county.

- 9.40 With no Care Homes, Residential Homes or Nursing Homes in the Neighbourhood Area, it is important that new developments help increase the availability of lifetime homes and bungalows. This will enable more people having homes that can meet their needs as they get older and experience changes to their health and social circumstances, so delaying the need for them to move to alternative accommodation.

POLICY HL19: HOUSING MIX

New housing development shall provide for a mix of housing types that will be informed by the most up to date Strategic Housing Market Assessment and local evidence of housing need. Applicants will need to demonstrate how their proposals will meet the housing needs of older households (e.g. bungalows) and the need for smaller, low-cost homes.

Local housing
needs are met

AFFORDABLE HOUSING

- 9.41 Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing

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that provides a subsidised route to home ownership and/or is for essential local workers). Affordable housing can include affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership. New affordable housing will be allocated initially to people with a local connection, including those living, working or with close family ties in the High Leicestershire Neighbourhood Area.

- 9.42 The Harborough Core Strategy requires 40% of new dwellings on large sites to be affordable. Consequently, the Neighbourhood Plan housing allocation should deliver ten new affordable homes. In accordance with Local Plan Policy H2, 75% of these should be affordable or socially rented.

RURAL EXCEPTION SITES

- 9.43 Rural exception sites are small sites used for affordable housing in perpetuity in places which would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

- 9.44 Six affordable houses on Marefield Road were developed as a rural exception site in 2014. With more affordable housing to be provided through the allocated housing site, there are currently no plans to develop a rural exception site in the Neighbourhood Area. However, should a need be identified in the future, Harborough Local Plan Policy H3 will guide such developments.

FIRST HOMES

- 9.45 First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale dwellings which:
- must be discounted by a minimum of 30% against the market value;
 - are sold to a person or persons meeting eligibility criteria;
 - on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount and certain other restrictions are passed on at each subsequent title transfer; and
 - after the discount has been applied, the first sale must be at a price no higher than £250,000.
- 9.46 First Homes are the Government's preferred discounted market tenure and should account for at least 25% of all

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affordable housing units delivered by developers through planning obligations.

9.47 Our Neighbourhood Plan is expected to take account of the First Homes requirements.

POLICY HL20: AFFORDABLE HOUSING

All affordable housing will be subject to conditions, or a planning obligation will be sought, to ensure that when homes are allocated, priority is given to people with a local connection to High Leicestershire Neighbourhood Area (i.e. including living, working or with close family ties in the Area). The 25% low-cost home ownership required by Local Plan Policy H2 will be replaced by the Government's First Homes discounted market homes requirements.



Local housing
needs are met



Figure 16: Grange Yard, Loddington Road, Tilton on the Hill

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10 EMPLOYMENT AND BUSINESS

ECONOMIC ACTIVITY

- 10.1 The 2011 Census shows that of the 758 residents in Tilton ward⁵ aged 16 to 74, 70% were economically active. Of those economically active, 45% were in full-time employment, 22% were in part-time jobs and 28% were self-employed.
- 10.2 Historically, agriculture provided the bulk of local employment, and it remains part of community life and the local economy. However, by 2011 (Census) only 9.1% of the ward's workers were employed in agriculture, forestry or fishing.

BUSINESS

- 10.3 High Leicestershire is home to a small number of businesses including farms and agricultural services, pub and shop. There is also a range of small businesses operating from people's homes.
- 10.4 Our 2018 Questionnaire Survey shows that 62% of respondents support the growth of small business developments. This would include farm diversification, the re-use of rural buildings and home working. Our

Neighbourhood Plan supports small-scale economic growth in High Leicestershire to create jobs and prosperity, reduce the need for people to travel to work, and provide opportunities for the expansion and growth of local enterprise.

BUSINESS CONVERSION OF RURAL BUILDINGS

- 10.5 We want to support the diversification of the rural economy while preserving and enhancing the environment of the countryside. Several non-agricultural businesses are already operating from the area's farms, including holiday accommodation, equestrian services and dog walking.
- 10.6 The General Permitted Development (England) Order 2015 already allows for change of use from an agricultural building (and land within its curtilage) to 'flexible commercial use' under certain circumstances. The rules mean that not all rural buildings benefit from these permitted development rights so Policy HL21 allows further change through the conversion of existing rural buildings. However, the proposed uses must be appropriate in scale, form, impact, character and siting to their location in the countryside.

⁵ Tilton ward (as of 2021) includes areas outside Neighbourhood Area including Hungarton, Keyham, Loddington, Skeffington and Tugby.

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POLICY HL21: BUSINESS CONVERSION OF RURAL BUILDINGS

The re-use, adaptation or extension of rural buildings for business use will be supported where:

- a) Any enlargement is proportionate to the size, scale, mass and footprint of the original building;
- b) The development would not have a detrimental effect on the fabric, character and setting of historic buildings;
- c) The development respects local building styles and materials;
- d) The building is surveyed for protected species and mitigation measures are approved where necessary;
- e) The proposed development would not generate traffic of a type or amount harmful to local rural roads, or require improvements which would detrimentally affect the character of such roads or the area generally; and
- f) The proposed development would not materially harm the character or amenity of the surrounding rural area.

The character and beauty of the countryside and its natural environment are safeguarded

HOME WORKING

- 10.7 Many of High Leicestershire's businesses are home-based and the coronavirus (COVID-19) pandemic is likely to cause a permanent shift to homeworking.
- 10.8 Planning permission is not normally required to home work or to run a business from home, if a house remains a private residence first and business second. With a growing proportion of residents working from home, our Plan responds positively to enable homeworking to grow.

POLICY HL22: WORKING FROM HOME

Development that enables home working will be supported if the development:

- a) Is in keeping with the scale, form and character of its surroundings;
- b) Does not significantly adversely affect the amenities of residents in the area; and
- c) Has safe and suitable access to the site for all people.

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APPENDIX 1: LOCAL WILDLIFE SITES

NOTIFIED SITES

20805	Ancient Woodland adj Wood Cottage
20806	Ancient Woodland adj Tilton Wood
22568	Marefield, grassland
22749	Disused railway embankment
23322	Grassland & Stream W of Stone Lodge
23326	Tilton Grassland
25849	Cold Newton Railway (West)
25850	Cold Newton Railway (East)
46614	The Wiggles
46717	The Hills Meadow
46724	Hammer's Lodge Farm Field
46772	The Wiggles Ash
46844	Valley Grassland
53430	Gully Grassland
53666	Rectangle woodland
53794	Stream in Woodland
61830	Cold Newton Hedge A

POTENTIAL/HISTORIC SITES

10384	Billesdon, Melton Rd/Green Lane junction verge
10443	Lord Morton's Covert
10444	Marsh
10445	Cold Newton, hedgerow
10446	Queniborough Brook and adjacent woodlands and grasslands

