

Tritax Symmetry (Hinckley) Limited

# **HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE**

---

## **The Hinckley National Rail Freight Interchange Development Consent Order**

Project reference TR050007

### **Environmental Statement Volume 2: Appendices**

### **Appendix 13.2: Heritage Assessment**

Document reference: 6.2.13.2

Revision: 04

**November 2022**

---

Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009  
Regulation 5(2)(m)

The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017  
Regulation 14

**This document forms a part of the Environmental Statement for the Hinckley National Rail Freight Interchange project.**

Tritax Symmetry (Hinckley) Limited (TSH) has applied to the Secretary of State for Transport for a Development Consent Order (DCO) for the Hinckley National Rail Freight Interchange (HNRFI).

To help inform the determination of the DCO application, TSH has undertaken an environmental impact assessment (EIA) of its proposals. EIA is a process that aims to improve the environmental design of a development proposal, and to provide the decision maker with sufficient information about the environmental effects of the project to make a decision.

The findings of an EIA are described in a written report known as an Environmental Statement (ES). An ES provides environmental information about the scheme, including a description of the development, its predicted environmental effects and the measures proposed to ameliorate any adverse effects.

**Further details about the proposed Hinckley National Rail Freight Interchange are available on the project website:**



**The DCO application and documents relating to the examination of the proposed development can be viewed on the Planning Inspectorate’s National Infrastructure Planning website:**

**<https://infrastructure.planninginspectorate.gov.uk/projects/east-midlands/hinckley-national-rail-freight-interchange/>**

---

## Appendix 13.2 ◆ Heritage Assessment

### NON-TECHNICAL SUMMARY

- 1.1. This Heritage Assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Tritax Symmetry (Hinckley) Limited to inform a proposed Strategic Rail Freight Interchange (SRFI) (the Hinckley National Rail Freight Interchange) on land north-east of Hinckley (hereafter referred to as 'the HNRFI'), which is the subject of a Development Consent Order (DCO) application.
- 1.2. The Proposed Development within the DCO Site includes a new rail terminal, warehouse buildings and access road as well as the A47 Link Road, M69 Junction 2 works and off-site highways and rail works beyond the Main Order Limits.
- 1.3. This report has confirmed that the DCO Site does not contain any designated heritage assets such as world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields or listed buildings. No part of the DCO Site falls within a conservation area.
- 1.4. Utilising a Zone of Theoretical Visibility (ZTV) model, along with information provided by appropriate sources and a series of walkover surveys, the assessment has identified a number of scheduled monuments, listed buildings and conservation areas which are located within the 5km study area and ZTV of the Main Order Limits. These assets were assessed in accordance with national best practice guidance.
- 1.5. No world heritage sites, registered parks and gardens, or registered battlefields are located within the Main Order Limits visual envelope or 5km study area and therefore no such assets are considered capable of being affected by the proposed development.
- 1.6. The assessment has identified that the significance of a single scheduled monument, the ruins of Elmesthorpe Church located north of the Main Order Limits, has the potential to be affected by development within the Main HNRFI Site. This is due to the potential for development to affect the appreciation of the ruined church from the wider landscape and erode its historically associated wider agricultural setting.
- 1.7. The significance and setting of the two Grade I, 11 Grade II\* and 128 Grade II listed buildings within the study area has been assessed. The assessment has concluded that the significance of the following seven listed buildings has the potential to be affected by development within the Main Order Limits:
  - The Wentworth Arms and Adjoining Stables, Grade II (1307251), at Elmesthorpe;
  - Church of St Mary, Grade I (1074229) at Barwell;
  - Church of St Mary, Grade II (1074693) at Elmesthorpe;

- Church of St Simon and St Jude, Grade II\* (1074259) at Earl Shilton;
  - Church of All Saints, Grade II (1177924) at Sapcote;
  - Church of St Michael, Grade II\* (1074704) at Stoney Stanton; and
  - Church of St Catherine at Burbage, Grade II\* (1295212).
- 1.8. Within the wider 5km study area there are 10 conservation areas. Only a single such asset, the Aston Flamville Conservation Area, is considered to have the potential to be affected by development within the DCO Site. This is due to the proximity of the conservation area to the southern extents of the Main Order Limits and the M69 highway boundary.
- 1.9. Within the Main HNRFI Site itself, assessment of the built form has established that there are three agricultural buildings of local heritage interest, comprising late 18th to 19th century farm buildings within the existing farm complexes at Woodhouse Farm, Hobbs Hayes and Freeholt Lodge. The Burbage Common Road bridge is also located within the Main HNRFI Site, where it carries the Burbage Common Road over the railway line that defines the western boundary. The significance of the bridge is derived from the fabric of its built form and its limited architectural interest as a late 19<sup>th</sup> century structure associated with the railway. The Proposed Development is expected to result in the complete loss of these four buildings of local interest, and therefore they are considered to be sensitive receptors.
- 1.10. In terms of the locations of off-site works beyond the Main Order Limits, the assessment has determined that, while a number of these are located in proximity to designated heritage assets, in reality the proposed changes within these areas are so limited; involving only additional signage, occasional road calming measures and minor adjustments to the existing highway or railway network, that there is considered to be no potential for any works to affect any designated heritage asset, either through physical change or through change to its setting.
- 1.11. In light of the results of the assessment, the assets identified as having the potential to be affected by the Proposed Development will require an impact assessment, and the application of suitable mitigation strategies as appropriate, as part of the Environmental Impact Assessment (EIA).

## INTRODUCTION

- 1.12. This Heritage Assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Tritax Symmetry (Hinckley) Limited to inform a proposed Strategic Rail Freight Interchange (SRFI) (the Hinckley National Rail Freight Interchange) on land north-east of Hinckley (hereafter referred to as ‘the HNRFI’), which is to be the subject of a Development Consent Order (DCO) application (see Figure 13.1; document reference 6.3.13.1).

- 1.13. The aim of this assessment is to establish the nature and the significance of any designated heritage assets, as defined in Annex 2 of the National Planning Policy Framework (NPPF) (e.g. listed buildings; etc.), which are either positioned within the DCO Site, or located in its wider zone of influence, to assess the potential for direct or indirect effects upon them, either through changes to their form and fabric or through changes within their setting.
- 1.14. The assessment also seeks to identify the heritage interest of the existing built form within the DCO Site and, where appropriate, assess the potential for direct or indirect effects upon them, either through changes to their form and fabric or through changes within their setting.
- 1.15. In line with best practice guidance, desktop historical resources have been checked and augmented through the completion of a series of walkover surveys, which were undertaken between 2018 and 2022.

### Location, Current Land Use, Boundaries, Topography and Geology

- 1.16. Figure 13.1 (document reference 6.3.13.1) illustrates the extents of the DCO Site. The Proposed Development is described in full within Chapter 3: Project Description of the accompanying Environmental Statement (Document Reference 6.1.3).
- 1.17. The Main Order Limits are located approximately 5 km to the north-east of Hinckley town centre, in a broadly level area of mixed farmland to the north-west of M69 Junction 2, centred on National Grid Reference (NGR) 446407, 294607.
- 1.18. The Main HNRFI Site within the Main Order Limits falls between the Hinckley to Leicester railway to the north-west and the M69 motorway defining the south-eastern edge. To the south-west of the Main Order Limits are blocks of deciduous woodland, including Burbage Wood, Aston Firs and Freeholt Wood. To the north-east lies the village of Elmesthorpe, a linear settlement on the B581 Station Road. Also forming part of the Main Order Limits are the extents of the A47 Link Road Corridor north-west of the railway, which comprises enclosed, low-lying arable farmland, which is bounded by mature hedgerow on its southern edge with Burbage Common Road, whilst the northern edge is partially open.
- 1.19. The Main Order Limits lie almost wholly within the Blaby District, Leicestershire, with a small section near the B4668 falling within the Hinckley and Bosworth Borough, Leicestershire.

### Proposed Development

- 1.20. The Proposed Development within the DCO Site comprises the Principal Development across the Main HNRFI Site, including a new rail terminal, warehouse buildings and access road as well as the A47 Link Road, M69 Junction 2 works and off-site highways and rail works beyond the Main Order Limits. A description of the Proposed Development is set out comprehensively in *Chapter 3: Project Description* of the accompanying Environmental Statement (Document Reference 6.1.3).

## LEGISLATION, PLANNING POLICY AND GUIDANCE

- 1.21. This section sets out relevant legislation and planning policy, governing the conservation and management of the historic environment.

### Current Legislation

- 1.22. Sections 66(1) and 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* set out the duties of Local Planning Authorities (LPA), in respect of the treatment of listed buildings and conservation areas through the planning process.

- 1.23. Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting. It sets out the statutory duty as follows:

*“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

- 1.24. This ‘special regard’ duty has been tested in the Court of Appeal and confirmed to require that ‘considerable importance and weight’ should be afforded by the decision maker to the desirability of preserving a listed building along with its setting. The relevant Court judgement is referenced as *Barnwell Manor Wind Energy Ltd v East Northants DC English Heritage and National Trust [2014] EWCA Civ 137*.

- 1.25. However, it must be recognised that s66(1) of the 1990 Act does not identify that the local authority or the Secretary of State *must* preserve a listed building or its setting. Neither is it the case that a proposed development that does not ‘preserve’ is unacceptable and should be refused. It is for the decision maker to evaluate and determine.

- 1.26. The discussion of ‘harm’ is of relevance in the judgement in respect of *R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin)* which also makes this clear at Paragraph 49 when it states that:

*“This does not mean that an authority’s assessment of likely harm to the setting of a listed building or to [the character or appearance of] a conservation area is other than a matter for its own planning judgement. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasised in Barnwell, that a finding of harm to the setting of a listed building or to [the character or appearance] of a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one. It is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. But an authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that*

*presumption to the proposal it is considering.”*

- 1.27. This key point is also made in Paragraph 54 of *Forest of Dean DC v Secretary of State for Communities and Local Government [2013] EWHC 4052*; i.e.:

*“...Section 66 (1) did not oblige the inspector to reject the proposal because he found it would cause some harm to the setting of the listed buildings. The duty is directed to ‘the desirability of preserving’ the setting of listed buildings. One sees there the basic purpose of the ‘special regard’ duty. It does not rule out acceptable change. It gives the decision-maker an extra task to perform, which is to judge whether the change proposed is acceptable. But it does not prescribe the outcome. It does not dictate the refusal of planning permission if the proposed development is found likely to alter or even to harm the setting of a listed building.”*

- 1.28. In other words, it is up to the decision maker (such as a local authority or Secretary of State) to assess whether the proposal which is before them would result in ‘acceptable change’.
- 1.29. Furthermore, insofar as conservation areas are concerned, Section 72(1) of the 1990 Act identifies the following: *“In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”*.
- 1.30. In addition to the case law discussed above, it must be recognised that, as established by the Courts (*South Lakeland DC v Secretary of State for the Environment, (1992) 2 WLR 204*): (1) there is no statutory duty to enhance the character or appearance of a conservation area – the Courts have confirmed that development that ‘preserves’ them is acceptable; and (2) the statutory duty only covers development that is within a conservation area – the ‘setting’ of a conservation area is addressed by planning policy.

## National Planning Policy

### *National Policy Statement (NPS) for National Networks*

- 1.31. The National Policy Statement (NPS) for National Networks (December 2014) sets out the general policies in accordance with which applications relating to national networks infrastructure are to be decided. The NPS recognises the need to consider heritage assets within the planning process as the construction and operation of national infrastructure has the potential to result in adverse impacts on the historic environment, as stated in paragraph 5.120. The historic environment section of the statement emphasises the need for local authorities to set out a clear strategy for the conservation and enjoyment of the historic environment, where heritage assets are recognised as a finite and irreplaceable resource, to be preserved in a manner appropriate to their significance.

- 1.32. Paragraph 5.127 addresses planning applications, stating that:

*“The applicant should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the*

*asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant Historic Environment Record should have been consulted and the heritage assets assessed using appropriate expertise. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, the applicant should include an appropriate desk-based assessment and, where necessary, a field evaluation."*

1.33. Designated heritage assets are addressed in Paragraph 5.131, which states that:

*"When considering the impact of a proposed development on the significance of a designated heritage asset, the Secretary of State should give great weight to the asset's conservation. The more important the asset, the greater the weight should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Given that heritage assets are irreplaceable, harm or loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of a grade II Listed Building or a grade II Registered Park or Garden should be exceptional. Substantial harm to or loss of designated assets of the highest significance, including World Heritage Sites, Scheduled Monuments, grade I and II\* Listed Buildings, Registered Battlefields, and grade I and II\* Registered Parks and Gardens should be wholly exceptional."*

1.34. With regard to non-designated heritage assets, Paragraph 5.125 states that:

*"The Secretary of State should also consider the impacts on other non-designated heritage assets (as identified either through the development plan process by local authorities, including 'local listing', or through the nationally significant infrastructure project examination and decision making process) on the basis of clear evidence that the assets have a significance that merit consideration in that process, even though those assets are of lesser value than designated heritage assets."*

1.35. The provision made for the protection of heritage assets will be fully addressed within this assessment.

### **The National Planning Policy Framework**

1.36. Section 16 of the National Planning Policy Framework (NPPF) (MCHLG 2021) sets out the government's approach to the conservation and management of the historic environment, including both listed buildings and conservation areas, through the planning process in more general terms. The opening paragraph, 189, recognises that heritage assets are an irreplaceable resource, and should be conserved in a manner proportionate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

1.37. Section 16 of the NPPF mirrors the policy contained within the NPS, which is set out above. In that sense, Paragraph 194 of the NPPF mirrors 5.127 of the NPS, while Paragraphs 199 and 200 of the NPPF, which consider the weighting given within the planning decision with regard to impacts on designated heritage assets, aligns with 5.131 of the NPS. Paragraph



203 concerning non-designated heritage assets aligns with 5.125 of the NPS.

### Local Plan Policy

- 1.38. The DCO Site falls across four LPA areas, albeit the Main Order Limits are located within Blaby District and Hinckley and Bosworth Borough. A single off-site junction within the DCO Site is also located on the boundary of Harborough District and Rugby Borough.
- 1.39. The relevant adopted local statutory planning documents for the Main Order Limits include:
- Blaby District Local Plan (Core Strategy) (adopted 2013);
  - Blaby District Local Plan (Delivery) Development Plan Document (adopted 2019);
  - Hinckley and Bosworth Borough Core Strategy (adopted 2009); and
  - Hinckley and Bosworth Borough Site Allocations and Development Management Policies (adopted 2016).

### *Blaby District Local Plan (Core Strategy) (adopted February 2013)*

- 1.40. The Blaby District Local Plan 2013-2029 (Core Strategy) provides the strategic planning policy framework and sets out strategic site allocations for the District to 2029. The core strategy forms part of the spatial plan and provides the basis for decisions on land use planning affecting Blaby District.
- 1.41. Policy contained within the adopted Local Plan, relevant to the historic environment, includes:

*“Policy CS20: Historic Environment and Culture*

*Blaby District has a number of important buildings, sites and areas of historic value including Scheduled Monuments (SMs), Listed Buildings, Conservation Areas, archaeological remains and other heritage assets. These (including heritage assets most at risk through neglect, decay or other threats) will be preserved, protected and where possible enhanced.*

*The Council takes a positive approach to the conservation of heritage assets and the wider historic environment through:*

- a) Considering proposals for development on, in, or adjacent to historic sites, areas and buildings against the need to ensure the protection and enhancement of the heritage asset and its setting. Proposed development should avoid harm to the significance of historic sites, buildings or areas, including their setting;*
- b) Expecting new development to make a positive contribution to the character and distinctiveness of the local area;*

- c) *Ensuring that development in Conservation Areas is consistent with the identified special character of those areas, as well as working, where appropriate, to identify other areas of special architectural merit or historic interest in designating additional Conservation Areas;*
- d) *Securing the viable and sustainable future of heritage assets through uses that are consistent with the heritage asset and its conservation; and*
- e) *Promoting heritage assets in the District as tourism opportunities where appropriate.”*

1.42. In addition to policy CS20, Paragraphs 7.20.1 to 7.20.4 of the Local Plan make the following points:

*“The East Midlands Regional Plan indicates that ‘the historic environment should be understood, conserved and enhanced’ in order to ‘contribute to the Region’s quality of life’. The above policy aims to meet this objective by protecting (and where possible enhancing) archaeological sites, historic buildings, conservation areas, historic parks and other cultural assets.*

*The National Planning Policy Framework (NPPF) emphasises the importance of Local Plans setting out a positive strategy for the conservation and enjoyment of the historic environment and its heritage assets, and places a heavy emphasis on the conservation of heritage assets in a manner appropriate to their significance.*

*Blaby District contains a number of important archaeological sites (including 14 Scheduled Monuments). In addition there are numerous areas of known archaeological interest and the potential for other unexplored areas to contain important archaeological artefacts.”*

*The District of Blaby has nine conservation areas and some 200 listed buildings. Development proposals that affect listed buildings or fall within Conservation areas need to be of very high design quality taking into consideration the principles of good design set out in Policy CS2.”*

***Blaby District Local Plan (Delivery) Development Plan Document (adopted 2019)***

1.43. The Blaby District Local Plan (Delivery) Development Plan Document contains the development management policies that apply across the District, with the following of relevance to cultural heritage:

*“DEVELOPMENT MANAGEMENT POLICY 12*

*Designated and Non-designated Heritage Assets*

*All new development should seek to avoid harm to the heritage assets of the District. Development proposals that conserve or enhance the historic environment will be supported.*

*All proposals affecting either a designated or non-designated heritage asset and/or its*

setting will need to submit a statement which includes the following:

- a description of the heritage asset and its setting, proportionate to its significance;
- a clear identification of the impacts of the development proposal on the heritage asset and its setting;
- a clear justification as to why the impacts could be considered acceptable; and
- demonstrate how the proposal is consistent with Core Strategy Policy CS20.

