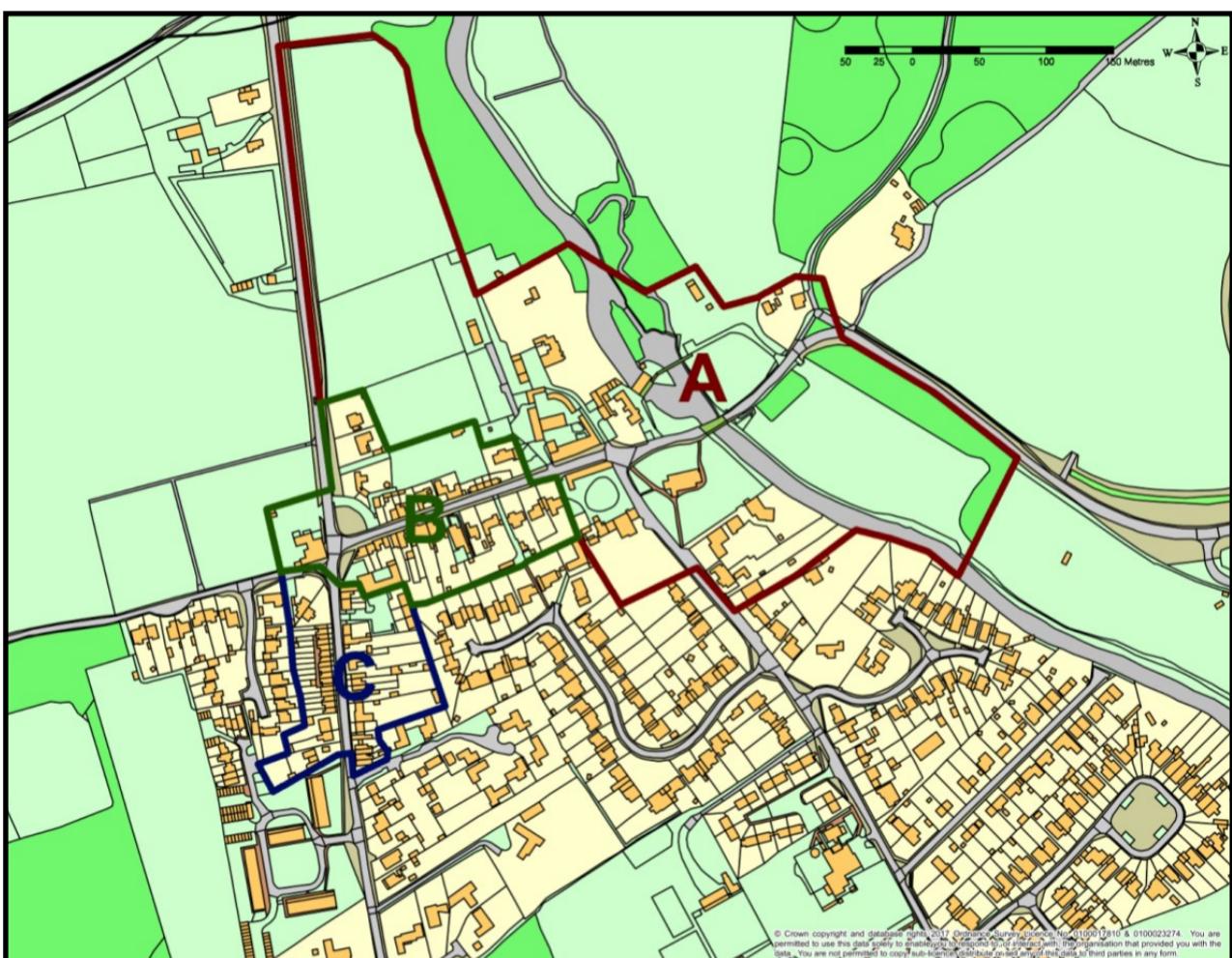


CHARACTER AREAS

4

January 2026

a proposed CONSERVATION AREA for SPROUGHTON



Area A - To the north, the boundary of the Conservation Area extends to include the historic pastureland strongly associated historically with Sprooughton Hall, including the Tithe and Roots barns.

Following on to the northeast, Manor Lodge, the lodge house to Sprooughton Manor, is included within the boundary, as it is experienced in the same context as Millennium Green and in the historic approach to Sprooughton historic core along Lower Street. Sprooughton Manor and the rest of its grounds are not included. This is because a) it is considered too separate, b) its physical size would result in it being the larger than the rest of the Conservation Area - therefore considerably changing its prevailing character - c) as protection is already provided through the listed status of the Manor. Nonetheless, there is still a historic relationship between the Conservation Area and Sprooughton Manor, and the latter forms an important element of the setting of the Conservation Area. Area A continues to the southeast, Church Lane, the boundary does not extend as far as the Neighbourhood Plan designated Special Character Area, as, although there are notable veteran trees in this area, in terms of built heritage there is nothing of particular value in this area.

Area B –The western part of Lower Street shows the growth of the village between the river and the Wild Man pub and junction. The boundary is drawn to incorporate the largely pre-1919 buildings along this part of Lower Street plus those along Loraine Way, many of which are listed or identified as non-designated heritage assets.

Area C - To the southwest, the boundary incorporates the 19th century development along the High Street, and is extended from the Neighbourhood Plan designated Special Character Area, to take it to a more natural transition point in terms of built form from the 19th century structures to the post 1919 development beyond.