10447	Pond
10448	Pond
10449	Lowesby, woodland, hedges and dismantled railway near former station
10450	Pond
10451	Pond
10452	Pond with a small island
10453	Hedgerow
10454	Hedgerow
10645	Pond in arable field
10646	Marsh/Scrub
10647	Lowesby, woodland W of B6047 near Thimble Hill
10660	Marefield, roadside hedgerow east of village
10661	Marefield, grassland adj to river
10859	Hedgerow
10860	Hedgerow along parish boundary
10861	Semi-improved grassland
10862	Hedgerow
10863	Dismantled Railway, John O Gaunt woodland and stream
10864	Tilton on the Hill, Manor Farm Fish pond
10865	Pond at the site of a moat
10866	Dismantled railway
10867	Skeffington, grassland N of Skeffington Wood SSSI
10868	Pond
10869	Pond
10870	Dismantled Railway
10871	Semi-improved grassland

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APPENDIX 2: KNOWN ARCHAEOLOGICAL REMAINS

The Leicestershire & Rutland Historic Environment Record (HER) is the most complete record of Leicestershire and Rutland's known archaeological remains and the HER identifies 76 archaeological remains in the Neighbourhood Area. The understanding of these sites may change following assessment and evaluation prior to a planning decision.

Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.

Decision-making regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated that following the initial assessment of archaeological interest only a small proportion of

all planning applications justify a requirement for detailed assessment.'

- MLE1393 Medieval grange or hospital site, The Orchard, Cold Newton
- MLE1396 Possible medieval fishpond, The Orchard, Cold Newton
- MLE1397 Anglo-Saxon burials, Cold Newton Hills, Cold Newton
- MLE1398 Undated mound north-east of the Manor House, Cold Newton
- MLE1400 Possible medieval grange site south of Cold Newton Grange, Cold Newton
- MLE1402 Medieval moat, south of Cold Newton Grange, Cold Newton
- MLE1404 Roman villa east of Lowesby Station, Cold Newton
- MLE1405 Possible post-medieval enclosure south of Lowesby
- MLE1406 Cold Newton Shrunken Medieval Village
- MLE1408 Moated manor house, Cold Newton
- MLE1409 Medieval chapel, Cold Newton
- MLE1410 Possible windmill mound, Cold Newton
- MLE1411 Medieval fishpond, Cold Newton
- MLE1412 Medieval fishpond, Cold Newton
- MLE8910 Possible Roman Road, Harborough/Melton Road, Tilton on the Hill
- MLE16088 Great Northern Railway, Leicester to Marefield

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- MLE20362 Medieval ridge and furrow at Sludge Hall Farm, Cold Newton
- MLE21302 Late post-medieval remains, Cold Newton Manor House, Cold Newton
- MLE21303 Medieval remains, Cold Newton Manor House, Cold Newton
- MLE1874 Enclosure cropmark south-west of Lowesby Grange, Lowesby
- MLE1876 Lowesby deserted medieval village
- MLE1877 Post-medieval ponds, north of Lowesby Hall, Lowesby
- MLE1878 Possible metalworking site, Lowesby
- MLE1880 Saxo-Norman watermill, Lowesby
- MLE1882 Roman site south-east of Lowesby
- MLE1883 Anglo-Saxon site, south-east of Lowesby
- MLE1885 Lowesby Park
- MLE16075 Great Northern & London & North Western Joint Railway
- MLE22554 Post-medieval gardens, Lowesby Park, Lowesby
- MLE22555 Medieval/post-medieval pond, west of Lowesby Hall, Lowesby
- MLE22556 Medieval/post-medieval fishponds south of Lowesby Hall, Lowesby
- MLE22557 Canal south of Lowesby Hall, Lowesby
- MLE22558 Post-medieval avenue of trees north of Lowesby Hall, Lowesby
- MLE23543 Medieval village earthworks, Lowesby
- MLE26452 Post-medieval gardens north of Lowesby Hall
- MLE1944 Medieval chapel, South Marefield, Marefield
- MLE1945 Historic settlement core of Marefield
- MLE16083 Midland Railway, Leicester & Hitchin Extension
- MLE20801 Medieval village earthworks, east of Old Manor Farm House, Marefield
- MLE23454 Medieval ponds, south of the village, Marefield
- MLE23455 Medieval hollow way, Marefield
- MLE23456 Medieval village earthworks, west of Manor House Farm, Marefield
- MLE2544 Possible medieval site north-east of Halstead Grange, Halstead
- MLE2545 Medieval hospital, Tilton on the Hill
- MLE2546 Possible village earthworks east of Mill House, Tilton on the Hill
- MLE2547 Medieval village earthworks east of Tilton Church, Tilton on the Hill
- MLE2548 Post-medieval windmill, Mill House, Tilton on the Hill
- MLE2549 Moated site west of Sykes Spinney, Tilton on the Hill
- MLE2553 Mound south of Mill House, Tilton on the Hill
- MLE2556 Enclosure earthworks, Robin a Tiptoe, Tilton on the Hill
- MLE2557 Possible enclosure north-east of Robin a Tiptoe, Tilton on the Hill

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- | | | | |
|----------|---|----------|---|
| MLE2558 | Possible medieval house platforms north-west of Tilton Grange, Tilton on the Hill | MLE21804 | St Peter's Church burial ground, Main Street, Tilton on the Hill |
| MLE2641 | Prehistoric/Roman enclosure, Whatborough Hill, Tilton on the Hill | MLE22046 | Medieval village earthworks west of Halstead House Farm, Halstead |
| MLE2643 | Whatborough deserted medieval village, Tilton on the Hill | MLE22047 | Medieval village earthworks north of Halstead Grange, Halstead |
| MLE5980 | Historic settlement core of Tilton on the Hill | MLE24340 | Possible medieval boundary wall, north-east of the church, Tilton on the Hill |
| MLE5981 | Historic settlement core of Halstead | MLE26357 | Medieval croft earthworks, west of York House, Halstead |
| MLE5982 | Medieval hollow way north-west of Tilton Grange, Tilton on the Hill | MLE26498 | Medieval village earthworks, earthworks of manorial complex, south side of Tilton on the Hill |
| MLE7916 | Iron Age/Roman site, "The Park", south-west of Tilton Grange, Tilton on the Hill | MLE26499 | Medieval village earthworks north of the moated site, Tilton on the Hill |
| MLE8658 | Prehistoric flint scatter south of Whatborough Hill, Tilton on the Hill | MLE26511 | Hollow way running through west side of Robin a Tiptoe, Tilton on the Hill |
| MLE9879 | Iron Age/Roman site west of Tilton Grange, Tilton on the Hill | MLE26512 | Medieval hollow ways, Whatborough, Tilton on the Hill |
| MLE9883 | Iron Age/Roman site, "25 Acre", north-east of Tilton Wood, Tilton on the Hill | MLE26513 | Medieval village earthworks, possibly monastic farm, Whatborough, Tilton on the Hill |
| MLE20078 | Post-medieval activity at the Rose and Crown, Tilton on the Hill | | |
| MLE20910 | Medieval/post-medieval rubble dump, west of Manor Farm, Tilton on the Hill | | |
| MLE21533 | Tilton Ironstone Quarry, Tilton on the Hill | | |
| MLE21703 | Ridge and furrow earthworks north of Oakham Road, Halstead | | |