The Council will consider the submitted information having regard to the importance of the heritage asset(s) as follows:

#### *Designated heritage assets*

*Designated heritage assets and their settings (including Listed Buildings, Scheduled Monuments and Conservation Areas) will be given the highest level of protection to ensure that they are conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment.*

*Where substantial harm is identified, proposals will only be supported in exceptional circumstances in accordance with national planning guidance. Where a less than substantial level of harm is identified the scale of harm will be weighed against the public benefits of the proposal.*

#### *Non-designated heritage assets*

*A balanced consideration will be applied to proposals which may impact non-designated heritage assets. Proposals will be supported where the benefits of the scheme are considered to outweigh the scale of any harm or loss, having regard to the significance of the heritage asset.”*

### **Hinkley and Bosworth Borough Core Strategy (adopted 2009)**

- 1.44. The Hinkley and Bosworth Borough Core Strategy (adopted 2009) contains the following spatial objectives of relevance to cultural heritage:

*“Spatial Objective 10: Natural Environment and Cultural Assets To deliver a linked network of green infrastructure, enhancing and protecting the borough’s distinctive landscapes, woodlands, geology, archaeological heritage and biodiversity and encourage its understanding, appreciation, maintenance and development.*

*Spatial Objective 11: Built Environment and Townscape Character To safeguard, enhance and where necessary regenerate the borough’s distinctive built environment including its wider setting particularly that associated with Conservation Areas, Listed Buildings and historic industries.”*

### **Hinckley and Bosworth Borough Site Allocations and Development Management Policies (adopted 2016)**

- 1.45. The Hinckley and Bosworth Borough Site Allocations and Development Management Policies) contains the development management policies that apply across the Borough, with the following of relevance to cultural heritage:

*“DM11 Protecting and Enhancing the Historic Environment*

*The Borough Council will protect, conserve and enhance the historic environment throughout the borough. This will be done through the careful management of development that might adversely impact both designated and non-designated heritage assets. All development proposals which have the potential to affect a heritage asset or its setting will be required to demonstrate: setting; and a) An understanding of the significance of the heritage asset and its b) The impact of the proposal on the significance of the asset and its setting, including measures to minimise or avoid these impacts; c) How the benefits of the proposal will outweigh any harm caused; and d) Any impact on archaeology in line with Policy DM13.*

*DM12 Heritage Assets*

*All development proposals affecting heritage assets and their setting will be expected to secure their continued protection or enhancement, contribute to the distinctiveness of the areas in which they are located and contribute to the wider vibrancy of the borough.*

*All development proposals affecting the significance of heritage assets and their setting will be assessed in accordance with Policy DM11: Protecting and Enhancing the Historic Environment and will require justification as set out in this policy.*

*All development proposals will need to accord with Policy DM10: Development and Design.*

*Listed Buildings*

*Proposals for the change of use, extensions and alterations of listed buildings and development affecting the setting of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building and its setting.*

*Conservation Areas*

*Development proposals should ensure the significance of a conservation area is preserved and enhanced through the consideration and inclusion of important features (as identified in the Conservation Area Appraisal and Management Plan) including, but not limited to the following: materials which are characteristic of the conservation area; and out of the Conservation Area; with those of the same or similar species;*

- *Appropriate boundary treatments which reflect the local style;*

- *The preservation and enhancement of key views and/or vistas;*
- *The replacement of dead or dying important trees and hedgerows;*
- *Reinforce or mirror the historic street pattern and plan form where feasible;*
- *The use of sensitively styled street furniture;*
- *The use of natural building materials, preferably locally sourced; and*
- *The retention of key spaces within the conservation area.*

*Proposals which seek to improve identified neutral and negative areas inside designated conservation areas, which also lead to the overall enhancement of the conservation area, will be supported and encouraged.*

*All applications which include the demolition of buildings and means of enclosure within a Conservation Area must propose an adequate replacement which enhances the character and appearance of the conservation area. Conditions will be imposed to ensure demolition does not occur until immediately prior to the redevelopment or remediation.*

#### *Historic Landscapes*

*Proposals affecting historic landscapes, their features or setting should have regard to their significance and be justified in line with Policy DM11.*

*Development proposals within or adjacent to the historic landscape of Bosworth Battlefield should seek to better reveal the historic significance of the area.*

*Proposals which adversely affect the Bosworth Battlefield or its setting should be wholly exceptional and accompanied by clear and convincing justification. Such proposals will be assessed against their public benefits.*

*Particular regard will be had to maintaining topographical features, archaeological remains or to the potential expansion of the Battlefield.*

*Proposals which seek to enhance the educational or tourism provision associated with the Bosworth Battlefield will be encouraged where they comply with other policies in the Local Plan.*

#### *Scheduled Monuments*

*Proposals which adversely affect a scheduled monument or its setting should be wholly exceptional and accompanied by clear and convincing justification.*

#### *Locally Important Heritage Assets*

*Assets identified on the Locally Important Heritage Asset List should be retained and enhanced wherever possible. The significance of the assets illustrated in the List and the*

*impact on this significance should be demonstrated and justified in line with Policy DM11.*

#### *DM13 Preserving the Borough's Archaeology*

*Where a proposal has the potential to impact a site of archaeological interest, developers should set out in their application an appropriate desk-based assessment and, where applicable, the results of a field evaluation detailing the significance of any affected asset.*

*Where applicable, justified and feasible the local planning authority will require remains to be preserved in situ ensuring appropriate design, layout, ground levels, foundations and site work methods to avoid any adverse impacts on the remains.*

*Where preservation of archaeological remains in situ is not feasible and/or justified the local planning authority will require full archaeological investigation and recording by an approved archaeological organisation before development commences."*

- 1.46. A single off-site junction within the DCO Site is also located on the boundary of Harborough District and Rugby Borough. Therefore, this assessment has also had regard to the relevant adopted historic environment policy within these LPA's, which includes Policy HC1 of the Harborough Local Plan 2011-2031 and Policy SDC3 of the Rugby Borough Council Local Plan 2011-2031.
- 1.47. The policies and guidance listed above have all been considered as part of this assessment.

## METHODOLOGY

- 1.48. The following paragraphs summarise the methodology that was employed in the preparation of this heritage assessment.
- 1.49. In general terms, this report has been produced in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* issued by the Chartered Institute for Archaeologists (CIfA, 2020). These guidelines provide a national standard for the completion of desk-based assessments, and a suitable structure and format for heritage assessments.
- 1.50. The assessment process also gave due regard to guidance set out in the following Historic England Good Practice Advice in Planning Notes (GPAs) and Historic England Advice Notes in Planning (HEAs), as well as earlier published guidance:
- GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015);
  - GPA 3: The Setting of Heritage Assets (December 2017);
  - HEA1: Conservation Area Designation, Appraisal and Management (February 2019);
  - HEA2: Making Changes to Heritage Assets (February 2016);

- HEA3: The Historic Environment and Site Allocations in Local Plans (October 2015);
  - HEA4: Tall Buildings (December 2015); and
  - Conservation Principles, Policies and Guidance (English Heritage, April 2008).
- 1.51. The assessment process initially involved the identification, collation and consultation of publicly available historical information held by relevant national and local repositories. These included the following:
- The National Heritage List for England curated by Historic England;
  - National Library of Scotland website which hold copies of historic maps;
  - Historic maps held by the Leicester, Leicestershire and Rutland Record Office; and
  - The Hinckley and Bosworth Borough Council, Blaby District Council websites, which hold information on conservation areas designated within the DCO site's wider zone of influence.
- 1.52. The information that was gathered from the repositories and sources identified above, was subsequently checked and augmented through a series of walkover surveys undertaken by an experienced surveyor from 2018 to 2022. The site walkovers and field surveys considered the contribution made by the land within the DCO Site to the settings of designated heritage assets situated within its wider study area, defined as a radius of 5km from the Main Order Limits (excluding the separate redlines of the M69 signage works to the south), as requested through consultation with Historic England.
- 1.53. While acknowledging that the way in which an asset is experienced (i.e. its setting) can be affected by environmental factors including noise, vibration and odour, this assessment gives appropriate regard to the fact that the contribution of setting to the significance of a heritage asset is most often expressed by reference to views, with the emphasis on the contribution of the visual experience of the setting of a heritage asset to its significance.
- 1.54. Accordingly, and in line with Historic England guidance and consultation responses, a broad Zone of Theoretical Visibility (ZTV) of the Proposed Development Parameters of the Main Order Limits has been prepared (Figure 13.2; document reference 6.3.13.2).
- 1.55. The ZTV has been generated in a Geographical Information System (GIS) using landform data. The ZTV is based on the built development height parameters across the Main Order Limits. This ZTV has been used to inform the study area for the consideration of Landscape and Visual effects, as well as for the purposes of this heritage assessment.
- 1.56. It should be noted that the ZTV is generated using landform height data only and therefore it does not account for the screening effects of intervening buildings, structures or vegetation that in reality might limit the extent of theoretical visibility on the ground.
- 1.57. Therefore, the ZTV demonstrates an extreme 'worst-case' scenario in terms of the visibility of elements of the Proposed Development.. To determine the reality of the likely

experience on the ground, beyond that suggested by just the ZTV, the study area was visited by walking and driving (as appropriate) local roads, rights of way and other publicly accessible viewpoints, which allowed for the presence of the screening effects of intervening buildings, structures or vegetation to be considered. Through this exercise the heritage assets predicted to experience a perceptible change to their settings through visibility of the Proposed Development were identified.

- 1.58. This report therefore utilises the ZTV as part of a synthesis of relevant information for the site and thereafter concludes with an assessment of the likely potential for effects upon designated heritage assets, whether direct or indirect, resulting from the Proposed Development.
- 1.59. While the setting assessment will be informed by landscape and visual considerations, it will take into account that the assessment of setting is not purely a visual consideration, as well as the understanding that the ability to see a proposed development from or in combination with a heritage asset does not necessarily equate to an effect upon that heritage asset. It is rather a question of what elements of setting contribute to the heritage significance of each asset, and whether there would be any change to that contribution as a result of the proposals. Consideration is also given to potential for changes to other factors, such as noise, vibration and odour.
- 1.60. However, no relevant heritage assets coincide with any identified noise sensitive receptors, as set out in Chapter 10, Noise and Vibration (document reference 6.1.10). Therefore, no likely effects are predicted or anticipated in this regard in respect of the any heritage assets set out in this assessment.
- 1.61. Similarly, Chapter 9, Air Quality (document reference 6.1.9) does not identify any likely or predicted effects in respect of odour and as such no impacts are anticipated in this respect on any cultural heritage receptors.
- 1.62. With regard to the above, the assessment process employed current Historic England guidance that is set out in Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets (HE 2017). This provides best practice guidance for the identification and assessment of potential setting issues in the historic environment.
- 1.63. This Historic England guidance is clear in stating that change within a heritage asset's setting need not be harmful; the implementation of development proposals within a heritage asset's setting can be positive, negative or neutral.
- 1.64. Paragraph 9 of Historic England guidance, *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* adds the following:

*“Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated (see Designed settings below). Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset’s surroundings.”*



- 1.65. Annex 2 of the NPPF (2021) defines ‘significance’ as: *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”*.
- 1.66. Historic England (2017) sets out an approach to setting and development management based on a five-step procedure:
- Identify which heritage assets and their settings are affected;
  - Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
  - Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
  - Explore ways to maximise enhancement and avoid or minimise harm; and
  - Make and document the decision and monitor outcomes.
- 1.67. As far as Step 1 of Historic England guidance (2017) is concerned, the identification of those heritage assets capable of being affected was undertaken in association with EDP’s landscape architects and through recourse to a modelled zone of theoretical visibility for the Proposed Development, as set out above.
- 1.68. The data was then overlaid on to data from the NHLE that defines the locations and extents of designated heritage assets, such as scheduled monuments and listed buildings, in and around the boundary of the Main Order Limits that are theoretically capable of being affected by the Proposed Development through changes to their setting.
- 1.69. The results of that exercise are illustrated on Figure 13.2 (document reference 6.3.13.2) which shows the designated heritage assets situated within the Proposed Development’s 5km study area (as agreed with the LPA and Historic England), identifying which areas fall within the ZTV as a starting point for consideration in the assessment. Nevertheless, it should be recognised that mere inter-visibility is not the sole consideration when assessing the potential for indirect effects of development proposals on heritage assets.
- 1.70. Appeal decisions (i.e. Javelin Park, Gloucestershire [Ref 12/0008/STMAJW]) have clarified the interpretation of the Historic England guidance and established that the ability to see a proposed development, either from the heritage asset itself or from within its setting, should not be equated with harm to the significance of the asset.
- 1.71. Further confirmation that the ability to see an asset from a site (or vice versa) should not simply be equated with there being harm caused to that heritage asset is to be found in the Secretary of State’s recent endorsement of the Inspector’s conclusions regarding heritage matters in the appeal for 100 Avenue Road, London. In that instance the principal issue related to outward views from a number of conservation areas in the surrounding environs [APP/X5210/W/14/3001616].

1.72. As far as Step 2 of Historic England guidance (2017) is concerned, it makes the following observations:

*“The second stage of any analysis is to assess whether the setting of an affected heritage asset makes a contribution to its significance and the extent and/or nature of that contribution...this assessment should first address the key attributes of the heritage asset itself and then consider:*

- *The physical surroundings of the asset, including its relationship with other heritage assets;*
- *The asset’s intangible associations with its surroundings, and patterns of use;*
- *The contribution made by noises, smells, etc to significance; and*
- *The way views allow the significance of the asset to be appreciated.”*

1.73. Thereafter, the guidance notes that *“...this assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in ‘Step 3’ below”.*

1.74. Having established the baseline, the following guidance is provided in respect of an assessment of the effect upon ‘setting’:

*“In general...the assessment should address the key attributes of the proposed development in terms of its:*

- Location and siting;
- Form and appearance;
- Wider effects; and
- Permanence.”

1.75. The key issue to be determined in terms of assessing setting, is whether, and to what extent, the Proposed Development would affect the contribution that setting makes to the heritage significance of the asset under consideration, as per Step 2 of the guidance. In this way, it is necessary to consider whether the significance of a heritage asset, as well as its form, characteristics, and location, make it likely that inter-relationships with the wider landscape beyond its immediate surroundings could positively contribute to its significance, and in doing so exclude those assets where this is not a consideration.

1.76. The exploration of ways to maximise enhancement and otherwise avoid or minimise harm (Step 4) and making and documenting the decision and monitoring outcomes (Step 5) will be undertaken as part of the EIA and is beyond the scope of this baseline.

- 1.77. In light of the above, the heritage setting assessment at Section 4 and 5 of this report has been prepared in a robust manner, employing current best practice professional guidance and giving due regard to the methodology detailed above.

## HERITAGE ASSESSMENT

- 1.78. In accordance with Paragraph 5.127 of the NPS (see above) and the setting guidance outlined by Historic England (GPA 3), this section identifies those heritage assets within and adjacent to the DCO Site that may be affected by the Proposed Development.
- 1.79. This assessment utilises the ZTV and a c.5km 'study area' around the Main Order Limits (excluding the separate redlines of the M69 signage works to the south), to scope out those heritage assets whose settings will remain unaffected by development and identify those which have the potential to be impacted, as per Step 1 of GPA 3.
- 1.80. Subsequently, the assessment sets out the degree to which the settings of potentially affected assets make a contribution to their significance or allow significance to be appreciated (Step 2), establishing in what ways the proposed development has the potential to affect these assets.
- 1.81. Thereafter, Steps 3-4 of the Historic England setting guidance (2017), which incorporates the impact assessment, will be covered in the ES chapter to be submitted alongside the planning application.
- 1.82. The designated heritage assets, which are described in the paragraphs below, are depicted on Figure 13.2 (document reference 6.3.13.2). Non-designated buildings of heritage interest, identified within the Main Order Limits through the course of this assessment, are identified on Figure 13.3 (document reference 6.3.13.3).
- 1.83. This section of the assessment report should also be read in conjunction with the EDP Landscape and Visual Baseline Report (LVA) (ES appendix 11.1, document reference 6.2.11.1), which makes the follows conclusions in respect of the visual circumstances of the DCO Site, with the focus on the Main Order Limits, and the likely visibility of the Proposed Development from its wider environs:
- North: Views of the Main Order Limits from the north are limited to the B581 (Station Road) and dwellings along it. Beyond, a combination of gently undulating topography, mature vegetation and built form generally combine to limit inter-visibility. There are some areas of potential visibility near Huit Farm (Photoviewpoint 34) and along minor road Thurlaston Lane (Photoviewpoint 27) where although the Main Order Limits in their existing form cannot be seen, there is potential for views of the Proposed Development;
  - East: Inter-visibility with the Main Order Limits is limited due to gently undulating topography, coupled with mature vegetation that enclose small to medium field parcels. These combine to screen views from the east, with potential views of the Proposed Development primarily limited to the B4669 (Hinckley Road) (Photoviewpoint

10) and the PRoW network within 1km from Bridleways V29/4, V29/5, V29/6, V29/9 and V29/10, as well as Footpaths U53/2 (Photoviewpoints 9 and 35) and V49/1. Further east there are more distant secondary areas of visibility between Stoney Stanton (Photoviewpoint 22) and Fields Farm (Photoviewpoint 24), and also at the elevated geographical outlier of Croft Hill (Photoviewpoint 30);

- South: There are few views of the Main Order Limits from the south due to Aston Firs, Burbage Wood and Freeholt Wood. Views are primarily limited to the M69 Motorway as it approaches Junction 2. Areas of potential secondary visibility are from isolated, elevated locations such as at Lychgate Lane bridge, which passes over the M69 (Photoviewpoint 13), Footpath U63/1 east of Burbage (Photoviewpoint 14), High Cross c.4.5km to the south (Photoviewpoint 32) and the B578 (Lutterworth Road) c.3km to the south (Photoviewpoint 33); and
- West: Views are generally limited by mature vegetation within and on the periphery of Burbage Common Country Park whilst some do afford views towards the Main Order Limits as represented by Photoviewpoints 36, 42, 43 and 44. Similarly, mature vegetation forming field boundaries and alongside roads limits visibility from this direction to Burbage Common Road and the PRoW network within 1km to the west. These routes include Bridleway U52/9 and U52/10 and Footpaths V23/1, V23/2, V50/1 and U50/3. Secondary areas of potential visibility include those from elevated positions at the edge of the Settlement of Barwell to the north-west of the site (Photoviewpoints 25 and 26).

