



Historic England

EAST MIDLANDS OFFICE

Mr Christopher McGough
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Direct Dial: 01604 735460

Our ref: PA00879988

5 February 2019

Dear Mr McGough

Pre-application Advice

LAND OFF CHURCH LANE AND ASHBY ROAD, GADDESBY, LEICESTERSHIRE

In response to our letter (HERef_PA00879988_L337566), dated 1/2/19, providing pre-application advice on an indicative plan for a housing development on land adjacent to Church Lane and Ashby Road in Gaddesby, you have requested clarification regarding one particular statement ('We are broadly content with your proposals in principle, subject to you addressing the issues as outlined above before any statutory approval is sought.').

This letter should therefore be read in-conjunction with our previous letter (HERef_PA00879988_L337566).

I can confirm that Historic England is broadly content in principle with the indicative plan outlined in 'Development Framework Option 3' (drawing DF-03 Rev C', dated 22/12/18) and 'Illustrative Masterplan Option 3' (drawing 'IM-03 Rev C', dated 22/12/18) regarding its:

- 1) Extent, which largely respects the historic agricultural landscape and land allocation systems / parcels of ridge and furrow thus preserving the character of the historic landscape, its evolution and relationship with the church;
- 2) Boundary treatment (of indigenous tree and hedge species), which would be in-keeping with the wider environs; and,
- 3) Layout, as the density and scale / massing of housing would not impinge on the visual amenity of the historic landscape and its relationship with the church.

As previously stated, the proposed turning-circle ('new village green') opposite the school and village hall is the single-most harmful aspect of the development proposal for the reason outline above. Historic England would, however, accept its inclusion in



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the development proposal if there were compelling reasons for keeping it, such as community support for it as an amenity or highways safety issues with alternatives.(

I trust this provides the desired clarification, and please contact me if I can be of further assistance.

Yours sincerely

Dr Andy Hammon
Inspector of Ancient Monuments
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