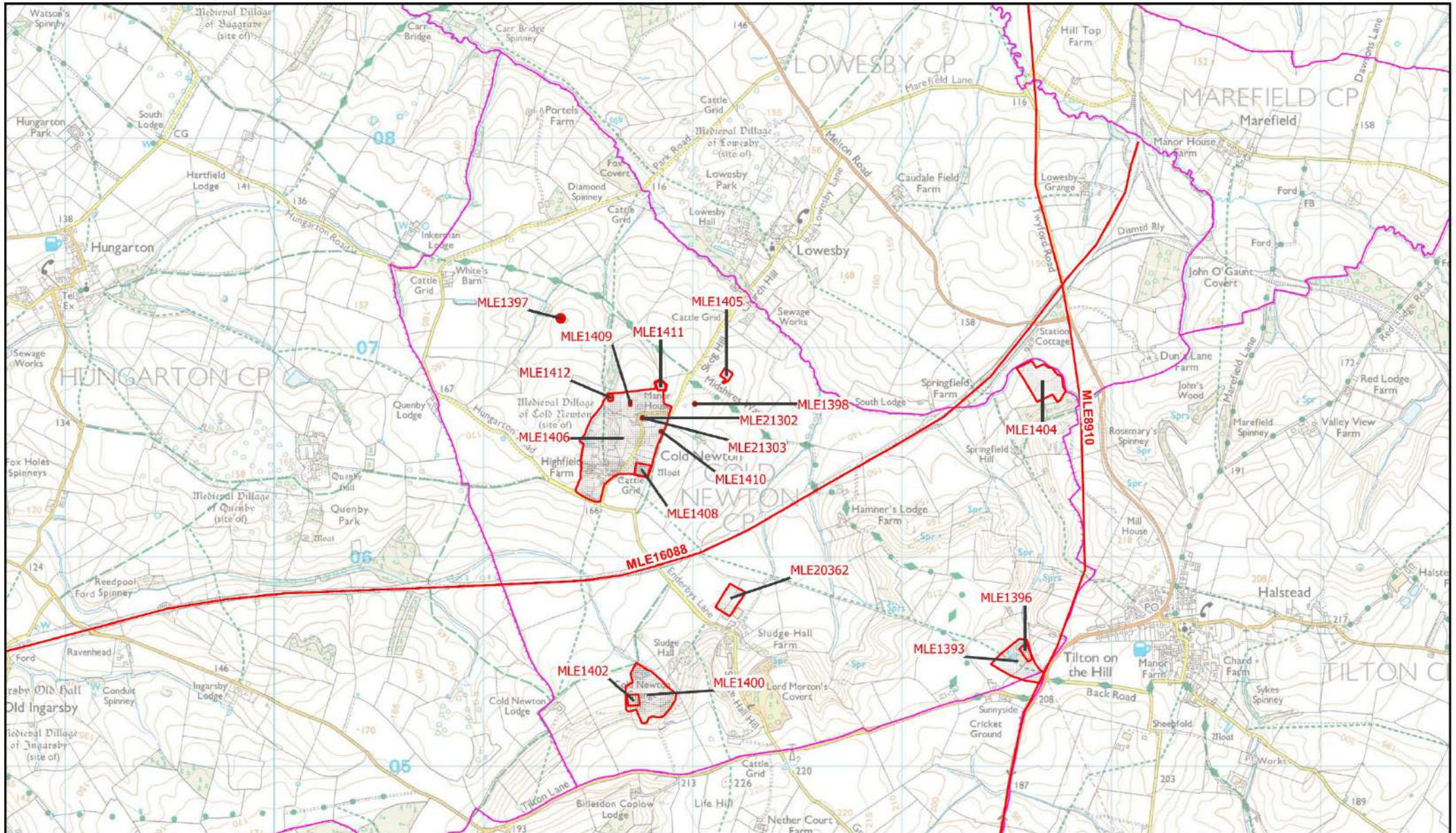
Archaeological sites (not findspots) in Cold Newton parish



Historic & Natural Environment Team
Leicestershire County Council
Room 200, County Hall
Glenfield
Leicester LE3 8RA

Compiled by Helen Wells on 23/06/2022

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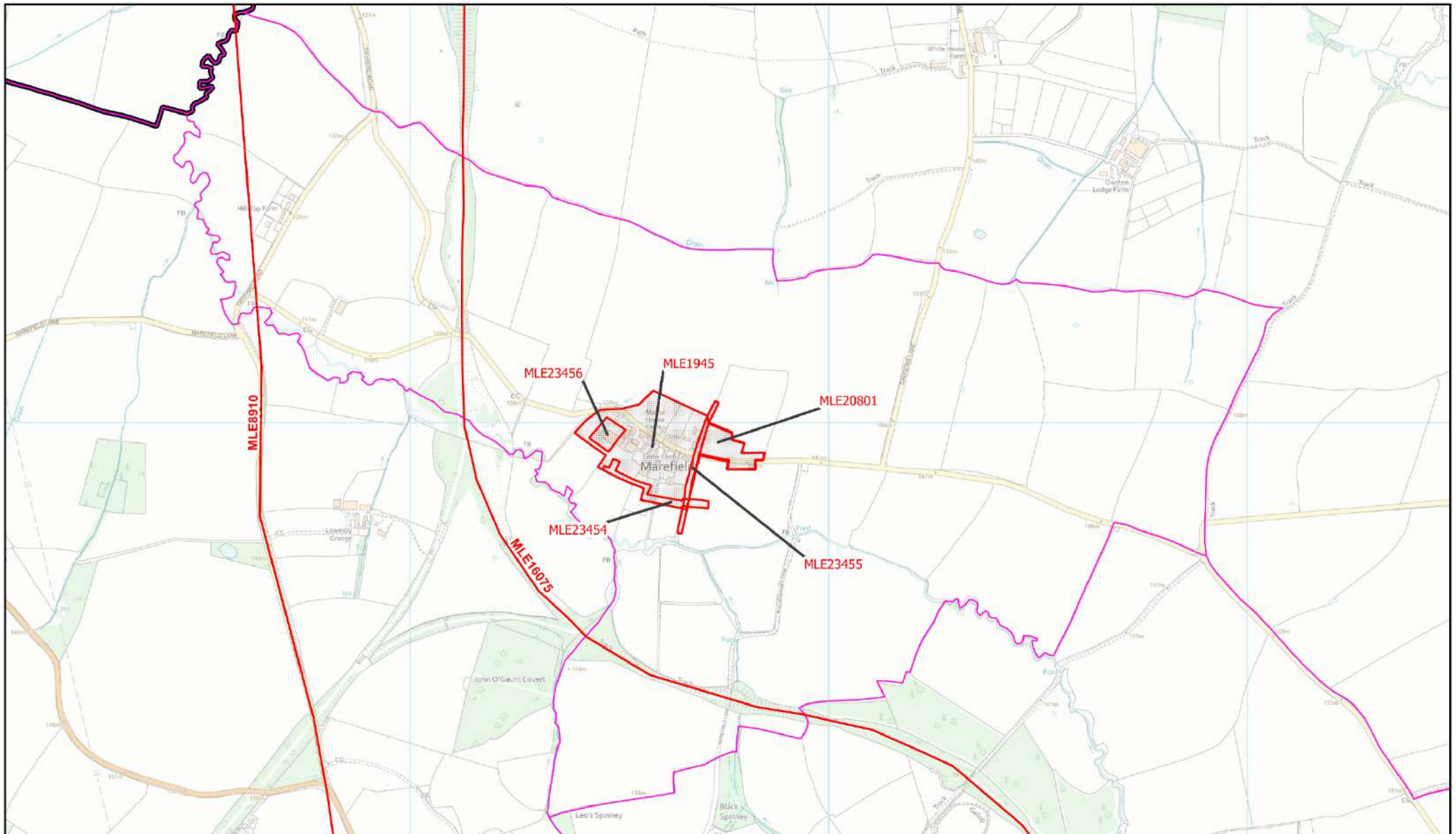
Archaeological sites (not findspots) in Marefield parish