1.84. This section of the assessment is structured to address firstly the baseline information in respect of the Main Order Limits, before going on to address in turn the known baseline in respect of the off-site works within the DCO Site, which largely relates to the locations of off-site highways works.

### **The Main Order Limits**

#### ***World Heritage Sites and Registered Parks and Gardens***

1.85. There are no world heritage sites (WHS) or Registered Parks and Gardens (RPGs) in the wider 5km study area agreed in consultation with the LPA and Historic England. It is considered that development within the Main Order Limits has no potential to adversely affect any WHS or RPG within the wider area.

#### ***Scheduled Monuments***

1.86. The Main Order Limits do not include any scheduled monuments, but the initial scoping exercise, using the ZTV, has identified that 15 scheduled monuments are located within the 5km study area.

#### ***Scheduled Monuments outside the ZTV***

1.87. The following scheduled monuments are not located within the ZTV area (see Figure 13.2; document reference 6.3.13.2), due to being entirely screened by the natural topography:

- Deserted village of Stretton Baskerville – c.4km south-west (1005732);
  - Moated site at Stapleton – c.3.4km north-west (1010478);
- 1.88. None of these scheduled monuments are considered to possess any historical association with the land within the Main Order Limits and, furthermore, the Main Order Limits is not experienced from or in combination with any of these assets because of their form and topographic and geographic locations.
- 1.89. In each case it is considered that there is no potential for these scheduled monuments to experience any form of change to their settings as a result of the implementation of the Proposed Development. This position was verified during the course of the field surveys of the Main Order Limits and study area. As such, none of these scheduled monuments are considered to be sensitive receptors.

### *Scheduled Monuments within the ZTV*

- 1.90. The following scheduled monuments are located notionally within the ZTV of the Main Order Limits and therefore there is the potential that the contribution that setting makes to their heritage significance might be affected by the Proposed Development. They are accordingly considered further below:
- Roman town at High Cross - c.3.9km south (1003566);
  - Bowl barrow at Wigston Parva – c.3.6km south (1010197);
  - Crop mark of a bowl barrow at Wigston Parva – c.3.7km south (1010200);
  - Bowl barrow 490m north west of Abbey Farm – c.3.9km south-west (1016845);
  - Bowl barrow 900m north of Copston Farm – c.3.3km south-south-west (1016846);
  - Remains of the motte and bailey castle at Hinckley, c.2.3km west (1010299);
  - High Cross 60m north west of Highcross House - c.4.1km south (1018261);
  - Sapcote Castle and moat, c.500 east (1010301);
  - Dovecote 85m north of Potters Marston Hall, c.2.6km east (1016792);
  - Earl Shilton motte and bailey castle, c.2.5km north (1010302); and
  - Elvesthorpe Church, ruined nave and west tower (1005076), c.900m north.
- 1.91. The significance of the barrows at Wigston Parva (1010197 and 1010200) Abbey Farm (1016845) and Copston Farm (1016846) is derived primarily from the high archaeological interest of their buried remains. While they are now ostensibly experienced as components of a modern farmed and settled landscape, their setting still makes a limited contribution to their significance, principally through their placement on higher ground

with wide-ranging views, from where they form a loose group and it is possible to appreciate their historic inter-relationships. At a distance of around 3-4km to the north, the land within the Main Order Limits is not considered to make any contribution to the heritage interest of these assets, and neither is it considered that visibility of the Proposed Development at such a distance would alter the ability to appreciate the significance of these monuments. As such, these scheduled monuments are not considered to be sensitive receptors.

- 1.92. The Roman town at High Cross (1003566) comprises the buried remains of a Roman roadside settlement and thus its significance is primarily derived from its high archaeological interest. While experienced as a monument divided across a number of modern field parcels, and in the context of the modern highway and surrounding farm complexes and residential dwellings, the scheduled monument nonetheless derives a degree of heritage interest from its setting, principally through its siting on favourable high ground with wide panoramic views in all directions, at the site of an important junction between the Roman roads of Waling Street and the Fosse Way.
- 1.93. At a distance of circa 4km to the north, the land within the Main Order Limits is not considered to make any contribution to the heritage interest of this scheduled monument. While there is the potential that parts of the Proposed Development will be visible from parts of the designated area in views north, it is considered that any such distant visibility would not alter the contribution of setting to the heritage interest of the monument, nor the ability to appreciate its significance. As such, this scheduled monument is not considered to be a sensitive receptor.
- 1.94. The motte and bailey at Hinckley (1010299) is located on the western slopes of a ridge of high ground 2.2km to the west of the Main Order Limits within the settlement of Hinckley. Its significance is primarily drawn from the archaeological and historical interest inherent in its buried and earthwork remains. The setting of the monument is now characterised by landscaped grounds which have been established on the monument and extensive modern developments which surround the asset on all sides. Nonetheless, its setting still makes a limited contribution to its heritage interest, principally through the appreciation of its commanding placement on higher ground, and its location and associations within the core of the historic settlement of Hinckley.
- 1.95. In light of the ostensibly modern character of the monument's current setting, and the effects of enclosing development, it is considered that there is no potential for the Proposed Development to result in any appreciable change to the setting of this asset, or affect the appreciation of its significance. As such, this scheduled monument is not considered to be a sensitive receptor.
- 1.96. High Cross (1018261), a standing post-medieval wayside cross is located over 4km to the south of the Main Order Limits. The significance of the monument is derived principally from its buried and standing remains. It also derives significance from its association with the highway that it was constructed on, where it marks the site of the former Roman settlement, for the benefit of travellers. In light of the nature of the monument, there is considered to be no potential for the Proposed Development to affect its significance or

the contribution to its heritage interest derived from its setting, and it is therefore not considered to be a sensitive receptor.

- 1.97. The Sapcote Castle scheduled monument (1010301) is located cover 2km east of the M69 junction 2 of the Main Order Limits and comprises of a 13<sup>th</sup> century motte and bailey castle. The castle lies within the village just to the north of the church situated in a field called Toot Hill Close, the adjoining moat lies in Park Close or Nobel Park to the west, now comprising as three arms. The motte was modified in c.1778 and now survives as a mound approximately 1m high, whereas the bailey has been infilled and heavily modified by the construction of a factory during the Second World War.
- 1.98. The significance of this monument is primarily derived from its archaeological interest, along with historic and architectural interest relating to development of medieval fortifications.
- 1.99. In terms of its setting, the monument presently lies under the playing fields of the Sapcote Recreation Ground, the setting of which is characterised by its amenity sports pitch uses and wider modern residential development that surrounds the monument on all sides.
- 1.100. In light of the modern character of the monument's current setting, and the effects of enclosing development, it is considered that there is no potential for the Proposed Development to result in any appreciable change to the setting of this asset, or affect the appreciation of its significance. As such, this scheduled monument is not considered to be a sensitive receptor.
- 1.101. Dovecote 85m north of Potters Marston Hall (1016792) is located c.2.6km east of the Main Order Limits, where it derives its significance from its buried and standing medieval fabric as well as its association with the Potters Marston Hall medieval manorial site to the south. The dovecote is now enclosed within the curtilage of modern and historic buildings that have developed over the former manorial site. The associated medieval features of the manor complex are the key elements of the setting of the dovecote that contribute to its significance.
- 1.102. In light of the enclosed nature of the monument's current setting, and that its key relationships are focused to its associated medieval complex, it is considered that there is no potential for the Proposed Development to result in any appreciable change to the setting of this asset, or affect the appreciation of its significance. As such, this scheduled monument is not considered to be a sensitive receptor.
- 1.103. Earl Shilton motte and bailey castle, c.2.5km north of the Main Order Limits (1010302), comprises of the earthwork and buried remains of an 11<sup>th</sup>-12<sup>th</sup> century motte and bailey castle. The castle lies immediately west of the church, where the churchyard boundary is believed to define the extents of the castle bailey.
- 1.104. The significance of this monument is primarily derived from its archaeological interest, along with historic and architectural interest relating to development of medieval fortifications.

- 1.105. In terms of its setting, the monument presently lies within the Hall Field recreation ground, adjacent to the church where the earthworks have been augmented with a modern stone gateway. The wider setting of the monument is characterised by modern residential development that surrounds the recreation ground and church.
- 1.106. In light of the ostensibly modern character of the monument's current setting, and the effects of enclosing development, it is considered that there is no potential for the Proposed Development to result in any appreciable change to the setting of this asset, or affect the appreciation of its significance. As such, this scheduled monument is not considered to be a sensitive receptor.
- 1.107. In light of the above scoping exercise, verified during the course of the field surveys only one scheduled monument is considered to have the potential to be affected by the proposed development:
- Elvesthorpe Church, ruined nave and west tower (1005076), c.900m north of the Main Order Limits.
- 1.108. The Elvesthorpe Church scheduled monument comprises a 13<sup>th</sup> century ruined nave and west tower, adjoined to the Grade II listed Church of St Mary. The scheduled monument and attached church are located on rising ground in the linear settlement of Elvesthorpe.
- 1.109. The ruins date to the 13<sup>th</sup> century, with the church having been altered from the 14th century onwards. The significance of this monument is primarily derived from its considerable archaeological interest, although the ruins also possess a high degree of historic and architectural interest.
- 1.110. In terms of its setting, the monument is situated within the graveyard associated with the attached Church of St Mary which provides an understanding of the historic context of the ruins. The church is set back, but highly visible, from the adjacent road to the south, which affords the most common experience of the asset (Figure 13.6, Image 13.1; document reference 6.3.13.6). From the grounds of the monument there are wide views south over the modern developments in the settlement towards the lower-lying land that formed the church's historic parish (Figure 11.10; Photoviewpoint 19 and 53; document reference 6.3.11.10). These views also afford glimpses of the spire of the Church of St Catherine in Burbage.
- 1.111. In these views from the monument there is an appreciation of the north-western portions of the Main Order Limits, which also have an historical functional association, having formed part of the Elvesthorpe parish associated with the church, albeit making only a very limited contribution to the significance of the asset through this association.
- 1.112. Furthermore, although the monument is not widely visible from the wider landscape, being located nestled into a south facing slope, the monument can be glimpsed from a number of locations within the Main Order Limits (Figure 11.10: Photoviewpoints 1 and 2; document reference 6.3.11.10 and Figure 13.6, Images 13.2- 13.4; document reference 6.3.13.6), where the monument is experienced as a component of the expanse of built



form of Elmesthorpe and Barwell that occupies the ridge of high ground north of the Main Order Limits.

- 1.113. In accordance with the consultation advice from Historic England, this assessment has also considered other kinetic views of the monument from the surrounding landscape beyond the Main Order Limits. Views of the monument were considered from the PRoW south of Elmesthorpe, to consider the locations where the experience of the monument interacts with the Main Order Limits and therefore those locations where the experience of the monument has the potential to be affected by the Proposed Development.
- 1.114. From the PRoW south of Elmesthorpe and north of the Main Order Limits (Figure 11.13; document reference 6.3.11.13), there was found to be limited experience of the monument, due to the enclosing nature of the hedgerows defining the navigable routes, in combination with the topographic location of the monument, nestled into the rising ground. Where glimpses of the monument could be obtained from these routes, such as looking north from PRoW V50/1 (Figure 13.6; Image 13.5; Document Reference 6.3.13.6) these views do not incorporate the Main Order Limits and therefore are not considered sensitive to change.
- 1.115. This is a conclusion supported by the Landscape and Visual Baseline Report (LVA) (Appendix 11.1; Document Reference 6.2.11.1), which identifies that views from the north towards the Main Order Limits are limited to the B581 (Station Road) and dwellings along it. Beyond, a combination of gently undulating topography, mature vegetation and built form generally combines to limit inter-visibility.
- 1.116. Consideration was also given to the visibility of other churches from the Elmesthorpe monument in accordance with the consultation advice from Historic England, but it was determined that in this respect only the distant view of the spire of the Church of St Catherine in Burbage is a consideration, as set out above. The intervening settlement and vegetation surrounding both the Elmesthorpe Church scheduled monument and Church of St Mary, Barwell, militates against the intervisibility of these two churches, as evidenced in Figure 13.6, Images 13.6 and 13.7; document reference 6.3.13.6).
- 1.117. In summary of these findings, the Elmesthorpe Church scheduled monument is considered to be a sensitive receptor, due to the potential for development in the Main HNRFI Site to affect the appreciation of the church from within the Main Order Limits and the wider landscape and erode its historically associated wider agricultural setting, as experienced from the grounds of the monument itself.

### **Listed Buildings**

- 1.118. The DCO Site does not contain any listed buildings. Within the 5km study area around the Main Order Limits, three Grade I, 15 Grade II\* and 167 Grade II listed buildings are identified. Many of the buildings are located in discrete settlement groups, and as such will be considered with reference to these settlement groups, as well their topographic and geographic situations in relation to the Main Order Limits, where appropriate.
- 1.119. Given the volume of listed buildings in the study area, this section is broken down to

address listed buildings proportionate to the likely potential for them to experience change to their settings through the implementation of the Proposed Development.

1.120. Accordingly, it is structured to first set out consideration of those listed buildings that are located outside of the ZTV and therefore are considered to have no potential for change to their settings. Following this, the assessment addresses those listed buildings that are notionally within the ZTV, but which subsequent field assessments and consideration of built form in surrounding settlements and vegetation across the study area has determined are highly unlikely to experience any appreciable change to their settings; before finally discussing those listed buildings that are considered to have the greatest potential for change to their settings as a result of development of the form proposed within the Main Order Limits.

### **Listed Buildings Outside the ZTV**

1.121. A number of listed buildings located north of the Main Order Limits are not located within the ZTV area (see Figure 13.2; document reference 6.3.13.2), due to being entirely screened by the natural topography comprising a distinct ridge of high ground, as well as the built form of surrounding modern developments on that ridge (including Barwell and Earl Shilton), and other intervening landscape features. They include the following groups of assets.

1.122. A group of six listed buildings at Peckleton, located c.4.5-5km north of the Main Order Limits, comprising:

- Church of St Mary Magdalene, Grade I (1074235);
- Manor house, Grade II (1074203);
- South gate pier c.20m west of Manor House, Grade II (1074204);
- North gate pier c.20m west of Manor House, Grade II (1361323);
- Peckleton Hall, Grade II (1187985); and
- Henry Ward Bickley Memorial c.5m north of Church of St Mary Magdalene, Grade II (1074236).

1.123. Two listed buildings at Stapleton, located over 3km north-west of the Main Order Limits, comprising:

- Manor Farmhouse, Grade II (1361324); and
- Stable c.20m north-east of Manor Farmhouse, Grade II (1074205).

1.124. In terms of listed buildings to the west of the Main Order Limits, the following assets are also not located within the ZTV area (see Figure 13.2; document reference 6.3.13.2), due to being entirely screened by the natural topography comprising a distinct ridge of high

ground to the west of the Main Order Limits, as well as also being screened by the built form of surrounding modern developments on that ridge (including Hinckley and Burbage), and other intervening landscape features such as woodland:

- Port House, Grade II (1074230), within the Ashby-de-la-Zouch Canal Conservation Area, beyond Hinckley, c.4km west of the Principal Development site; and
- Wykin Hall Farmhouse, Grade II – c.4km west (1361300).

1.125. To the south of the Main Order Limits, a single isolated listed building, the Grade II\* Church of St John (1185719), is located 4.5km from the Main Order Limits and outside of the ZTV. This church does not possess a tall tower or spire that can be experienced as a notable feature in the wider landscape.

1.126. In summary, none of the listed buildings set out in the paragraphs above are considered to possess any historical association with the land within the Main Order Limits and, furthermore, given that they lie outside the ZTV, there is considered to be no potential for the Main Order Limits to be experienced from or in combination with any of these assets because of their form and topographic and geographic locations.

1.127. In each case it is considered that there is no potential for these listed buildings to experience any form of change to their settings as a result of the implementation of the Proposed Development and therefore there is no potential for adverse effects on their significance, or the ability to appreciate that significance. This position was verified during the course of the field surveys.. As such, none of these listed buildings are considered to be sensitive receptors.

### **Listed Buildings notionally within the ZTV**

1.128. The following paragraphs address those listed buildings that are notionally within the ZTV, but which subsequent field assessments and consideration of built form and vegetation across the study area has determined are highly unlikely to experience any appreciable change to their settings through the implementation of development of the form proposed in the Main Order Limits.