Historic & Natural Environment Team
Leicestershire County Council
Room 200, County Hall
Glenfield
Leicester LE3 8RA

Compiled by Helen Wells on 23/06/2022

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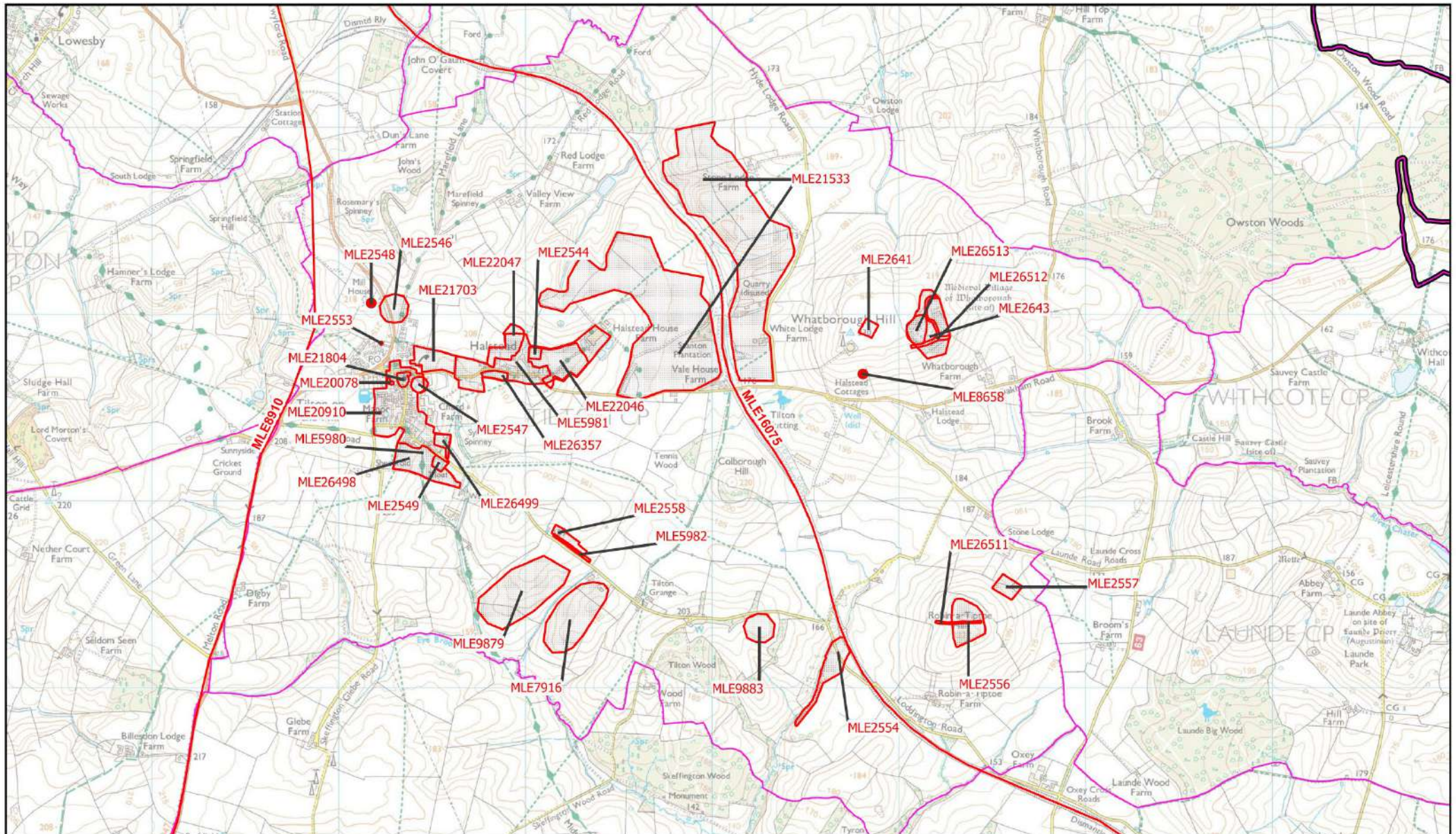
Archaeological sites (not findspots) in Tilton on the Hill and Halstead parish

Compiled by Helen Wells on 23/06/2022

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Historic & Natural Environment Team
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APPENDIX 3: FEATURES OF LOCAL HERITAGE INTEREST

INTRODUCTION

Historic England has prepared a series of advice notes including [Local Heritage Listing: Identifying and Conserving Local Heritage](#). This advice focuses on the production and review of local heritage lists but also helps in the general identification of non-designated heritage assets. The preparation of local heritage lists is a way for neighbourhood plan-making bodies to identify and celebrate the historic buildings, places and spaces which enrich and enliven the Neighbourhood Area.

A local heritage list based on sound evidence and criteria delivers a consistent and accountable way of recognising non-designated heritage assets, no matter how they are identified, to the benefit of good planning for the area and of owners, developers and others wishing to understand local context fully. The process of preparing a local heritage list has allowed the neighbourhood plan-making body to identify local heritage that the community would like recognised and protected.

A two-step approach has been taken to define non-designated Features of Local Heritage Interest:

STEP 1: IDENTIFY CANDIDATE NON-DESIGNATED HERITAGE ASSETS

A list of potential non-designated heritage assets was prepared using the following resources:

- Local List of Non-Designated Heritage Assets prepared by Harborough District Council.
- Tilton on the Hill Heritage Trail leaflet
- Tilton and District History Group Journal
- Leicestershire & Rutland Historic Environment Record

STEP 2. DETERMINE WHETHER CANDIDATE ASSETS SHOULD BE IDENTIFIED AS A NON-DESIGNATED ASSET IN THE NEIGHBOURHOOD PLAN

Each asset identified in Step 1 was then assessed by its ability to meet the following criteria:

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- Must meet both criteria C1 and C2; and
- Must possess qualities that contribute positively towards the amenities of its locality, i.e. have at least one of criteria C3 – C8

CRITERIA

- C1 The asset is largely intact or retrievable example of its architectural style innovation and craftsmanship or period or build
- C2 The asset is prominent or visible by virtue of its position within the townscape or landscape
- C3 The building is the work of a particular architect of regional or local note.
- C4 It has qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of buildings in the wider settlement.
- C5 It relates by age, materials, or in any other significant way to adjacent listed buildings and contributes positively to their setting.
- C6 Individually, or as part of a group, it serves as a reminder of the gradual development of the settlement in which it stands, or an earlier phase of growth.
- C7 It has a significant historic association with established features of a settlement such as road layout, open spaces, a town park or a landscape feature.
- C8 The building has a landmark quality or contributions towards the quality of recognisable spaces, including exteriors or open spaces within a complex of public buildings.

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No.	Address								Description
1	Highfield Farm, Main Street, Cold Newton								<p>Likely 18th Century Farmhouse with possible older core. Part of the shrunken settlement of Cold Newton. Three storeys with Ironstone used for the lower two storeys and a later top floor added in brick.</p> <p>A good example of a local farmhouse which displays traditional construction techniques and shows the evolution of settlements.</p> <p>Highfield Farm dominates the northern edge of the scheduled monument, and a principal visible component of the present day settlement.</p>
	C1	C2	C3	C4	C5	C6	C7	C8	
	✓	✓			✓	✓	✓		
2	Cold Newton Lodge, Cold Newton								<p>A building is shown in the position of the present property on the original Ordnance Survey drawings of the area begun in 1813. A building assessment undertaken in September 2008 concluded that the house was built in the early-mid C18th, from ironstone, with the west frontage re-faced/rebuilt in brick in the mid C19th.</p>
	C1	C2	C3	C4	C5	C6	C7	C8	
	✓	✓						✓	





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No.	Address									Description	
3	Cold Newton Grange, Enderbys Lane, Cold Newton									The farmhouse appears to be on the 1814 OS Surveyor's Drawing. The farm complex is shown on the late C19th OS map. The existing farmhouse is a 4-bedroom house of ironstone construction under a pitched slate roof, it is located to the north of the farmstead, with all farm buildings located directly to the south. The date stone of 1774 above the entrance of the house's NW elevation is taken to be the authentic date of construction of the whole of the existing house.	
		C1	C2	C3	C4	C5	C6	C7	C8		
		✓	✓							✓	
4	Wesleyan Methodist Chapel, Oakham Road, Halstead									Small chapel, Classical style, red brick. Central doorway with arched windows either side. Possibly built 1813.	
		C1	C2	C3	C4	C5	C6	C7	C8		
		✓	✓				✓			✓	

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No.	Address	Description														
5	Red Lodge Farm, Tilton on the Hill	C19th courtyard complex. Red brick/slate farmhouse.														
			<table border="1"> <thead> <tr> <th>C1</th> <th>C2</th> <th>C3</th> <th>C4</th> <th>C5</th> <th>C6</th> <th>C7</th> <th>C8</th> </tr> </thead> <tbody> <tr> <td>✓</td> <td>✓</td> <td></td> <td>✓</td> <td></td> <td>✓</td> <td></td> <td></td> </tr> </tbody> </table>	C1	C2	C3	C4	C5	C6	C7	C8	✓	✓		✓	
C1	C2	C3	C4	C5	C6	C7	C8									
✓	✓		✓		✓											
6	Tilton Grange, Loddington Road, Tilton on the Hill	Probable C19th farmstead. Two-storeys. Ironstone construction with slate roof.														
			<table border="1"> <thead> <tr> <th>C1</th> <th>C2</th> <th>C3</th> <th>C4</th> <th>C5</th> <th>C6</th> <th>C7</th> <th>C8</th> </tr> </thead> <tbody> <tr> <td>✓</td> <td>✓</td> <td></td> <td>✓</td> <td></td> <td>✓</td> <td></td> <td>✓</td> </tr> </tbody> </table>	C1	C2	C3	C4	C5	C6	C7	C8	✓	✓		✓	
C1	C2	C3	C4	C5	C6	C7	C8									
✓	✓		✓		✓		✓									

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No.	Address	Description														
7	White Lodge Farm, Hyde Lodge Farm, Halstead	C19th farm complex. Three-storeys. Ironstone construction with gable windows to roof.														
			<table border="1"> <thead> <tr> <th>C1</th> <th>C2</th> <th>C3</th> <th>C4</th> <th>C5</th> <th>C6</th> <th>C7</th> <th>C8</th> </tr> </thead> <tbody> <tr> <td>✓</td> <td>✓</td> <td></td> <td>✓</td> <td></td> <td>✓</td> <td></td> <td></td> </tr> </tbody> </table>	C1	C2	C3	C4	C5	C6	C7	C8	✓	✓		✓	
C1	C2	C3	C4	C5	C6	C7	C8									
✓	✓		✓		✓											
8	The crossroads, Tilton on the Hill	The crossroads are believed to be the meeting place of two ancient long-distance trackways. One ran along the Jurassic Heights from Wiltshire to the Lincoln Edge whilst the other linked Stamford with Leicester.														
			<table border="1"> <thead> <tr> <th>C1</th> <th>C2</th> <th>C3</th> <th>C4</th> <th>C5</th> <th>C6</th> <th>C7</th> <th>C8</th> </tr> </thead> <tbody> <tr> <td>✓</td> <td>✓</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>✓</td> </tr> </tbody> </table>	C1	C2	C3	C4	C5	C6	C7	C8	✓	✓			
C1	C2	C3	C4	C5	C6	C7	C8									
✓	✓						✓									

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No.	Address	Description								
9	Blacksmiths Cottage, Old Melton Road, Tilton on the Hill	The former village smithy which closed in the 1930's. Originally built with sand and gravel, sandmartins used to make great use of the holes in the wall to nest in.								
			C1	C2	C3	C4	C5	C6	C7	C8
			✓	✓		✓	✓	✓	✓	
10	Sycamore Cottage, Old Melton Road, Tilton on the Hill	Cottage used to house the village wheelwright and carpenter.								
			C1	C2	C3	C4	C5	C6	C7	C8
			✓	✓		✓	✓	✓	✓	