1.129. A group of six listed buildings at Kirkby Mallory between c.4.4km and c.5.2km north of the Main Order Limits, comprising:

- Church of All Saints, Grade II\* (1074237);
- Holly Trees, Grade II (1361322);
- North Lodge, Grade II (1361325);
- 2, Hinckley Road, Grade II (1074201);
- Former Stables to Kirkby Hall, Grade II (1074202); and
- Lovelace Memorial c.30m S of Church of All Saints, Grade II (1187993).

- 1.130. Two listed buildings at Stapleton, located 3km north-west of the Main Order Limits, comprising:
- Church of St Martin, Grade II\* (1074234); and
  - Church Farmhouse and attached agricultural buildings, Grade II (1180321).
- 1.131. Three listed buildings within the settlement of Barwell located c.0.8-1.5km north-west of the Main Order Limits comprising:
- The Queens Head Public House, Grade II (1295017);
  - War Memorial, Grade II (1295064); and
  - Barwell House Farmhouse and Attached Stable Wing, Grade II (1361299).
- 1.132. Six listed buildings within the settlement of Earl Shilton located c. 2km north of the Main Order Limits comprising:
- The Red Lion Public House, Grade II (1074232);
  - 73, High Street, Grade II (1295021);
  - 71, High Street, Grade II (1180230);
  - Hill Top House, Grade II (1361298);
  - Top House, Grade II (1180239); and
  - War Memorial, Grade II (1180304).
- 1.133. Along with the listed buildings located in settlement groups north of the Main Order Limits, the following more isolated listed buildings are also recorded to the north, notionally within the ZTV:
- Church of All Saints, Grade II\* - c.4.6km north east (1177364);
  - Garden Wall and Gazebo c.200m E of Tooley Park Cottages, Grade II - located c.4.3km north north-east (1188001); and
  - Ice House c,20m N of Northmanton, Grade II – c.3.5km north-east (1361064).
- 1.134. In addition, a Grade II listed Milepost at NGR SP 4412 9332 is located, notionally within the ZTV, c.1.6km west (1361310). A further isolated Grade II Milestone at NGR SP4790 9935 (1074239), is also recorded 3.5km north-east.
- 1.135. Two listed buildings within the settlement of Huncote, located c.4.5km north-east of the Main Order Limits are also located notionally within the ZTV, comprising:

- 2, Cheney End, Grade II (1177192); and
  - The Thatched Cottage, Grade II (1074712).
- 1.136. As are a group of four listed buildings within the settlement of Croft, within Croft Conservation Area located c.3.5km east of the Main Order Limits, comprising:
- Church of St Michael, Grade II (1074691);
  - Number 5 and adjoining boundary wall and butchers shop, Grade II (1074690);
  - War Memorial Cross and Enclosure, Grade II (1177841); and
  - Stone Coffin c1.5m S of Nave at Church of St Michael, Grade II (1177852).
- 1.137. Five of the listed buildings within Stoney Stanton, located c.1.5km to the east of the Main Order Limits are also located notionally within the ZTV, comprising:
- The Old Rectory, Grade II (1078226);
  - Stanton House and Adjoining Conservatory, Grade II (1178033);
  - Number 33, Yew Tree House and Adjoining Outbuildings, Grade II (1361093);
  - Tudor Cottage and adjoining house to the east, Grade II (1178025); and
  - Stoney Stanton War Memorial, Grade II (1466898).
- 1.138. Eight listed buildings within the settlement of Sapcote, located c.2.1km east of the Main Order Limits are also located notionally within the ZTV, comprising:
- Former Sapcote Church School, Grade II (1074698);
  - 1, New Walk, Grade II (1177950);
  - Sapcote Methodist Church, Grade II (1389711);
  - 15, Sharnford Road, Grade II (1074699);
  - 17, Sharnford Road, Grade II (1361090);
  - Burroughs Almshouses, Grade II (1074697);
  - South View Farmhouse, Grade II (1177938); and
  - Sapcote War Memorial, Grade II (11443890).

- 1.139. A group of three listed buildings associated with the medieval Potters Marston Hall, located c.3km to the east of the Main Order Limits are also located notionally within the ZTV, comprising:
- Church of St Mary, Grade II (1177892);
  - Potters Marston Hall and adjoining bakehouse and boundary wall, Grade II (1074695); and
  - Pigeoncote c.100m N of Potters Marston Hall, Grade II (1074696).
- 1.140. A group of three listed buildings are located over 3km to the east of the Main Order Limits within the linear settlement of Sutton in the Elms, notionally within the ZTV, comprising:
- Baptist Chapel (1360700);
  - The Stone House (1061556); and
  - Quaker Cottage (1391322).
- 1.141. Along with the listed buildings located in settlement groups east of the Main Order Limits, the following more isolated listed building is also recorded to the east, notionally within the ZTV:
- Milepost, Grade II – c.2.4km east (1061555);
  - Sopers Bridge, Grade II - c.2km east (1074692); and
  - Stanton Lodge farmhouse and adjoining outbuilding, Grade II - c..4km east (1074703).
- 1.142. A group of seven listed buildings within the settlement of Sharnford, located c.0.6m south-east of the Main Order Limits, are also recorded notionally within the ZTV, comprising:
- Sharnford Methodist Church, Grade II (1074700);
  - Number 45, with adjoining outbuildings, Grade II (1177981);
  - Church of St Helen, Grade II (1074701);
  - Pipalipen House and adjoining former cottages, cart shed and barn, Grade II (1295268);
  - Number 8 with adjoining outbuilding and stable, Grade II (1295271);
  - Tudor Cottage, Grade II (1074702); and
  - Sharnford War Memorial, Grade II (1464498).

1.143. A group of nine Listed buildings within the Frolesworth settlement located c.1.8km south-east of the Main Order Limits, are also recorded notionally within the ZTV, comprising:

- Church of St Nicholas, Grade II\* (1061563);
- White Cottage, Grade II (1178239);
- The Old Rectory, Grade II (1360704);
- K6 Telephone Kiosk outside church, Grade II (1262978);
- Garden Wall, gate piers and gates at old rectory, Grade II (1295129);
- Church Hill Farmhouse and attached former barn, Grade II (1178258);
- The Hollies, Grade II (1061562);
- Frolesworth House, Grade II (1178252); and
- Numbers 1-16 the Square, Chapel and Boundary Wall, Grade II (1061561).

1.144. Two listed buildings located c.2km south of the Main Order Limits, are also recorded notionally within the ZTV, associated with the non-designated Burbage House, comprising:

- Former North Lodge to Burbage House, Grade II (1074256); and
- South Lodge Cottage to Burbage House, Grade II (1178165).

1.145. In addition, 11 Listed building are located c.5km to the south-east within the settlement of Leire, are also recorded notionally within the ZTV, comprising:

- Church of St Peter, Grade II\* (1061563);
- Western House, Grade II (1180100);
- War Memorial in Churchyard, Grade II (1061524);
- The Old Manor, Grade II (1061526);
- Elms Farmhouse, Grade II (1061525);
- Glebe House, Grade II (1061527);
- Rose Cottage, Grade II (1295077);
- Village Pump, Grade II (1360705);
- Cottage Next North of Poplar Farm Grade II (1360726);

- The Old Rectory, Grade II (1360725); and
- Airdale, Grade II (1360727).

1.146. Along with the listed buildings located in settlement groups south of the Main Order Limits, the following more isolated listed buildings are also recorded to the south, notionally within the ZTV:

- Milestone at Smockington Junction, Grade II – c.3.5km south (1295210); and
- Sharnford Shade, Grade II – c.2.51km south south-east (1177972).

1.147. For each of these assets identified in the paragraphs above, while they are all notionally within the ZTV of the proposed development in the Main Order Limits, in reality, existing landscape features not accounted for by the ZTV, such as the built form of surrounding settlements, and other intervening landscape features such as woodland and built infrastructure, mean that the Main Order Limits does not form a part of the setting of these assets that contributes to their significance.

1.148. For each of these listed buildings, the aspects of their settings which contribute to their 'special interest' are most commonly focused on their associative relationships within the roads, spaces and areas of built form that predominantly make up the cores of the settlements in which they are located; i.e., none are considered to derive their significance from any visual or functional association with the land within the Main Order Limits.

1.149. There is no evidence that the land at the Main Order Limits makes a contribution to the significance of these heritage assets, either through tangible or intangible historical functional connections, and therefore the conclusion of the site visits is that proposals for the development within the Main Order Limits will not affect the elements of these assets' setting which contribute to their significance.

1.150. In each case it is considered that there is the potential for, at most, only very minimal change to the wider settings of these assets, which would, given the form of these assets, their settings and their relationship to the Main Order Limits, not result in the potential for adverse effects on their significance, or the ability to appreciate that significance. This position was verified during the course of the field surveys. As such, none of these listed buildings are considered to be sensitive receptors.

### ***Listed Buildings with Greatest Potential for Change to Setting***

1.151. The following listed buildings are located either more firmly within the ZTV of the proposed development, i.e., where there is theoretically the potential for visibility of development within the Main Order Limits from these assets, and in more direct proximity to the Main Order Limits itself, or, while not located within the ZTV, are prominent buildings in the local landscape. As such, in each scenario, there is a greater potential that the contribution that setting makes to their heritage significance might be affected by the development proposals. These listed buildings are accordingly considered in greater detail below.



- 1.152. Located adjacent to the south the Main Order Limits is the small settlement of Aston Flamville, which is encompassed by a conservation area. Within this area there are five listed buildings, comprising:
- The Manor House, Grade II (1074727);
  - Pigeoncote at Manor Farm, Grade II (1177769);
  - Church Farm Court and Boundary Wall, Grade II (1177757);
  - Church of St Peter, Grade II (1361065); and
  - K6 Telephone Kiosk, Grade II (1074726).
- 1.153. The Grade II listed Church Farm Court (1177757) is located c.280m south-east of the Main Order Limits (where the site extents cover the highway of the M69). The building was previously a farmhouse and has now been converted into dwellings. It dates to the 18th century with 19th and 20th century alterations. The building is rendered brick with thatched roofs and is two storeys high, with a low wall to the frontage on Hinckley Road.
- 1.154. This asset principally derives its significance from the historic and architectural interest of its built fabric of 18th century origin. It also derives a degree of significance from elements of its setting, mainly through its relationship to its former farm buildings, which form a formal courtyard to the north, and its position on the adjacent road where it is experienced in the context of the church and surrounding buildings in the settlement. It also derives significance from its associated agricultural land forming its immediate surrounds to the north, albeit this land is screened from the farmhouse by the enclosing courtyard buildings.
- 1.155. The farmhouse is located notionally within the ZTV, albeit intervening high ground to the north screens the Main Order Limits north of the M69 Junction 2. Therefore, from the farmhouse, there is no appreciation of the Main Order Limits due to the intervening built form of enclosing buildings immediately north of the asset, and the rising ground beyond. While the listed farmhouse is located in the same historic parish as the southern part of the Main Order Limits, there are no evident functional or visual associations that can be appreciated, as the Main Order Limits does not form part of the farmhouse's wider agricultural setting and has furthermore been physically and visually severed from this wider land by the hard boundary of the M69 motorway to the north-west.
- 1.156. As such, it is considered that there is no potential for the Proposed Development to alter the contribution of setting to the heritage interest of this listed building, nor the ability to appreciate its significance. Therefore, Church Farm Court is not considered to be a sensitive receptor.
- 1.157. The Grade II listed Church of St Peter (1361065) is located c.330m south-east of the Main Order Limits (where the site extents cover the highway of the M69) in the historic core of Aston Flamville. This church dates to the 11<sup>th</sup> century with 13<sup>th</sup> century alterations, although the tower was rebuilt in 1872. The significance of the asset is evidently

principally derived from the architectural and historic interest of the built form of the church.

- 1.158. In terms of its setting, the listed building is situated within its surrounding churchyard at the junction of the two main thoroughfares in Aston Flamville where it is thereby experienced in the context of the surrounding historic buildings in this small settlement, which provides an understanding of the historic context of the listed building, as a church within a small rural settlement. The squat tower of the church, and its position in a low-lying settlement, ensure that the church is not a landmark feature visible from the wider landscape.
- 1.159. The church is located notionally within the ZTV, albeit as for all the other buildings in the settlement, intervening high ground to the north screens it from the Main Order Limits of the M69 junction 2 and intervening vegetation across the wider landscape and the built form within the settlement itself also provide screening. Therefore, from the church, and its surrounding settlement, there is no appreciation of the Main Order Limits due to the rising ground beyond the agricultural land north of the settlement. While the listed church is located in the same historic parish as the southern part of the Main Order Limits, there are no evident functional or visual associations that can be appreciated, as the Main Order Limits does not form part of the church's wider setting, and it has furthermore been physically and visually severed from the land within the site by the hard boundary of the M69 motorway to the north-west.
- 1.160. As such, it is considered that there is no potential for the Proposed Development to alter the contribution of setting to the heritage interest of this listed building, nor the ability to appreciate its significance. Therefore, the Grade II listed Church of St Peter is not considered to be a sensitive receptor.
- 1.161. The Grade II listed Manor House (1074727) is located c.280m south-east of the Main Order Limits (where it extends to cover the highway of the M69) in the historic core of Aston Flamville. The building is a two storey, five bay house of brick with stone dressings. It has late 16th century origins and was remodelled in the early 18th century, with further additions in the 19th century. The main significance of the asset is the derived from the architectural and historic interest of its built form.
- 1.162. It also derives a degree of significance from elements of its setting, mainly through its enclosing private gardens and the relationship to its historically associated farm immediately to the south (which has now been replaced by modern housing) and its position on the adjacent road, where it is experienced in the context of the church and surrounding buildings in the settlement. It also derives significance from the associated agricultural land forming its immediate surrounds to the west, which allows an appreciation of its wider rural context.
- 1.163. The manor house is located notionally within the ZTV, albeit the results of the site visit established that intervening high ground to the north screens it from the Main Order Limits north of the M69 Junction 2 and intervening vegetation across the wider landscape and the built form within the settlement itself also provide screening. Therefore, from the

manor house and its immediate setting in the settlement, there is no experience of the Main Order Limits.

- 1.164. While the manor house is located in the same historic parish as the southern part of the Main Order Limits, there are no evident functional or visual associations that can be appreciated, as the Main Order Limits does not form part of the listed building's wider agricultural setting, and it has furthermore been physically and visually severed from this wider land by the hard boundary of the M69 motorway to the north-west.
- 1.165. As such, it is considered that there is no potential for the Proposed Development to alter the contribution of setting to the heritage interest of this listed building, nor the ability to appreciate its significance. Therefore, the Grade II listed Manor House (1074727) is not considered to be a sensitive receptor.
- 1.166. The Grade II listed Pigeoncote at Manor Farm (1177769) is located in a field east of Manor Farm, in the core of Aston Flamville. The brick-built structure dates to 1715 and was altered in the late 19th century and restored in 1977. The significance of this building is principally derived from its architectural interest and historic interest through its direct association with the former Manor Farm and the extant Manor House to the west.
- 1.167. In terms of its setting, the Pigeoncote is located in a prominent but isolated position within a field east of Lychgate Lane, and is therefore experienced principally from this main road running through the settlement. The Pigeoncote is directly associated with the now redeveloped Manor Farm complex to the west and it does not derive its significance from any visual or functional association with the land within the Main Order Limits. As such it is considered that there is no potential for development within the Main Order Limits to adversely affect the significance of this listed building and it is not considered to be a sensitive receptor.
- 1.168. The Grade II listed K6 telephone kiosk (1074726) is located on Lychgate Lane in the core of Aston Flamville, adjacent to the church, where it stands beside an associated post office box. While the asset has historic and architectural interest, due to its functional nature, and its containment within the settlement that forms its wider setting, it is considered that there is no potential for development within the Main Order Limits to adversely affect the significance of this listed building and it is not considered to be a sensitive receptor.
- 1.169. Further south, a group of three listed buildings at High Cross, are located over 4km south of the Main Order Limits, comprising:
- The High Cross Monument, Grade II (1295284) (also a scheduled monument);
  - High Cross House and adjoining outbuildings, Grade II (1177985); and
  - The Barn, Grade II (1361092).
- 1.170. These listed buildings, comprising an 18th century house and associated barn, with a nearby roadside monument, are located notionally on the edge of the ZTV. Each of these assets principally derives their significance from the historic and architectural interest of

their built fabric. They also derive a degree of significance from elements of their settings, in the main through their historic associations as part of a small settlement sited on high ground, at the junction between the former Roman roads of Watling Street and the Fosse Way, where more widely they are surrounded by agricultural land.

- 1.171. At a distance of over 4km to the south, the land within the Main Order Limits is not considered to make any contribution to the heritage interest of these listed buildings. While there is the potential that the Proposed Development will be visible in combination with these assets in views north from the general area of High Cross, it is considered that any such distant visibility would not alter the contribution of setting to the heritage interest of these listed buildings, nor the ability to appreciate their significance. As such, these listed buildings are not considered to be sensitive receptors.
- 1.172. Similarly, the Grade II listed Manor Farmhouse (1217802) is located east of High Cross and c.4.5km south of the Main Order Limits and notionally within the ZTV. This asset principally derives its significance from the historic and architectural interest of its built fabric of 18<sup>th</sup> century origin. It also derives a degree of significance from elements of its setting, in the main through its position on the northern edge of Claybrooke Magna with associated agricultural land forming its immediate surrounds to the north.
- 1.173. However, at a distance of nearly 3.5km to the north, the land within the Main Order Limits is not considered to make any contribution to the heritage interest of this listed building and there are no known historic functional associations. While there is the potential that the Proposed Development will be distantly visible from the asset in views north, it is considered that any such distant visibility would not alter the contribution of setting to the heritage interest of this listed building, nor the ability to appreciate its intrinsic significance. As such, this listed building is not considered to be a sensitive receptor.
- 1.174. The Grade II listed Wayside Farmhouse (1361091) with adjoining cottage and stables, is located over 2km south of the Main Order Limits. This asset principally derives its significance from the historic and architectural interest of its built fabric of 18<sup>th</sup> century origin. It also derives a degree of significance from elements of its setting, mainly through its position on the adjacent road, and its associated agricultural land forming its immediate surrounds.
- 1.175. However, the land within the Main Order Limits is not considered to make any contribution to the heritage interest of this listed building, and there are no known historic functional associations. While there is the potential that the Proposed Development will be glimpsed in views north from the general environs of the asset, it is considered that any such distant visibility would not alter the contribution of setting to the heritage interest of this listed building, nor the ability to appreciate its intrinsic significance. As such, this listed building is not considered to be a sensitive receptor.
- 1.176. A Grade II listed milepost (1295206) is located in the ZTV, c.2.5km south of the Main Order Limits. However, due to the functional nature of mileposts, their significance is drawn overwhelmingly from their intrinsic historic interest, with the contribution of setting limited to their roadside placement. As such, it is considered that there is no potential for

development within the Main Order Limits to adversely affect the significance of this listed building and it is not considered to be a sensitive receptor.