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No.	Address	Description						
11	Church Cottage, Oakham Road, Tilton on the Hill	Ironstone cottage overlooking chyrchyard.						
	C1	C2	C3	C4	C5	C6	C7	C8
	✓	✓		✓	✓	✓	✓	✓
12	Village Pump, Oakham Road, Tilton on the Hill	The old village pump is still in place, although not in use. The wooden protective casing would have helped protect the mechanism from winter frosts.						
	C1	C2	C3	C4	C5	C6	C7	C8
	✓	✓				✓		✓



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No.	Address	Description														
13	The Old Vicarage, Oakham Road, Tilton on the Hill	The Old Vicarage, dated 1850, is an imposing house built in extensive grounds. The changing economic and social fabric of society and the Church is indicated by the style of today's Vicarage – built in 1984 in the vegetable garden of the Old Vicarage.														
			<table border="1"> <thead> <tr> <th>C1</th> <th>C2</th> <th>C3</th> <th>C4</th> <th>C5</th> <th>C6</th> <th>C7</th> <th>C8</th> </tr> </thead> <tbody> <tr> <td>✓</td> <td>✓</td> <td></td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> </tbody> </table>	C1	C2	C3	C4	C5	C6	C7	C8	✓	✓		✓	✓
C1	C2	C3	C4	C5	C6	C7	C8									
✓	✓		✓	✓	✓	✓	✓									
14	Manor Cottage, Loddington Road, Tilton on the Hill	This cottage, like most of the cottages in the road had a living room, a kitchen and one bedroom. In Manor Cottage lived Harry Liqueorish, a very small man who had a very tall wife. Rumour has it that he needed to stand on an orange box to climb into his enormous bed. His grave is in the churchyard.														
			<table border="1"> <thead> <tr> <th>C1</th> <th>C2</th> <th>C3</th> <th>C4</th> <th>C5</th> <th>C6</th> <th>C7</th> <th>C8</th> </tr> </thead> <tbody> <tr> <td>✓</td> <td>✓</td> <td></td> <td>✓</td> <td></td> <td>✓</td> <td></td> <td></td> </tr> </tbody> </table>	C1	C2	C3	C4	C5	C6	C7	C8	✓	✓		✓	
C1	C2	C3	C4	C5	C6	C7	C8									
✓	✓		✓		✓											

HIGH LEICESTERSHIRE NEIGHBOURHOOD PLAN

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No.	Address	Description														
15	Three Cottages, Loddington Road, Tilton on the Hill	The 19th Century brick-facing on the 'Three Cottages' is affixed to a much earlier structure and reflects the then fashion of house improvement.														
			<table border="1"> <thead> <tr> <th>C1</th> <th>C2</th> <th>C3</th> <th>C4</th> <th>C5</th> <th>C6</th> <th>C7</th> <th>C8</th> </tr> </thead> <tbody> <tr> <td>✓</td> <td>✓</td> <td></td> <td>✓</td> <td></td> <td>✓</td> <td></td> <td>✓</td> </tr> </tbody> </table>	C1	C2	C3	C4	C5	C6	C7	C8	✓	✓		✓	
C1	C2	C3	C4	C5	C6	C7	C8									
✓	✓		✓		✓		✓									
16	Ashdene, Loddington Road, Tilton on the Hill	'Ashdene' was home and working premises of the village undertaker. Originally it was three timber cruck framed thatched cottages with wattle and daub walls. In the 1920s the roofs were raised but the original oak beams are still in existence.														
			<table border="1"> <thead> <tr> <th>C1</th> <th>C2</th> <th>C3</th> <th>C4</th> <th>C5</th> <th>C6</th> <th>C7</th> <th>C8</th> </tr> </thead> <tbody> <tr> <td>✓</td> <td>✓</td> <td></td> <td>✓</td> <td></td> <td>✓</td> <td></td> <td>✓</td> </tr> </tbody> </table>	C1	C2	C3	C4	C5	C6	C7	C8	✓	✓		✓	
C1	C2	C3	C4	C5	C6	C7	C8									
✓	✓		✓		✓		✓									



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No.	Address	Description								
17	The Mill House, Melton Road, Tilton on the Hill	Dating from 1807 the mill worked until the 1920s. The windmill which once stood in the grounds of The Mill House, was of the type known as a post mill. The only remaining evidence for the existence of a mill on the site is a mound at the end of the garden and three millstones, clearly left behind owing to their large size and weight.								
			C1	C2	C3	C4	C5	C6	C7	C8
			✓	✓				✓	✓	✓
18	The Old Lowesby Station, Melton Road, Tilton on the Hill	Lowesby station was the first of the five stations on this branch line to be built in the early 1880's maybe because it had good access from the road. The photo is from 1952 and the last train to stop at the station was in December 1953. It was quite large for a country station, and now the only one to be restored in its entirety and the last one left between Leicester and Skegness. Converted to residential use.								
			C1	C2	C3	C4	C5	C6	C7	C8
			✓	✓				✓	✓	

HIGH LEICESTERSHIRE NEIGHBOURHOOD PLAN

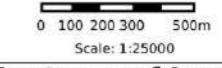
SUBMISSION DRAFT 2022-2031

No.	Address	Description														
19	Old Manor Farmhouse, Marefield Road, Marefield	The farmhouse appears to be on the 1814 OS Surveyor's Drawing. Two-storey farmhouse of ironstone construction with red brick.														
	<table border="1"> <thead> <tr> <th>C1</th> <th>C2</th> <th>C3</th> <th>C4</th> <th>C5</th> <th>C6</th> <th>C7</th> <th>C8</th> </tr> </thead> <tbody> <tr> <td>✓</td> <td>✓</td> <td></td> <td>✓</td> <td></td> <td>✓</td> <td></td> <td></td> </tr> </tbody> </table>		C1	C2	C3	C4	C5	C6	C7	C8	✓	✓		✓		✓
C1	C2	C3	C4	C5	C6	C7	C8									
✓	✓		✓		✓											
20	Railway Bridge, Marefield Road, Marefield	Remnant Victorian railway architecture. Brick construction with ironstone inlay and ramparts. The bridge is an important landmark northwest of Marefield.														
	<table border="1"> <thead> <tr> <th>C1</th> <th>C2</th> <th>C3</th> <th>C4</th> <th>C5</th> <th>C6</th> <th>C7</th> <th>C8</th> </tr> </thead> <tbody> <tr> <td>✓</td> <td>✓</td> <td></td> <td></td> <td></td> <td></td> <td>✓</td> <td>✓</td> </tr> </tbody> </table>		C1	C2	C3	C4	C5	C6	C7	C8	✓	✓				
C1	C2	C3	C4	C5	C6	C7	C8									
✓	✓					✓	✓									