1.177. A group of seven listed buildings are located within the settlement of Wigston Parva, over 3km south of the Main Order Limits and notionally within the ZTV. They comprise:

- Number 2 and adjoining Horseshoe End, Grade II (1178076);
- Barn 5m north-east of Manor Farmhouse and Adjoining Stable, Grade II (1178073);
- Manor Farmhouse, Grade II (1074705);
- Water pump 10m south of Manor Farmhouse, Grade II (1361055);
- Hall Farmhouse, Grade II (1074706);
- Stables, coach house and bakehouse at Hall Farm, Grade II (1074663); and
- Church of St Mary, Grade II (1295237).

1.178. The settlement is a small, isolated rural hamlet, based around the large listed farmhouses and squat church, and well enclosed by mature vegetation. The Church of St Mary does not possess a tall tower or spire that is experienced in the wider landscape.

1.179. The significance of the listed buildings within the hamlet is principally derived from the historic and architectural interest of their built form, representing various elements of a small rural settlement with medieval origins. In terms of their settings, they also derive significance from their visual and functional relationships, as well the appreciation of their relationship with the immediately surrounding agricultural land.

1.180. Although a number of the listed buildings are notionally located in the ZTV, in reality, the enclosed nature of the settlement means there are no outward views from any of the listed buildings towards the Main Order Limits and, at a distance of over 3km to the north, the land within the Main Order Limits is not considered to make any contribution to the heritage interest of these assets. As such, these listed buildings are not considered to be sensitive receptors.

1.181. The Grade II listed Hill Foot Farmhouse (1307245) is located c.3.5km east of the Main Order Limits, and notionally within the ZTV. This asset principally derives its significance from the historic and architectural interest of its built fabric of 18th century origin. It also derives a degree of significance from elements of its setting, mainly through its location at the base of Croft Hill to the east and its associated outbuildings and agricultural land forming its immediate surrounds.

1.182. The land within the Main Order Limits is not considered to make any contribution to the heritage interest of this listed building, and there are no known historic functional associations. While there is the potential that the Proposed Development will be glimpsed in views north from the general environs of the asset, it is considered that any such distant visibility would not alter the contribution of setting to the heritage interest of this listed

building, nor the ability to appreciate its intrinsic significance. In any event, the arrangement of surrounding agricultural buildings mean it is unlikely that there would be any opportunity to appreciate the listed building in combination with the Proposed Development. As such, this listed building is not considered to be a sensitive receptor.

- 1.183. The Grade II listed Church of All Saints at Sapcote (1177924) is located c.2km south-east of the Main Order Limits. The church dates to the mid-14th and 15th century and was restored in the 19th century. The significance of the building is primarily derived from the considerable historic, architectural and artistic interest of its built form. Its setting in the historic core of the settlement on the southern edge of Sapcote allows an appreciation of its context in relation to the surrounding historic buildings and space, as well as agricultural land to the south.
- 1.184. The church also forms a visible landmark within the settlement, reinforced by its high tower and spire. It is widely visible from many areas within and outside Sapcote, and as such it is experienced in a wider landscape context as a focal point and landmark of the settlement. There are some glimpsed views available from parts of the Main Order Limits which feature the spire in the distance, albeit these are incidental, distant views. Similarly, the church spire also features in views from the environs of the Grade I Church of St Mary at Barwell to the north, where it can be glimpsed in combination with the land within the Main HNRFI Site in the wide-ranging vista from the footpath immediately south of the church (Figure 11.10; Photoviewpoint 25; document reference 6.3.11.10). Views from the churchyard of the Grade I Church of St Mary at Barwell are more constrained, due to its enclosure by vegetation and built form of the surrounding settlement (Figure 13.6; Images 13.7 and 13.8; document reference 6.3.13.6), such that there is no clear view of the Church of All Saints at Sapcote in this context.
- 1.185. The Church of All Saints at Sapcote is notionally within the ZTV albeit, in reality, from the church there is no appreciation of the Main Order Limits due to the intervening built form of the modern Sapcote settlement. Nonetheless, the Main Order Limits has an historical functional association, having formed part of the Sapcote parish associated with the church, albeit making only a very limited contribution to the significance of the asset through this association.
- 1.186. As such, the Church of All Saints at Sapcote is considered to be a sensitive receptor, due to the potential for Proposed Development in the Main Order Limits to affect the appreciation of the church from the wider landscape and erode its historically associated wider agricultural setting.
- 1.187. The Grade II\* listed Church of St Michael at Stoney Stanton (1074704) is located c.2km east of the Main Order Limits. It dates to the late 14<sup>th</sup> and 15<sup>th</sup> century and was restored in the 19<sup>th</sup> century. The significance of the building is primarily derived from the considerable historic, architectural and artistic interest of its built form, including its random granite rubble construction and west tower with spire. Its setting, prominent position in the core of the settlement, enclosed by its surrounding churchyard and green spaces allows an appreciation of its context in relation to the wider surrounding historic buildings and spaces of Stoney Stanton.

- 1.188. The church forms a visible landmark within the settlement, and it is widely visible from many areas within and outside Stoney Stanton as a focal point and landmark of the settlement. There are some glimpsed views available from parts of the Main Order Limits which feature the spire in the distance, albeit these are incidental, distant views from the eastern edge of the Main Order Limits looking over the adjacent motorway. Similarly, the church spire also features in views from the environs of the Grade I Church of St Mary at Barwell to the north, where it can be glimpsed in combination with the land within the Principal Development site in the wide-ranging vista from the footpath immediately south of the church (Figure 11.10; Photoviewpoint 25; document reference 6.3.11.10). Views from the churchyard of the Grade I Church of St Mary at Barwell are more constrained, due to its enclosure by vegetation and built form of the surrounding settlement (Figure 13.6; Images 13.7 and 13.8; document reference 6.3.13.6), such that there is no clear view of the Church of St Michael at Stoney Stanton in this context.
- 1.189. The church is not itself located within the ZTV and, therefore, from the church environs there is no appreciation of the Main Order Limits due to the intervening built form of the modern Stoney Stanton settlement, and there is no apparent functional connection between the church and the Main Order Limits.
- 1.190. As such, the Church of St Michael at Stoney Stanton is considered to be a sensitive receptor, due to the potential for development in the Main Order Limits to affect the appreciation of the church from the wider landscape.
- 1.191. The Grade II listed Outwoods House (1178147) is located c.1.3km west of the Main Order Limits on the slope of the ridge of rising ground on which Hinckley has developed. The house is former country residence of red brick construction that dates to the late 18th century. The significance of the building is primarily derived from the historic and architectural interest of its built form.
- 1.192. In terms of its setting, the house was historically located within landscaped grounds with an associated complex of ancillary farm buildings to the north-east, accessed via a tree-lined avenue from the Burbage Road to the south-east, and surrounded by agricultural land. However, these buildings have now been converted to residential use and the surrounding gardens and wider agricultural setting has been developed for housing.
- 1.193. While the asset is notionally located within the ZTV, the land within the Main Order Limits is not considered to make any contribution to the heritage interest of this listed building, and there are no known historic functional associations. While there is the potential that the Proposed Development will be glimpsed in views east from the general environs of the asset, it is considered that any such distant visibility would not alter the contribution of setting to the heritage interest of this listed building, nor the ability to appreciate its intrinsic significance. In any event, the arrangement of surrounding built form now enclosing the listed building means it is unlikely that there would be any opportunity to appreciate the listed building in combination with the Proposed Development. As such, this listed building is not considered to be a sensitive receptor.
- 1.194. The settlement of Hinckley is also located on the western slopes of a ridge of land c.2.3-2.6km to the west of the Main Order Limits. Within the settlement there are three

Conservation Areas, two of which contain groups of listed buildings. The buildings within the Hinckley Town Centre Conservation Area comprise:

- Church of the Assumption of St Mary, Grade II\* (1361297);
- The Great Meeting, Grade II\* (1295167);
- Atkins Brothers (hosiery) Factory, Grade II (1391481);
- Fashion House, Grade II (1074221);
- The Castle Restaurant, Grade II (1074222);
- Barclays Bank, Grade II (1074223);
- War Memorial, Grade II (1074224);
- War Memorial Wall, Grade II (1074225);
- Millets, Grade II (1074226);
- F Hinds, Grade II (1074227);
- Hinckley and Rugby Building Society, Grade II (1074228);
- Former Library and Number 5, Grade II (1074233);
- Stage 1, Grade II (1178342);
- Dixons, Grade II (1178354);
- Swonews, Grade II (1180092);
- Thomas Flavell, Grade II (1180214);
- 30, Lower Bond Street, Grade II (1294992);
- Francis and Mister Mint, Grade II (1295108);
- Suttons, Grade II (1361292);
- United Reformed Church, Grade II (1361293);
- 2 and 2a, Castle Street, Grade II (1361294);
- Four Seasons Fruiterers, Grade II (1361295); and
- Henry Clarke Limited, Grade II (1361296).



- 1.195. Within the Hinckley Hollycroft Conservation Area there is one listed building comprising:
- The Holly Bush Public House, Grade II (1391310).
- 1.196. Located outside of the conservation areas, but within the settlement of Hinckley is the following listed building:
- Church of the Holy Trinity, Grade II (1180269).
- 1.197. All of these listed buildings outlined above are located within and around the central historic cores of Hinckley town centre, which are defined by the conservation areas, and beyond which the modern settlement has expanded in all directions. In each case, further consideration of these listed buildings during the site visits has established that they share no visual or functional connection to the Main Order Limits and there is no potential for their settings to be impacted by the Proposed Development. In particular, the spire of the church of the Assumption of St Mary is not visible in the wider landscape in combination with the Main Order Limits. As such, none of these listed buildings identified above in Hinckley is considered to be a sensitive receptor.
- 1.198. The settlement of Burbage is located c.1.5km west of the Main Order Limits. The main settlement is encompassed by Burbage Conservation Area which contains 11 listed buildings. They comprise:
- Church of St Catherine, Grade II\* (1295212);
  - The Old Garage and Attached Stable Wing, Grade II\* (1178068);
  - Cedar Lawn, Grade II (1295198);
  - Archer Cottage, Grade II (1361309);
  - 66, Church Street, Grade II (1074255);
  - The Constitutional Club, Grade II (1074254);
  - Manor House, Grade II (1178080);
  - Burbage Hall, Grade II (1074253);
  - Burbage War Memorial, Grade II (146481);
  - 129, Church Street, Grade II (1178077); and
  - 28 and 30, Church Street, Grade II (1295191).
- 1.199. All of these listed buildings located in Burbage are positioned within the historic core of the settlement on a ridge of high ground around which the modern settlement has grown. For each of these listed buildings, their significance is primarily derived from the historic and architectural interest of their built form. In terms of their settings, these buildings are

principally focussed on the main thoroughfares of the historic settlement, from where it is possible to appreciate the intrinsic heritage interest of their built form, as well as their key relationships with the historic buildings and spaces of the settlement.

- 1.200. Consideration of these listed buildings has established that, overwhelmingly, they share no visual or functional connection or historical association to the Main Order Limits which forms part of the distant landscape east of modern Burbage and which cannot be appreciated from within the historic core. While all of these listed buildings located in Burbage are notionally within the ZTV, in reality, the extant historic and modern settlement surrounding these buildings means that there are no outwards views in the direction of the Main Order Limits from any of these assets. Therefore, there is no potential for their settings to be impacted by the Proposed Development. As such, ten of the 11 listed buildings in Burbage are not considered to be sensitive receptors.
- 1.201. The one exception is the Grade II\* listed Church of St Catherine (1295212). The Church of St Catherine is located on the east side of Church Street, where the building, and the large yew trees in the surrounding churchyard, are defining elements of the street scene in the historic core. The church was built in 1842 but incorporates earlier medieval fabric and post-medieval monuments.
- 1.202. The immediate setting of the church is defined by the stone wall surrounding the church yard, within which lies a raised burial ground beyond the frontage to Church Road. The church yard extends east where it is enclosed by modern residential development and farm buildings. More widely, east from the churchyard, there are glimpsed views past modern development to the lower, predominantly agricultural land east of Burbage; the spire of the Church of All Saints in Sapcote (1177924) can also be glimpsed in the distance, albeit this is an incidental view incorporating numerous elements of the settlements in the distance.
- 1.203. The significance of the building is primarily derived from the considerable historic, architectural and artistic interest of its built form, which also has value due to its archaeological interest. Its setting in the historic core of the settlement allows an appreciation of its context in relation to the surrounding historic buildings and spaces. The church also forms a visible landmark within the settlement, reinforced by its high three stage tower and recessed spire. It is widely visible from many areas within and outside Burbage, and as such it is experienced in a wider landscape context as a focal point and landmark of the settlement.
- 1.204. From the church there is no appreciation of the Main Order Limits (Figure 13.6, Image 13.9; document reference 6.3.13.6), and there is no apparent functional connection between the church and the Main Order Limits. However, due to the church's location on higher ground, the spire is visible from the wider landscape to the north and east. There are some extremely limited glimpsed views available from the north portion of the Main Order Limits towards the spire (Figure 13.6, Image 13.10; document reference 6.3.13.6), although for the most part, the presence of the expanse of woodland beyond the boundary of the Main Order Limits prohibits outwards views to the south in the direction of the church spire.

- 1.205. In accordance with the consultation advice from Historic England, this assessment has also considered other kinetic views of the church from the surrounding landscape beyond the Main Order Limits.
- 1.206. In this regard, it has been established that the Main Order Limits features as part of the wider agricultural land in views from the Church of St Mary (1074693) and Scheduled Monument at Elmesthorpe towards the spire of the Church of St Catherine at Burbage (Figure 11.10; Photoviewpoint 19 and 53; document reference 6.3.11.10).
- 1.207. Views of the church spire were also considered from the PRoW south of Elmesthorpe, to consider the locations where the experience of the church interacts with the DCO Site and therefore those locations where the experience of the monument has the potential to be affected by the Proposed Development.
- 1.208. From these rights of way south of Elmesthorpe and north of the DCO Site, there was found to be limited experience of the church, due to the enclosing nature of the hedgerows defining the navigable routes and the effects of intervening woodland and settlement features. However, a view of the church spire is identified from the higher ground on the PRoW south of Elmesthorpe (U52/11), which is recorded as Photoviewpoint 18 (Figure 11.10; document reference 6.3.11.10), where the Main HNRFI Site is located to the left (south) of this view. It was found that as one follows the right of way downhill to the south, the view of the spire is subsequently screened by distant woodland and the presence of intervening agricultural buildings.
- 1.209. A more distant view of the spire is also noted as Photoviewpoint 34 (Figure 11.10; document reference 6.3.11.10), taken from over 1km to the north-east of the Main Order Limits and looking south-west towards Burbage and the distant spire, over the lower-lying land that forms the Main Order Limits.
- 1.210. As such, the Church of St Catherine is considered to be a sensitive receptor, due to the potential for development in the Main Order Limits to affect the appreciation of the church from the wider landscape.
- 1.211. Three Grade II listed buildings are located in close proximity to the north east edge of the Main Order Limits, within the settlement of Elmesthorpe. They comprise:
- Wortley Cottages, Grade II (1177879);
  - Home Farmhouse and Adjoining Outbuilding, Grade II (1074694); and
  - The Wentworth Arms and Adjoining Stables, Grade II (1307251).
- 1.212. Wortley Cottages (1177879) are located c.150m north-east of the Main Order Limits and form a terrace of six cottages fronting the north side of Station Road. The buildings were built in 1896 to the north of the Leicestershire Branch Line by C F A Voysey for Lord Lovelace of Kirkby Mallory and were designed to appear as three symmetrical pairs. The buildings are built from brick and are white washed with slate roofs.

- 1.213. The significance of this asset relates to the historic and architectural interest of its built form. In terms of the setting of the properties, they are set within their own front and back gardens. They were historically isolated and likely intended to provide accommodation for workers at the adjacent Elmesthorpe Station which was built in 1864. They were constructed as part of a contemporary development around the station, which included the Wentworth Arms to the south. The cottages are now surrounded more widely by modern development.
- 1.214. Despite the proximity of the Main HNRFI Site, the cottages have always been separated from that land by the hard edge of the railway embankment. From the cottages there is no appreciation of the Main HNRFI Site, and there is no apparent functional connection between them and the Main Order Limits, with the listed building's key relationships comprising the railway station and contemporary public house to the south-east, on Station Road. While there is the potential that the built form of the Proposed Development in the Main Order Limits will be glimpsed in views south from the general environs of the asset, it is considered that any such visibility would not alter the contribution of setting to the heritage interest of this listed building, nor the ability to appreciate its intrinsic significance. In any event, the arrangement of the railway embankment and intervening dwellings mean it is unlikely that there would be any opportunity to appreciate the listed building in combination with the Proposed Development.
- 1.215. Figure 13.2 (document reference 6.3.13.2) illustrates the location of junction works in proximity to the cottages at the junction of Bostock Close and the B581 Station Road. However, the Proposed Development here comprises minor works to the pavement on the junction within the extents of the existing highways boundaries. In light of the limited development proposed in this location, which will be confined to the extents of the modern highway, there is considered to be no potential for this element of Proposed Development to affect Wortley Cottages to the north. As such, this listed building is not considered to be a sensitive receptor.
- 1.216. Home Farmhouse and Adjoining Outbuilding (1074694) is located c.85m north-east of the Main HNRFI Site, but close to sections of the DCO Site where they include a PRow. The farmhouse dates to the mid-18th century with 20th century alterations and additions. This asset principally derives its significance from the historic and architectural interest of its built fabric of 18<sup>th</sup> century origin. It also derives a degree of significance from elements of its setting, mainly through its location within a well enclosed farmstead set back from Station Road on the fringes of the settlement, albeit this complex has greatly changed from its historic character. Its association with the surrounding agricultural land north of Station Road also provides historical context that contributes to its significance.
- 1.217. No land within the DCO Site is considered to make any contribution to the heritage interest of this listed building, and there are no known historic functional associations, with Home Farmhouse appearing to have farmed the land north of Station Road, away from the Main Order Limits. While there is the potential that the built form of the proposals in Main Order Limits will be glimpsed in views south-west from the general environs of the asset, in reality, the enclosed nature of the farmstead mean it is unlikely that there would be any

opportunity to appreciate the listed building in combination with the Proposed Development. Similarly, this listed building is not considered to be sensitive to changes in respect of the PRoW and railway crossing immediately to the west of the farm complex. As such, this listed building is not considered to be a sensitive receptor.

- 1.218. The Wentworth Arms and Adjoining Stables (1307251) are located adjacent to the eastern area of the Main Order Limits which will form the secondary access road. The building was built in 1896 to the designs of C F A Voysey for Lord Lovelace of Kirkby Mallory, as with Wortley Cottages. The listed building is a single storey brick building built alongside the road. The significance of the building is primarily derived from the historic and architectural interest of its built form.
- 1.219. In terms of its setting, the listed building was originally constructed as part of a contemporary development around the station, which included the Wortley Cottages to the north of the railway. It is likely that the pub was specifically built to serve passing trade associated with users of the road and railway. These functional associations with the highway and railway, as well as the cottages, make a contribution to the significance of the listed building. The building's prominent roadside location also contributes to the significance of the asset and allows the key view of the building, from where it was principally intended to be appreciated (Photoviewpoint 49 of Figure 11.10; document reference 6.3.11.9 and Figure 11.16; document reference 6.3.11.16).
- 1.220. Although the asset is close to the Main HNRFI Site, this area of the DCO Site comprises the Burbage Common Road, proposed for conversion to a secondary access road for pedestrians/cycles and as such there will be no change to Station Road itself. Nonetheless, there is the potential that the Proposed Development might lead to change to the immediate setting of the building, and specifically the presence of built form in the Main HNRFI Site behind the asset.
- 1.221. More widely, the land within the DCO Site is not considered to make any contribution to the heritage interest of this listed building, and there are no known historic functional associations between the listed building and the wider farmland located beyond.
- 1.222. Even so, the Wentworth Arms and Adjoining Stables is considered to be a sensitive receptor, due to the potential for development in the Main Order Limits to affect the experience of the asset and its roadside setting.
- 1.223. To the north of the site, the Grade I Listed Church of St Mary (1074229) is located on the southern edge of Barwell, on the ridge of high ground c.1km north-west of the Main Order Limits.
- 1.224. The church dates to the 13<sup>th</sup> - 14<sup>th</sup> century and was extensively restored in the 19<sup>th</sup> century. It is built of random rubblestone with freestone dressings and a 3-stage west tower. The significance of the church is primarily derived from the exceptional historic, architectural and artistic interest of its built form, which also has value due to its archaeological interest.

- 1.225. In terms of its setting, the church is located within its walled churchyard containing a raised graveyard. It is situated on the edge of the historic core of the settlement of Barwell, which was formally a small linear village based around the current high street. However, the church is set away from the main high street and is now almost entirely surrounded by late 20th century residential development, such that the relationship between the church and the historic core of the settlement is difficult to appreciate from the church.
- 1.226. More widely, there are glimpsed views from the churchyard over the lower-lying land to the south, albeit visibility is constrained by the vegetation enclosing the churchyard and the built form of the surrounding settlement (Figure 13.6, Images 13.7 and 13.8; document reference 6.3.13.6). Photoviewpoint 25 (Figure 11.10; document reference 6.3.11.10) depicts the wide-ranging vista that can be appreciated from the footpath immediately south of the church and its enclosing churchyard. Although not key to the appreciation of the significance of the asset, these views from the churchyard and its immediate environs allow some appreciation of the wider landscape setting of the church.
- 1.227. The spires of the Church of All Saints in Sapcote (1177924) and the Church of St Michael in Stoney Stanton (1074704) can also be glimpsed in the distance, albeit they do not form prominent skyline features and are more incidental views of these churches, given the extensive landscape and variety of settlement features that are also visible.
- 1.228. In these views from the immediate environs of the church there is an experience of parts of the Main Order Limits, in the context of the wider expanse of low-lying land, although there is no apparent functional connection between the church and the Main Order Limits.
- 1.229. The church is visible from many areas within and outside Barwell, and as such it is experienced in a wider landscape context as a focal point and landmark of the settlement.
- 1.230. This assessment has therefore considered kinetic views of the monument from the surrounding landscape. As such, in accordance with the consultation advice from Historic England, views of the church tower were assessed from the PRoW in the Main Order Limits and south of the church, to consider the locations where the experience of the listed building interacts with the Main Order Limits and therefore those locations where the experience of the church has the potential to be affected by the Proposed Development.
- 1.231. From the PRoW south of Barwell and north of the Main Order Limits, there was found to be limited visibility of the church, due to the well vegetated nature of the PRoW themselves, as well as the settlement and vegetation enclosing the church, in combination with the falling topography.
- 1.232. As set out above, from the churchyard of St Mary's itself, outwards views are limited by enclosing vegetation (Figure 13.6, Images 13.7 and 13.8; document reference 6.3.13.6), such that the clearest views in the direction of the Main Order Limits in the immediate environs of the church are obtained from the public footpath immediately to the south, where Photoviewpoint 25 (Figure 11.10; document reference 6.3.11.10) shows the outwards views south towards the Main Order Limits.

- 1.233. Outwards views further south along this footpath rapidly diminish as one moves downslope to the southern edge of the field (Figure 13.6, Image 13.11; document reference 6.3.13.6). Indeed, the flat, well vegetated landscape south of Barwell and north of the Main Order Limits militates against any experience of the church or Main Order Limits as one moves through the landscape, either when moving away from the church and towards the Main Order Limits, or vice versa. Where glimpses of the church could be obtained from these routes; i.e. from the footpath (U46/1) through the field immediately south of the church (Figure 13.6, Image 13.12; document reference 6.3.13.6), none of these experiences incorporate the Main Order Limits.
- 1.234. This is a conclusion supported by the Landscape and Visual Baseline Report (LVA) (Appendix 11.1; document reference 6.2.11.1), which identifies that while there is visibility of the Main Order Limits from elevated positions at the edge of the settlement of Barwell, views from the west and north within 1km of the Main Order Limits are generally limited by mature vegetation within and on the periphery of Burbage Common Country Park, as well as by mature vegetation forming field boundaries and alongside roads across the lower-lying land north-west of the Main Order Limits.
- 1.235. However, due to the church's location on the higher ground to the north, there are some glimpsed views available of the tower from the more open parts of the Main Order Limits, notably looking north from Burbage Common Road (Figure 13.6, Image 13.13; document reference 6.3.13.6), or from the public footpaths on the southern edge of the Main Order Limits (Figure 11.10; Photoviewpoint 2; document reference 6.3.11.10). The Church of St Mary can also be glimpsed in the distance in views from the landscape east of the Main Order Limits, as illustrated by Photoviewpoints 9 and 22 (Figure 11.10; document reference 6.3.11.10).
- 1.236. As such, the Church of St Mary (1074229) at Barwell is considered to be a sensitive receptor, due to the potential for development in the Main Order Limits to affect the appreciation of the church from the site itself and the wider landscape, and erode its historical wider agricultural setting in elevated views from the environs of the churchyard.
- 1.237. The Grade II\* Church of St Simon and St Jude (1074259) is located c.2.4km north of the Main Order Limits in the settlement of Earl Shilton. The earliest surviving part of the church dates to the 15th century though it was largely rebuilt in 1855. The significance of this asset is primarily derived from its considerable architectural and historic interest within its built form. In terms of its setting, the church is located on a ridge of high ground within the historically long linear settlement of Earl Shilton, within the centre of a large walled churchyard. The church is also located adjacent to the scheduled remains of a motte and bailey castle, which suggests it was founded on the site of an earlier church, and as such is has some archaeological interest.
- 1.238. The church is not itself located within the ZTV and, therefore, from the church there is no appreciation of the Main Order Limits (Figure 13.6, Image 13.14; document reference 6.3.13.6). Neither is there any apparent functional connection between the church and the Main Order Limits. However, due to the church's location on higher ground, the spire is visible from the wider area to the south, and as such there are some glimpsed views

available from parts of the Main Order Limits towards the distant spire, most notably as one moves along the Burbage Common Road (Figure 13.6, Images 13.15 and 13.16; document reference 6.3.13.6). There are also glimpses of the distant spire from the public rights of way in the south of the Main Order Limits (Figure 11.10; Photoviewpoints 1, 2 and 37; document reference 6.3.11.10), as well as the fields immediately east of the Main Order Limits (Figure 11.10; Photoviewpoints 9 and 11; document reference 6.3.11.10).

- 1.239. As such, the Church of St Simon and St Jude is considered to be a sensitive receptor, due to the potential for development in the Main Order Limits to affect the appreciation of the church from the wider landscape.
- 1.240. The Grade II Church of St Mary (1074693) is located c.0.9km north of the Main Order Limits within the settlement of Elmeſthorpe. The church is directly associated with the scheduled remains of the medieval tower and nave (see above). The church itself has 14<sup>th</sup> century origins though was rebuilt in 1868 in random granite rubble and dressed stone.
- 1.241. It is this historic and architectural interest which mainly contributes to the significance of this asset, along with its association with the attached church ruins.
- 1.242. In terms of its setting, the listed building is situated within its surrounding graveyard alongside the attached ruined church, which provides an understanding of the historic context of the later listed building. The church is set back, but highly visible, from the adjacent road to the south, which affords the most common experience of the asset. From the grounds of the church there are wide views south over the modern developments in the settlement towards the lower-lying land that formed the church's historic parish (Figure 11.10; Photoviewpoint 19; document reference 6.3.11.10). These views also afford glimpses of the spire of the Church of St Catherine in Burbage.
- 1.243. In these views from the church there is an appreciation of the north-western portions of the Main Order Limits, which also have an historical functional association, having formed part of the Elmeſthorpe parish associated with the church, albeit making only a very limited contribution to the significance of the asset through this association.
- 1.244. Furthermore, although the church is not widely visible from the wider landscape, being located nestled into a south facing slope, the building can be glimpsed from northern parts of the Main Order Limits, as previously set out with reference to its associated ruined tower designated as a scheduled monument.
- 1.245. As such, the Grade II Church of St Mary (1074693) is considered to be a sensitive receptor, due to the potential for development in the Main Order Limits to affect the appreciation of the church from the wider landscape and erode the appreciation of its historically associated wider agricultural setting.

### ***Summary of Listed Buildings Assessment***

- 1.246. In light of the above assessment, verified during the course of the field surveys of the DCO Site and study area, the following seven listed buildings are considered to have the potential for their significance to be affected by the Proposed Development in the Main



Order Limits and will therefore require an impact assessment as part of the EIA:

- The Wentworth Arms and Adjoining Stables, Grade II (1307251);
- Church of St Mary, Grade I (1074229) at Barwell;
- Church of St Mary, Grade II (1074693) at Elmesthorpe;
- Church of St Simon and St Jude, Grade II\* (1074259) at Earl Shilton;
- Church of All Saints, Grade II (1177924) at Sapcote;
- Church of St Michael, Grade II\* (1074704) at Stoney Stanton; and
- Church of St Catherine at Burbage, Grade II\* (1295212).

### **Conservation Areas**

1.247. The DCO Site, including the Main Order Limits, does not fall within a conservation area, although 11 conservation areas are identified within the 5km study area (Figure 13.2; document reference 6.3.13.2). These comprise:

- Aston Flamville Conservation Area;
- Barwell A Conservation Area;
- Barwell B Conservation Area;
- Hinckley Town Centre Conservation Area;
- Hinckley Druid Street Conservation Area;
- Hinckley Hollycroft Conservation Area;
- Burbage Conservation Area;
- Wigston Parva Conservation Area;
- Earl Shilton Conservation Area;
- Croft Conservation Area; and
- Ashby-de-la-Zouch Canal Conservation Area.

### **Aston Flamville Conservation Area**

1.248. Aston Flamville Conservation Area is located adjacent south-east of the Main Order Limits (where the site extents cover the highway of the M69). The conservation area encompasses the historic core of the small rural settlement with medieval origins, which is focussed around the principal roads of Lychgate Lane and Hinckley Road and contains a

number of historic listed buildings, as previously set out above. Aside from modern infill north of Lychgate Lane and the small development at Manor House Close, the settlement has undergone very little development since the post-medieval period and the historic layout and relationships between the historic buildings, including the manor house, church and farmhouses are still legible and contribute greatly to its character and appearance.

- 1.249. The conservation area appraisal of 1975 notes that the village contains a number of well-maintained historic buildings, which are the main contributors to its character and appearance. It also notes that the visual links with the countryside are key to the experience of the area, along with the open spaces within the village. In this respect, the conservation area designation takes in a large swathe of undeveloped agricultural fields to the west of the properties on Lychgate Lane, that form the historical rural setting to the properties in the settlement.
- 1.250. The setting of the conservation area is largely defined by its low-lying position and its enclosure on all sides by surrounding agricultural land, that reinforces the historic context of the settlement as a rural hamlet and makes a positive visual contribution to the conservation area.
- 1.251. The M69, forming a hard boundary to the northwest of the conservation area limits the appreciation of the wider setting of the conservation area in this direction. The motorway also creates a hard boundary and area of separation between the conservation area and the main HNRFI Site north of the M69 Junction 2 (Figure 11.10; Photoviewpoint 39; document reference 6.3.11.10).
- 1.252. While parts of the conservation area are notionally located within the ZTV, in reality, a ridge intervening high ground to the north of the settlement, in combination with the presence of woodland and hedgerows in the intervening landscape, screens the Main Order Limits north of the M69 Junction 2. As such, from within the conservation area, there is currently no appreciation of the Main Order Limits due to the intervening built form within the settlement and the rising agricultural land beyond. While the conservation area is located in the same historic parish as the southern part of the Main Order Limits there are no evident functional or visual associations that can be appreciated, as the Main Order Limits does not form part of the conservation area's wider agricultural setting, and has furthermore been physically and visually severed from this wider land by the hard boundary of the M69 motorway to the north-west.
- 1.253. Nonetheless, the proximity of the conservation area to the arm of the Main Order Limits within the M69 highway boundary means there is some limited potential for the Proposed Development to alter the contribution of setting to the heritage interest of this conservation area, and the ability to appreciate its significance. Therefore, Aston Flamville Conservation Area is considered to be a sensitive receptor.

### *Hinckley Town Centre Conservation Area*

- 1.254. Hinckley Town Centre Conservation Area is located c.2.1km west of the Main Order Limits. The area was designated in 1986 and the area boundary was extended in 1998. With its

conservation area appraisal adopted in 2013. The area encompasses the historic core of Hinckley and contains a number of listed buildings. The medieval street pattern largely survives, which forms a key element contributing to the character and appearance of the area.

- 1.255. The conservation area is also characterised by numerous 18th-20th century historic buildings, commercial spaces and industrial buildings, which together represent key features that illustrate the development of the settlement. The conservation area appraisal notes that: *“These buildings have both historic and architectural interest, forming a historic record of the development of the settlement. The buildings and open spaces help to create a distinct identity through use of local materials and styles, and strong sense of enclosure”*.
- 1.256. No views either to or from the Main Order Limits are noted as providing any contribution to the conservation area or its special interest. From within the conservation area there is no appreciation of the Main Order Limits and neither is there any apparent functional connection between them, due to the topographic position of the conservation area and the presence of the built form within it and surrounding it. Therefore, the land within the Main Order Limits is not considered to make any contribution to the heritage interest of this designated area. As such, the Hinckley Town Centre Conservation Area is not considered to be a sensitive receptor.