HIGH LEICESTERSHIRE NEIGHBOURHOOD PLAN
SUBMISSION DRAFT 2022-2031

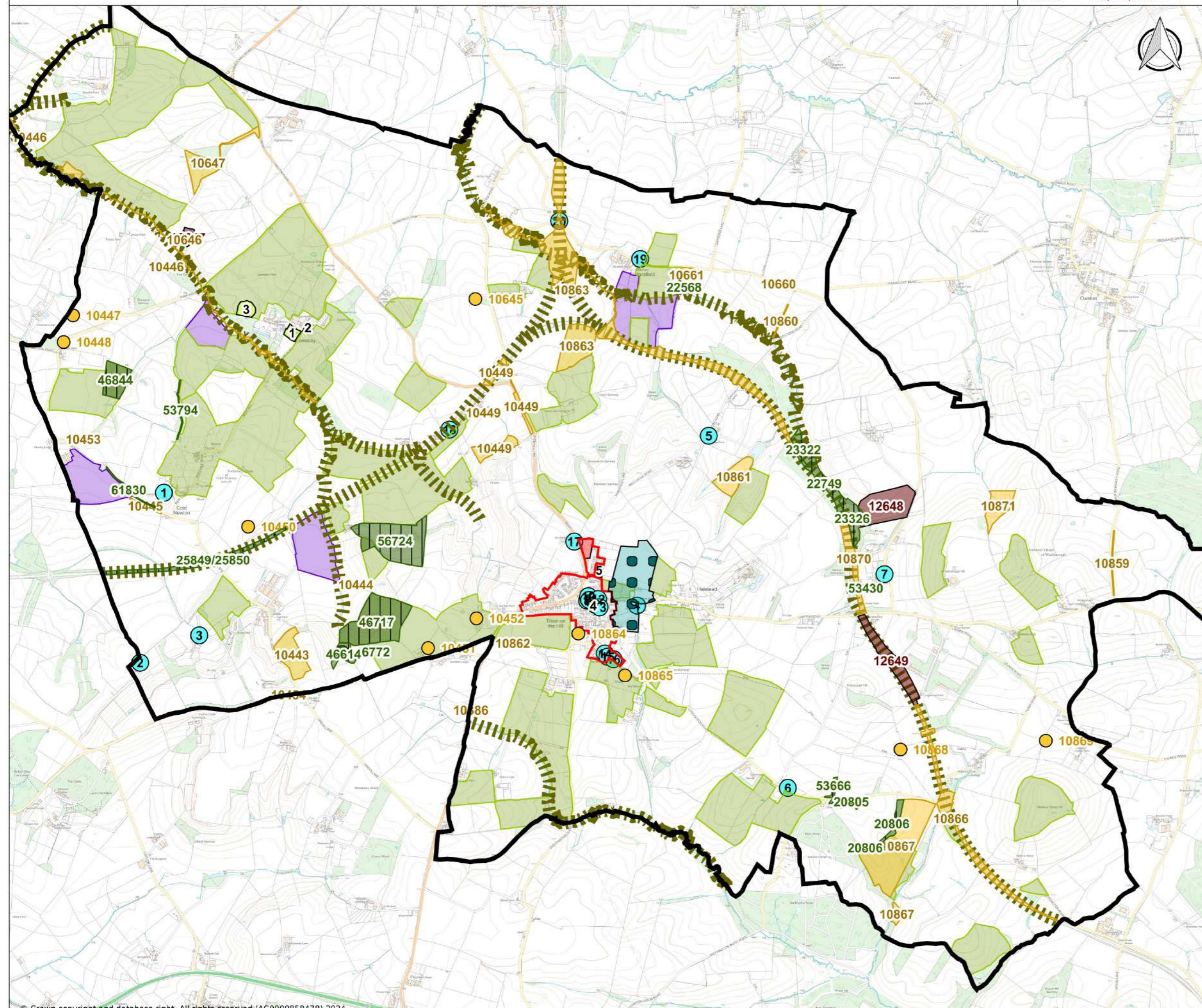
APPENDIX 4: LOCAL GREEN SPACES- SUMMARY OF REASONS FOR DESIGNATION

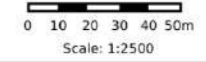
No.	Local Green Space	Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquility	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
1	All Saints Churchyard, Lowesby		✓		✓	✓	
2	The Green, Lowesby	✓	✓				
3	Lowesby Cricket Ground	✓	✓	✓			
4	St Peter's Churchyard Tilton on the Hill		✓		✓	✓	
5	Tilton Playing Field			✓			









Features of Local Heritage Interest

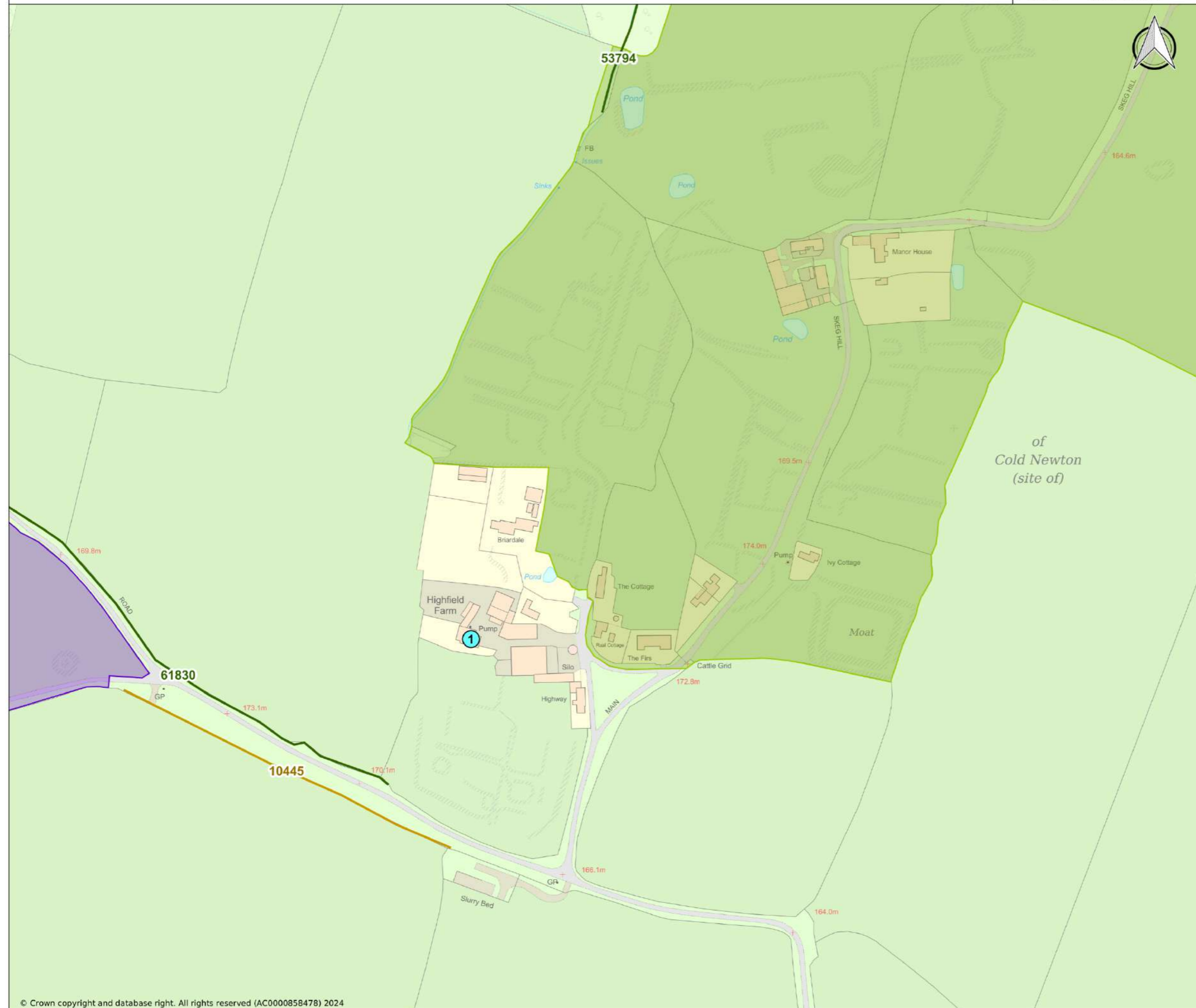
-  Housing Allocation
-  Ridge and Furrow (probable)
-  Ridge and Furrow (certain)
-  Local Green Space
-  Wildlife Corridor
-  Limits to Development
-  Area of Separation
-  RIGS
-  Historic Local Wildlife Site (pond, tree)
-  Historic Local Wildlife Site (hedgerow, watercourse)
-  Historic Local Wildlife Site
-  Local Wildlife Site (pond, tree)
-  Local Wildlife Site (hedgerow, watercourse)
-  Local Wildlife Site
-  Neighbourhood Area
- 