#### **Hinckley Hollycroft Conservation Area**

- 1.257. Hinckley Hollycroft Conservation Area is located c.2.4km west of the Main Order Limits and notionally within the ZTV, albeit in reality intervening settlement in Hinckley screens any views of the Main Order Limits. The area was designated in 1998 and the appraisal was adopted in 2011. The key feature of this conservation area which defines its character is Hollycroft Park, created in the 1930s as amenity space, and which continues to retain the majority of its original features including the pavilion, bandstand, railings, gates and planting strategy, which contribute greatly to its character and appearance.
- 1.258. No views either to or from the Main Order Limits are noted as providing any contribution to the conservation area or its special interest. From within the conservation area there is no appreciation of the Main Order Limits and neither is there any apparent functional connection. Therefore, the land within the Main Order Limits is not considered to make any contribution to the heritage interest of this designated area. As such, the Hinckley Hollycroft Conservation Area is not considered to be a sensitive receptor.

#### **Hinckley Druid Street Conservation Area**

- 1.259. The Hinckley Druid Street Conservation Area is located c.2.2km west of the Main Order Limits and notionally within the ZTV, albeit in reality intervening settlement in Hinckley screens any views of the Main Order Limits. The area was designated in 2001 and the appraisal was adopted in 2009. The area includes Druid Street and adjacent streets. The area is surrounded to the north, east and west by modern residential areas and to the south by the commercial and retail core of Hinckley town centre.

- 1.260. The Druid Street area was the major centre for the town's industrial development during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and many of the historic buildings survive. These buildings are not listed but are of heritage value nonetheless. The area's significance is derived from the historic and architectural interest of the buildings, which illustrate its historical industrial character.
- 1.261. No views either to, or from, the Main Order Limits are noted as providing any contribution to the conservation area or its special interest. From within the conservation area there is no appreciation of the Main Order Limits, and neither is there any apparent functional connection. Therefore, the land within the Main Order Limits is not considered to make any contribution to the heritage interest of this designated area. As such, the Hinckley Druid Street Conservation Area is not considered to be a sensitive receptor.

### ***Ashby-de-la-Zouch Canal Conservation Area***

- 1.262. Ashby-de-la-Zouch Canal Conservation Area is located c.4-5km west of the Main Order Limits and outside of the ZTV, where intervening settlement and high ground screens any views of the Main Order Limits. The area was designated in 1990 and the appraisal was adopted in 2009. The conservation area encompasses the extents of the historic Ashby Canal. The appraisal notes that much of the course of the canal is rural which contribute to its character and appearance, along with the numerous brick bridges and associated structures. The conservation area also has archaeological interest relating to its industrial nature.
- 1.263. No views either to or from the Main Order Limits are noted as providing any contribution to the conservation area or its special interest. From within the conservation area there is no appreciation of the Main Order Limits, and neither is there any apparent functional connection. Therefore, the land within the Main Order Limits is not considered to make any contribution to the heritage interest of this designated area. As such, the Ashby-de-la-Zouch Canal Conservation Area is not considered to be a sensitive receptor.

### ***Croft Conservation Area***

- 1.264. Croft Conservation Area is located c.3.5km east of the Main Order Limits. While parts of the conservation area are notionally located within the ZTV, in reality intervening settlement and vegetation on high ground screens any views of the Main Order Limits. There is a draft conservation area appraisal, dated August 2016, which notes that the conservation area was proposed for designation in 2016 and encompassed the village's historic core which is largely the result of physical and economic development during the late 19<sup>th</sup> century with the expansion of a small rural settlement to a more industrialised village. These elements form the main contribution to the character of the area. The area is surrounded by modern development of Croft to the south beyond the railway line enclosing the conservation area.
- 1.265. No views either to or from the Main Order Limits are noted as providing any contribution to the conservation area or its special interest. From within the conservation area there is no appreciation of the Main Order Limits, and neither is there any apparent functional

connection. Therefore, the land within the Main Order Limits is not considered to make any contribution to the heritage interest of this designated area. As such, the Croft Conservation Area is not considered to be a sensitive receptor.

### ***Earl Shilton Conservation Area***

- 1.266. Earl Shilton Conservation Area is located c.1.8km north of the Main Order Limits and notionally within the ZTV. However, the site visit made clear that intervening settlement and high ground screens any views of the Main Order Limits from within the designated area. The conservation area appraisal was adopted in 2010. Earl Shilton conservation area is a small area encompassing red brick residential terraces, factories and workshops constructed due to the expansion of the boot and shoe industry in the settlement in the late 19th century. These built elements form the main contributors to the character of the area. The area is surrounded by the modern development of Earl Shilton settlement and as such the area is very enclosed.
- 1.267. No views either to or from the Main Order Limits are noted as providing any contribution to the conservation area or its special interest. From within the conservation area there is no appreciation of the Main Order Limits, and neither is there any apparent functional connection. Therefore, the land within the Main Order Limits is not considered to make any contribution to the heritage interest of this designated area. As such, the Earl Shilton Conservation Area is not considered to be a sensitive receptor.

### ***Wigston Parva Conservation Area***

- 1.268. Wigston Parva Conservation Area is located c.3km south of the Main Order Limits and notionally within the ZTV. The conservation area was designated in 1975 and the conservation area appraisal was subsequently adopted.
- 1.269. The conservation area appraisal outlines the key characteristics of the area deriving from the survival of the historic pattern of the village and the limited expansion of the settlement from its medieval core area. The appraisal also notes that the survival of the historic buildings is important to the character and significance of the area. These buildings are grouped around an enclosed village green which forms the main feature of the settlement. The surrounding agricultural land and the experience of these rural surrounds as one enters the settlement is also part of the experience of the area.
- 1.270. No views either to or from the Main Order Limits are noted as providing any contribution to the conservation area or its special interest. From within the conservation area there is no appreciation of the Main Order Limits, and neither is there any apparent functional connection between them. Therefore, the land within the Main Order Limits is not considered to make any contribution to the heritage interest of this designated area. As such, the Wigston Parva Conservation Area is not considered to be a sensitive receptor.

### ***Barwell A and B Conservation Areas***

- 1.271. Barwell A and B Conservation Areas are located c.0.9km north-west of the Main Order Limits and notionally within the ZTV. However, the results of the site visit confirmed that

the presence of intervening settlement screens any views of the Main Order Limits from the conservation area. The areas were designated in 2001 and the appraisal was adopted in 2010. The historic settlement consists of two distinct areas of character, both designated as separate conservation areas.

- 1.272. Area A comprises the High Street which represents the older village core and links with Top Town which is the village centre. Along this road, industrial development has led to a tight pattern of red brick factories, workshops and dwellings.
- 1.273. Area B comprises Arthur Street and consists of early 20th century north light boot and shoe factories with two storey offices fronting the street.
- 1.274. The character of the area is principally derived from the surviving industrial buildings, with links to the knitting industry in Hinckley. The areas are enclosed by modern development with limited views to the wider landscape.
- 1.275. No views either to or from the Main Order Limits are noted as providing any contribution to the conservation areas or their special interest. From within the conservation areas there is no appreciation of the Main Order Limits and neither is there any apparent functional connection between them. Therefore, the land within the Main Order Limits is not considered to make any contribution to the heritage interest of these designated area. As such, the Barwell A and B Conservation Areas are not considered to be sensitive receptors.

### **Burbage Conservation Area**

- 1.276. Burbage Conservation Area is located c.1.3km from the Main Order Limits and notionally within the ZTV. The area was designated by the council in February 1973 and the appraisal was adopted in 2011. The conservation area encompasses the historic village core and associated listed buildings. The appraisal states that:

*“The character of this conservation area is created by the contrast of narrow and open spaces within the street scene. This variation is accentuated by the continuous terracing of houses built against the footpath. There are also a number of fine trees which form important focal points within the area as well as providing relief from the visual hardness of the built environment.”*

- 1.277. The listed buildings within the conservation area have been individually assessed above. These buildings form a key element of the character and significance of the conservation area. Due to the surrounding modern development, the conservation area is relatively enclosed with key views focusing on internal streetscapes and buildings, although some limited glimpsed views east are available from the churchyard.
- 1.278. As noted above the church spire of the Church of St Catherine is visible from the surrounding land. Although the settlement itself is only visible in the context of the urban development of Burbage and Hinckley.
- 1.279. No views either to or from the Main Order Limits are noted as providing any contribution

to the conservation area or its special interest. From within the conservation area there is no appreciation of the Main Order Limits due to the enclosure of the conservation area by surrounding modern development and neither is there any apparent functional connection between them. Therefore, the land within the Main Order Limits is not considered to make any contribution to the heritage interest of this designated area. As such, the Burbage Conservation Area is not considered to be a sensitive receptor.

### **Registered Battlefields**

- 1.280. No part of the DCO site falls within a registered battlefield, although there is one identified just beyond the 5km study area to the north-west of the Main Order Limits. This relates to the Battle of Bosworth (Field) 1485 (1000004).
- 1.281. No views either to or from the Main Order Limits are noted as providing any contribution to the battlefield or its special interest. From within the battlefield there is no appreciation of the land with the Main Order Limits, and neither is there any apparent functional connection between them. Therefore, the land within the Main Order Limits is not considered to make any contribution to the heritage interest of this designated area. As such, the Battle of Bosworth (Field) 1485 is not considered to be a sensitive receptor.

### **Non-designated Built Form within the Main Order Limits**

- 1.282. Within the Main Order Limits there are four groups of buildings, which principally relate to the land's current and historical agricultural use. These comprise Woodhouse Farm (HB1), Hobbs Hayes (HB2) and Freeholt Lodge (HB3), and an additional dwelling and landholding at The Weeping Willows, all of which are shown on Figure 13.3 (document reference 6.3.13.3).

### **Woodhouse Farm (HB1)**

- 1.283. Woodhouse Farm is depicted on Ordnance Survey Drawing map dated to 1814, where it is shown in limited detail as a small farmstead. The 1887 Ordnance Survey (OS) map depicts the farm in more detail. The farmhouse is set away from the agricultural buildings which form a loose courtyard arrangement to the north-east surrounded by orchards and ponds. These courtyard buildings survived into the mid-20<sup>th</sup> century when they were replaced with larger barns and outbuilding, and the farm complex expand to include further residential dwellings to the north-east.
- 1.284. Based on analysis of historic mapping, historic aerial photographs and the site inspection, it is clear that the farmhouse is the only surviving feature of the earlier 18<sup>th</sup> to 19<sup>th</sup> century farmstead (Figure 13.3, HB1; document reference 6.3.13.3). As such, this building is the only structure in this complex considered to be of any heritage interest.
- 1.285. The farmhouse is a large double-gabled structure of brown brick, built on a surrounding brick plinth. The window surrounds are variously of brick or with stone sills. It is clear that the fabric of the building has also undergone substantial alterations, having been extended in various directions, and been re-roofed and re-glazed recently. As such, little of the original historic fabric, aside from its main structure, is apparently intact. The loss of the

contemporary buildings shown on historical maps has also eroded the appreciation of the historic interest of the building as part of an historic farm complex.

- 1.286. Therefore, the importance of the asset is principally derived from its low level of architectural and historic interest. This has been reduced through the apparent episodes of rebuilding and renovation of the building. The setting of the farmhouse does make a minor positive contribution to this asset of local interest, through providing an appreciation of its rural context, albeit with the loss of associated outbuildings.
- 1.287. Development within the Main Order Limits is expected to result in the complete loss of this building of local interest, and therefore this building is considered to be a sensitive receptor.

### **Hobbs Hayes (HB2)**

- 1.288. A building is depicted on the Ordnance Survey Drawing map dated to 1814 in the location of the current Hobbs Hayes farm building (Figure 13.3, HB2; document reference 6.3.13.3). Although there is limited detail on this early map, it appears to be a small L-shaped agricultural outbuilding. Hobbs Hayes was first recorded in the late 18th century and may be associated with the earlier Over Hobbs Care, mentioned in historic documents of the early 17<sup>th</sup> century.
- 1.289. The building is recorded on the HER as simply a barn (MLE20555), although it was likely used as some form of combination barn for storage and animal shelter, given its isolated position and lack of surrounding buildings. The 1887 OS map shows the farmstead as comprising of just this single building, while during the mid-20<sup>th</sup> century a small farmstead was built around this structure including the farmhouse to the east. Subsequently, large barns were constructed in the late 20<sup>th</sup> and early 21<sup>st</sup> centuries (Figure 13.3; document reference 6.3.13.3). As such it is considered that the surviving late 18th to 19th century building (HB2) is the only building of historic interest in the Hobbs Hayes Complex.
- 1.290. In the early 21st century, it appears that the building itself was converted into a dwelling. During the site visit, the building was identified as predominantly single storey, L-shaped range built of red brick, with slate roofs. A small central section of the range is of two storeys.
- 1.291. While the form of the building suggests a former use as a combination barn for storage and animal shelter, due to the conversion of the range, it is unclear if the present structure comprises a rebuilt structure on the footprint a former building, or simply a building that has experienced extensive renovation, that has masked the historic character of its original.
- 1.292. Therefore, the importance of the asset is principally derived from its low level of architectural and historic interest. This has been reduced through the apparent episodes of rebuilding and renovation of the building. The setting of the farmhouse does make a minor positive contribution to this asset of local interest, through providing an appreciation of its wider rural context, albeit in the context now of a modern farming complex.



1.293. Development within the Main Order Limits is expected to result in the complete loss of this building of local interest, and therefore this building is considered to be a sensitive receptor.

### ***Freeholt Lodge (HB3)***

1.294. A building is depicted on the Ordnance Survey Drawing map dated to 1814 in the general location of the current brick-built building at Freeholt Lodge (Figure 13.3, HB3; document reference 6.3.13.3) while the 1887 OS map shows a farmstead comprising a range of buildings located broadly in the position of the current structure, albeit extending further east and west. During the mid-20<sup>th</sup> and late-20<sup>th</sup> century further agricultural structures were built to the north and south (Figure 13.3; document reference 6.3.13.3). Building HB3 (Figure 13.3; document reference 6.3.13.3) is considered to be the only surviving late-18<sup>th</sup> to 19<sup>th</sup> century building, and thus is the only building of historic interest in this complex.

1.295. During the site visit, the building was identified as a single storey red brick structure with slate roof and a series of door and window openings, predominantly to its southern frontage. The form of the building suggests a former use as stables or loose boxes. It has also been altered through the addition of lean-to extensions to either end of the structure. It is considered that this building has undergone a high degree of change, with the loss of attached structures, replacement of its roof, and alterations to its various openings.

1.296. Therefore, the importance of the asset is principally derived from its low level of architectural and historic interest. This has been reduced through the apparent episodes of alteration to the building. The setting of the farmhouse does make a minor positive contribution to this asset of local interest, through providing an appreciation of its wider rural context, albeit in the context now of a modern farming complex and its use as ancillary building associated with a number of surrounding static caravans.

1.297. Development within the Main Order Limits is expected to result in the complete loss of this building of local interest, and therefore this building is considered to be a sensitive receptor.

### ***The Weeping Willows***

1.298. The main building at The Weeping Willows (Figure 13.3; document reference 6.3.13.3) was first shown on OS mapping dating to 1903 as two cottages within a private garden area. During the early 21<sup>st</sup> century these structures were demolished, and a new building constructed.

1.299. During the site visit it was observed that no features of the early 20<sup>th</sup> century buildings survive and that the current building is of no heritage interest. As such, this building is not a sensitive receptor, in cultural heritage terms.

### ***Burbage Common Road Bridge***

1.300. The Burbage Common Road Bridge is also located within the Main Order Limits, where it

carries the Burbage Common Road over the railway line that defines the western boundary of the Main HNRFI Site (Figure 13.3; Document Reference 6.3.13.3).

- 1.301. The bridge is first recorded on OS mapping of 1886 (Figure 13.5; document reference 6.3.13.5), where it had been constructed after 1860 as part of the South Leicestershire Railway (later the South Leicestershire Branch Line of the London and North West Railway), which opened in 1864.
- 1.302. During the site visit, the bridge was identified as a triple-arched structure of grey engineering brick construction, capped with concrete. It appears to have experienced a degree of repair and renewal to its fabric over time.
- 1.303. The bridge is not recorded by the HER as a non-designated heritage asset. Nonetheless, the bridge is considered to possess a low level of heritage interest. The heritage significance of the bridge is derived from the fabric of its built form and its limited architectural interest as a late 19th century structure associated with the railway.
- 1.304. Development within the Main Order Limits and specifically the construction of the A47 Link Road, is expected to result in the complete loss of this building of local interest, and therefore this building is considered to be a sensitive receptor.

### **Proposed Development Areas beyond the Main Order Limits**

- 1.305. In addition to the Main Order Limits, the DCO Site also includes land to accommodate modifications to roads, railway level crossings and PRoW proposed in connection with the Proposed Development, as set out on Figure 13.1 (document reference 6.3.13.1).
- 1.306. The designated heritage asset baseline in respect of the development areas beyond the Main Order Limits is set out for each location in the paragraphs below. Given the limited nature of many components of the intended works and the pre-existing transport character purpose they occupy (i.e. existing roads, signs, railway infrastructure etc), these aspects of the Proposed Development have been considered on a case-by-case basis in terms of the potential for the works to result in impacts on heritage assets, rather than adopting the wide-ranging study area that has been applied to the Main Order Limits. For each location, reference is made to the relevant stand-alone plans which show the heritage context of the specific off-site mitigation location. Where necessary, the text is also accompanied by an inset plan to show the proposed off-site highway mitigation or level crossing location and its immediate heritage context.

### **M69 Highway Works**

- 1.307. The DCO Site incorporates seven discrete segments of highways land on the M69 motorway, as depicted in Figure 13.1, 13.2 and 13.4 (document references 6.3.13.1, 6.3.13.2 and 6.3.13.4); with two locations to the north of M69 Junction 2, and five to the south of junction 2. In each case, these areas are located wholly within the extents of the existing motorway land and its engineered embankments.
- 1.308. Given that, in each case, the Proposed Development in these areas is limited to the

provision of new signage within the existing motorway extents, and that none of these locations interact with any known designated heritage assets, there is considered to be no potential for any impacts on any heritage assets as a result of these elements of the Proposed Development being implemented.