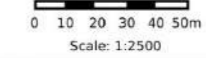




Features of Local Heritage Interest

-  Ridge and Furrow (probable)
-  Ridge and Furrow (certain)
-  Historic Local Wildlife Site (hedgerow, watercourse)
-  Local Wildlife Site (hedgerow, watercourse)
-  Neighbourhood Area
- 





Ridge and Furrow (probable)



Ridge and Furrow (certain)



Local Green Space



Wildlife Corridor



Historic Local Wildlife Site



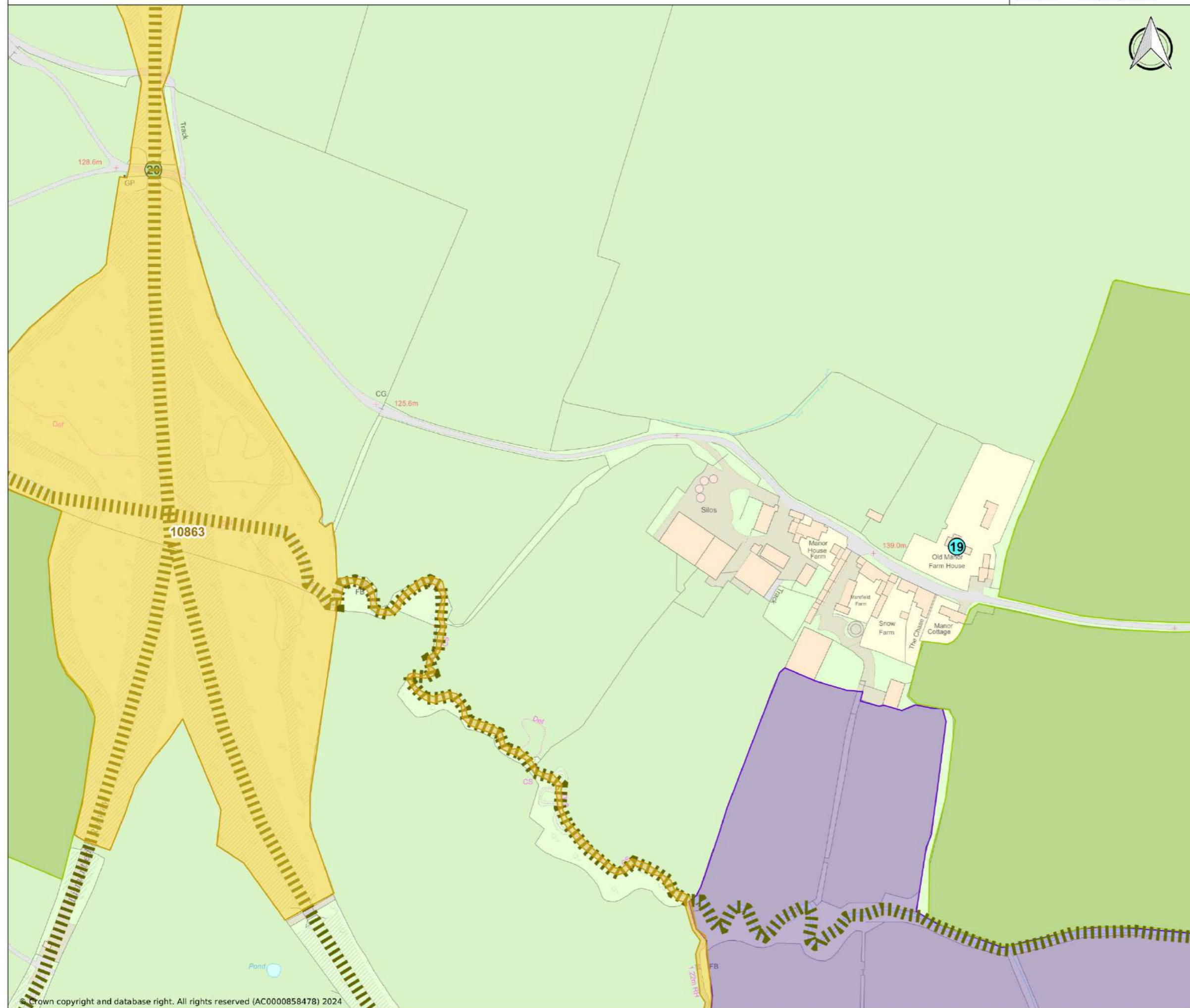
Neighbourhood Area





Features of Local Heritage Interest

-  Ridge and Furrow (probable)
-  Ridge and Furrow (certain)
-  Wildlife Corridor
-  Historic Local Wildlife Site
-  Neighbourhood Area
- 





Features of Local Heritage Interest

-  **Housing Allocation**
-  **Ridge and Furrow (certain)**
-  **Local Green Space**
-  **Limits to Development**
-  **Area of Separation**
-  **Historic Local Wildlife Site (pond, tree)**
-  **Historic Local Wildlife Site (hedgerow, watercourse)**
-  **Historic Local Wildlife Site**
-  **Neighbourhood Area**
- 