**Highway Improvement No. HB1 (Ashby Road/A47 Normandy Way)**

1.309. This off-site junction, located west of the Main Order Limits, as depicted on Figure 13.1 and 13.2 (document references 6.3.13.1 and 2), and Image 13.2.1 below, is a crossroads in a suburban setting forming the junction of A47 Normandy Way and A447 Ashby Road, on the northern edge of Hinckley. The Proposed Development comprises kerb works on most arms of the junction to widen the carriageway and introduction of formal signal-controlled pedestrian crossing points within the extents of the existing highways boundaries.

1.310. There are no designated heritage assets in proximity to this junction. The HER records only the alignment of the post-medieval turnpike road (MLE20915) on Ashby Road.

1.311. In light of the limited development proposed in this location, which will be confined to the modern highway, there is considered to be no potential for this element of the Proposed Development to affect any designated heritage assets.



**Image 13.2.1: Off-site Highway Improvement No. HB1.**

**Highway Improvement No. B1 (Hinckley Road/New Road/B581 Station Road)**

1.312. This off-site junction, located within Stoney Stanton, to the east of the Main Order Limits, as depicted on Figure 13.1, 13.2 and 13.4 (document references 6.3.13.1, 6.3.13.2 and 6.3.13.4) and Image 13.2.2 below, is a mini-roundabout at the junction of B581 Station Road/New Road and Hinckley Road, Stoney Stanton, adjacent to the Living Rock Church to the north and Stoney Stanton Social Club to the south. The Proposed Development comprises the replacement of the existing mini roundabout by traffic lights with signalised

crossings for pedestrians within the highway land.

1.313. There are no designated heritage assets in immediate proximity to this junction. The HER records that this junction is located to the west of the extents of the medieval and post-medieval historic settlement core (MLE317) of Stoney Stanton, with the alignment of the 19<sup>th</sup> century railway to north (MLE10134).

1.314. In light of the limited development proposed in this location, which will be confined to the provision of new signals within the extents of the modern highway, there is considered to be no potential for this element of the Proposed Development to affect any designated heritage assets.



Image 13.2.2: Off-site Highway Improvement No. B1.

**Highway Improvement No. B2 (B4669/Stanton Lane)**

1.315. This off-site junction, located east of the Main Order Limits comprises the junction of B4669 Hinckley Road and Stanton Lane, is a T-junction adjacent to Sapcote Garden Centre, as depicted on Figure 13.1, 13.2 (document references 6.3.13.1 and 6.3.13.2) and Image 13.2.3, where the Proposed Development comprises the provision of new signals within the highway land and a temporary access track around the corner of the field north-west of the junction.

1.316. There are no designated heritage assets in immediate proximity to this junction. The HER records only the alignment of the post-medieval turnpike road (MLE21284) following the B4669.

1.317. In light of the limited development proposed in this location, which will be confined to the provision of new signals within the extents of the modern highway and a temporary access track on the margin of the adjacent field, there is considered to be no potential for this element of the Proposed Development to affect any designated heritage assets.



**Image 13.2.3: Highway Improvement No. B2.**

### **Highway Improvement No. B5 (Coventry Road/B581 Broughton Road)**

1.318. This off-site junction, located east of the Main Order Limits, comprises a T-junction opposite the Mill on the Soar pub and restaurant at the junction of B4114 Coventry Road and B581 Broughton Road at Soar Mill, Broughton Astley, south-east of Stoney Stanton, as depicted on Figure 13.1, 13.2 and 13.4 (document references 6.3.13.1, 6.3.13.2 and 6.3.13.4), and Image 13.2.4 below. New traffic lights are already scheduled to be introduced as part of the Broughton Astley S278 works (Planning Ref: 19/00856/OUT). Should this scheme not come forward in advance of the opening of the HNRFI access infrastructure, the applicant proposes to undertake a mitigation scheme. This would include signalisation of the ghost island junction with the Broughton Road with separate right and left turn lanes and connecting to the existing signalled junction at Coventry Road on the B4114. The Proposed Development would comprise kerb works on arms of the junction to widen the carriageway, within the extents of the existing highways boundaries.

1.319. There are no designated heritage assets in proximity to this junction.

1.320. In light of the limited development proposed in this location, which will be confined to the extents of the modern highway, there is considered to be no potential for this element of Proposed Development to affect any designated heritage assets.



**Image 13.2.4: Off-site Highway Improvement No. B5.**

**Highway Improvement No. HB2 (The Common Barwell/A47/B4668 Leicester Road)**

- 1.321. This off-site junction, located north of the Main Order Limits comprises, a roundabout at the junction of A47 Normandy Way/Leicester Road, the B4668 Leicester Road and The Common, adjacent to the Leicester Road Stadium south-east of Barwell, as depicted on Figure 13.1, 13.2 and 13.4 (document references 6.3.13.1, 6.3.13.2 and 6.3.13.3), and Image 13.2.5 below. The Proposed Development comprises widening of the entry arm on the B4668 Leicester Road, which will affect the existing footway within the highway boundary.
- 1.322. There are no designated heritage assets in proximity to this junction. The HER records only the alignment of the post-medieval turnpike road (MLE20567) on the B4668.
- 1.323. In light of the limited development proposed in this location, which will be confined to the modern highway, there is considered to be no potential for this element of the Proposed Development to affect any designated heritage assets.



**Image 13.2.5: Off-site Highway Improvement No. HB2.**

### **Highway Improvement No. H1 (A5/A4303/B4027/Coal Pit Lane)**

- 1.324. This off-site junction comprises the Cross in Hand roundabout at the junction of the A5 Watling Street, A4303 Coventry Road, B4428 Lutterworth Road and Coal Pit Lane, adjacent to the Magna Park South distribution centre west of Lutterworth. This junction is located over 8km south of the Main Order Limits, as depicted on Figure 13.1 (document reference 6.3.13.1) and Image 13.2.6 below, where the Proposed Development comprises increased roundabout radius and widening of the lane entries to the existing roundabout, which will be contained to the highway boundary.
- 1.325. There are no designated heritage assets in proximity to this junction. The HER records the Watling Street Roman Road (MLE1388) on the alignment of the modern A5, in addition to the record for a post-medieval turnpike road (MLE20827) to the east.
- 1.326. In light of the limited development proposed in this location, which will be confined to the modern highway, there is considered to be no potential for this element of the Proposed Development to affect any designated heritage assets.



Image 13.2.6: Off-site Highway Improvement No. H1.

**Highway Improvement No. B6 (Coventry Road/ Croft Road)**

1.327. This off-site junction, located east of the Main Order Limits comprises the B4114 Coventry Road and Croft Road T-junction next to the Esso filling station, south-west of Narborough, as depicted on Figure 13.1, 13.2 (document references 6.3.13.1 and 2), and Image 13.2.7 below. The Proposed Development comprises some limited widening of the carriageway on junction approaches, which will be contained to the existing highway boundary.

1.328. There are no designated heritage assets in proximity to this junction. The HER records the Fosse Way Roman Road (MLE21284) on the alignment of the modern Coventry Road.

1.329. In light of the limited development proposed in this location, which will be confined to the modern highway, there is considered to be no potential for this element of the Proposed Development to affect any designated heritage assets.



Image 13.2.7: Off-site Highway Improvement No. B6.



**Highway Improvement No. B4 (B4669 Hinckley Road/Leicester Road, Sapcote)**

- 1.330. This highway improvement location is focussed on the B4669 Hinckley Road/Leicester Road, Sapcote - a single carriageway two-lane road that forms the main east-west route through the village, which is located to the east of the Main Order Limits, as depicted on Figure 13.1 and 13.2 (document references 6.3.13.1 and 6.3.13.2). The Proposed Development comprises traffic calming features and creation of public realm with junction improvements, bus stop relocation and inclusion of a pedestrian crossing at junction of Church Street with the B4669. In terms of designated heritage assets, as illustrated on Figure 13.4 (document reference 6.3.13.4), the alignment of the highway that is the focus of the highway improvements passes to the north of the scheduled monument which designates the buried remains of Sapcote Motte and Bailey Castle (1010301), albeit no development works are proposed within the highway adjacent to the scheduled monument.
- 1.331. In light of the limited development proposed in this location, which will be confined to minor alterations to the existing infrastructure within the modern highway extents, there is considered to be no potential for this element of the Proposed Development to affect any designated heritage assets.

**Highway Improvement No. B3 (Hinckley Road/Stanton Lane; Stoney Stanton)**

- 1.332. This off-site works location is focussed on Stanton Lane/Hinckley Road, south-west of Stoney Stanton, a single carriageway two-lane road that runs through linear suburban development into countryside, located to the east of the Main Order Limits, as depicted on Figure 13.1 and 13.2 (document references 6.3.13.1 and 6.3.13.2). The Proposed Development comprises changes to the existing road layout to provide traffic calming features to enable reduction of the speed limit to 40mph from the national speed limit.
- 1.333. There are no designated heritage assets in proximity to these works locations and neither does the HER record any records or non-designated heritage assets that interact with the existing highway.
- 1.334. Therefore, in light of the limited development proposed in this location, which will be confined to minor alterations to the existing infrastructure within the modern highway extents, there is considered to be no potential for this element of the Proposed Development to affect any designated heritage assets.

**Level Crossings****Outwoods Railway Crossing (Grid Ref: SP442941)**

- 1.335. This off-site works location is focussed on the Outwoods pedestrian level crossing (Footpath no U8/1) on the Leicester to Hinckley railway to the west of the Main Order Limits, as depicted on Figure 13.1, 13.2 and 13.4 (document references 6.3.13.1, 6.3.13.2 and 6.3.13.3). The Proposed Development comprises the replacement of the level crossing with a pedestrian footbridge, with associated public rights of way diversions.

- 1.336. There are no designated heritage assets in proximity to this railway crossing and neither does the HER record any records or notable non-designated heritage assets that interact with the existing level crossing or footprint of the proposed public right of way diversion.
- 1.337. Therefore, in light of the nature of this element of the Proposed Development, focussed as it is on the existing railway infrastructure, and its location away from any known heritage assets, there is considered to be no potential for any effects on any designated heritage assets.

***Thorney Fields Farm Railway Crossing (Grid Ref: SP480959)***

- 1.338. This off-site works location is focussed on the Thorney Fields Farm pedestrian level crossing (Footpath U17/1) on the Leicester to Hinckley railway to the north-east of the Main Order Limits, as depicted on Figure 13.1, 13.2 and 13.4 (document references 6.3.13.1, 6.3.13.2 and 6.3.13.3). The Proposed Development comprises the level crossing closure and public right of way diversion to connect into adjacent tracks.
- 1.339. There are no designated heritage assets in proximity to this railway crossing and neither does the HER record any records or notable non-designated heritage assets that interact with the existing level crossing or footprint of the proposed public right of way diversion (aside from recording the alignment of the railway itself as MLE16084).
- 1.340. Therefore, in light of the nature of this element of the Proposed Development, focussed as it is on the existing railway infrastructure, and its location away from any known heritage assets, there is considered to be no potential for any effects on any designated heritage assets.

***Elmesthorpe (Grid Ref: SP471958)***

- 1.341. This off-site works location is focussed on the Elmesthorpe pedestrian level crossing (Footpath T89/1 on the Leicester to Hinckley railway to the immediate north-east of the Main Order Limits, as depicted on Figure 13.1, 13.2 and 13.4 (document references 6.3.13.1, 6.3.13.2 and 6.3.13.3). The Proposed Development comprises a Public Right of Way diversion with pedestrian traffic rerouted to an existing bridge over the railway at Station Road.
- 1.342. In light of the nature of this element of the Proposed Development, there is considered to be no potential for any impacts on any designated heritage assets or any other heritage asset.

***Barwell (Grid Ref: SP457952) and Earl Shilton (Grid Ref: SP460954)***

- 1.343. These off-site works locations are each focussed on pedestrian level crossings where the Proposed Development comprises the permanent closure of the crossing, meaning that each level crossing would have no future purpose.
- 1.344. In light of the nature of these elements of the Proposed Development focussed solely on the crossing on the railway, there is considered to be no potential for any impacts on any

designated heritage assets or other heritage assets.

## CONCLUSIONS

- 1.345. The report has confirmed that the DCO Site does not contain any designated heritage assets such as world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields or listed buildings. The DCO Site does not form part of a conservation area.
- 1.346. No world heritage sites, registered parks and gardens, or registered battlefields are located within the Main Order Limits visual envelope and therefore no such assets are considered capable of being affected by the Proposed Development.
- 1.347. Utilising the ZTV modelling along with information provided by appropriate sources (including consideration of noise and vibration and air quality matters) and a series of walkover surveys, the assessment has identified a number of scheduled monuments, listed buildings and conservation areas which are located within the 5km study area and ZTV of the Main Order Limits. These assets were assessed in accordance with national best practice guidance.
- 1.348. The assessment has concluded that the majority of scheduled monuments within and outside of the ZTV have no potential to be affected by development within the Main Order Limits. Even though it is possible that parts of the Proposed Development could potentially be seen from the surrounding scheduled monuments, it is not anticipated that any significant effects, adverse or otherwise, could result from this change to the various monuments' settings.
- 1.349. The assessment has identified that the significance of a single scheduled monument, the ruins of Elmesthorpe Church located north of the Main Order Limits has the potential to be affected by the Proposed Development. This is due to the potential for development in the Main Order Limits to affect the appreciation of the church from the wider landscape and erode its historically associated wider agricultural setting.
- 1.350. A proportionate assessment of the significance and setting of the listed buildings within the study area has been undertaken. The assessment concludes that the significance of the following seven listed buildings has the potential to be affected by development within the Main Order Limits:
- The Wentworth Arms and Adjoining Stables, Grade II (1307251), at Elmesthorpe;
  - Church of St Mary, Grade I (1074229) at Barwell;
  - Church of St Mary, Grade II (1074693) at Elmesthorpe;
  - Church of St Simon and St Jude, Grade II\* (1074259) at Earl Shilton;
  - Church of All Saints, Grade II (1177924) at Sapcote;

- Church of St Michael, Grade II\* (1074704) at Stoney Stanton; and
- Church of St Catherine at Burbage, Grade II\* (1295212).

- 1.351. In general terms, the potential effects of the Proposed Development in the Main Order Limits on these assets are predicted to arise through changes to the appreciation of these listed buildings from the Main Order Limits and wider landscape and/or the erosion of the appreciation of their historically associated wider agricultural settings in views to or from the assets.
- 1.352. Within the wider 5km study area there are ten conservation areas. Only a single such asset, the Aston Flamville Conservation Area, is considered to have the potential to be affected by development within the Main Order Limits. This is due to the proximity of the conservation area to the arm of the Main Order Limits within the M69 highway boundary.
- 1.353. Within the Main Order Limits, assessment of the built form has established that there are three agricultural buildings of local heritage interest, comprising late 18<sup>th</sup> to 19<sup>th</sup> century farm buildings within the existing farm complexes at Woodhouse Farm, Hobbs Hayes and Freeholt Lodge. Development within the Main HNRFI Site is expected to result in the complete loss of these three buildings of local interest, and therefore they are considered to be sensitive receptors.
- 1.354. The Burbage Common Road bridge is also located within the Main Order Limits where it carries the Burbage Common Road over the railway line that defines the western boundary. The significance of the bridge is derived from the fabric of its built form and its limited architectural interest as a late 19th century structure associated with the railway. Development within the Main Order Limits is expected to result in the complete loss of this building of local interest, and therefore it is considered to be a sensitive receptor.
- 1.355. Analysis of the locations of other works in the DCO Site beyond the extents of the Main Order Limits has established that, in each case the proposed changes within these areas are so limited; involving only additional signage, occasional road calming measures and minor adjustments to the existing highway or railway network confined overwhelmingly to the existing infrastructure boundaries, that there is considered to be no potential for any works in these areas to result in adverse effects on any designated heritage assets.

## REFERENCES

Chartered Institute for Archaeologists (CIfA) (2020) Standard and Guidance for Historic Environment Desk-based Assessment (Reading)

Blaby District Council, 2013. Blaby District Local Plan. Leicester

Department for Transport (DFT) 2014 The National Planning Statement for National Networks, (London)

English Heritage, 2008, Conservation Principles, Policies and Guidance

Hinckley and Bosworth Borough Council, 2013, Hinckley Town Centre Conservation Area Appraisal

Hinckley and Bosworth Borough Council, 2011, Burbage Conservation Area Appraisal

Hinckley and Bosworth Borough Council, 2010, Barwell Conservation Areas Appraisal; Area A – High Street and Area B – Arthur Street

Hinckley and Bosworth Borough Council, 2010, Earl Shilton Conservation Area Appraisal

Hinckley and Bosworth Borough Council, 2009, Hinckley – Druid Street Conservation Area Appraisal

Hinckley and Bosworth Borough Council, 2009, Ashby-de-la-Zouch Canal Conservation Area Appraisal

Historic England (HE), 2011, Introductions to Heritage Assets; Earthwork Castles

Historic England, 2015, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment: Historic England Guidance

Historic England, 2017, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets

Historic England, 2019, Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

Historic England, 2019, Heritage: The Foundation for Success - Modern Infrastructure and the Historic Environment

MHCLG (Ministry of Housing, Communities and Local Government) 2021 National Planning Policy Framework

Holmes, B., D., 1975, Proposed Conservation Area – Aston Flamville, Blaby District Council

Holmes, B., D., 1975, Proposed Conservation Area – Wigston Parva, Blaby District Council