

BUILT HERITAGE STATEMENT

Land east of Stoke Road and north of Normandy Way (A47),
Hinckley, Leicestershire

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**BUILT HERITAGE STATEMENT: LAND EAST OF STOKE ROAD AND NORTH OF NORMANDY WAY
(A47), HINCKLEY, LEICESTERSHIRE**

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EXECUTIVE SUMMARY

This Built Heritage Statement has been prepared by RPS on behalf of Richborough Estates Ltd and Mr & Mrs Adcock. It addresses built heritage considerations in relation to the proposed residential development of a 25.4ha parcel of land located to the east of Stoke Road and north of Normandy Way (A47), Hinckley, Leicestershire.

This Statement provides an assessment of the built heritage assets potentially affected through the development of the site and addresses the information requirements of Government's National Planning Policy Framework and the Council's Local Plan in relation to built heritage.

The archaeological potential of the Site and the likely impact on archaeological assets is considered in the accompanying Archaeological Desk-Based Assessment (RPS, 2022, ref: JAC27755).

There are no designated or non-designated built heritage assets located within the site. This assessment has identified two Listed Buildings and seven non-designated built heritage assets located within a 1km search radius surrounding the site. However, the report has established that only the non-designated built heritage assets of Middlefield Farm, Stoke Road and the Isolation Hospital, Ashby Road have the potential to be affected by development within the site through changes within their settings.

The assessment concludes that the site comprises a neutral element within the setting of these non-designated built heritage assets whereby it makes no contribution to their respective significance. Although the development will result in changes within the settings of Middlefield Farm and to a lesser extent the Isolation Hospital, these changes will not affect how their limited significance is appreciated or understood and will cause no harm.

The proposed development of the site is therefore in accordance with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and conforms to the requirements of the NPPF and local planning policy with regard to built heritage. In the context of the NPPF, the tests of paragraphs 201, 202 and 203 are not engaged.

Contents

1	INTRODUCTION	1
2	LEGISLATIVE AND PLANNING POLICY FRAMEWORK	1
	Legislation	2
	National Planning Policy.....	2
	National Guidance	3
	Local Planning Policy	5
3	HISTORIC BUILT ENVIRONMENT APPRAISAL	9
	Introduction	9
	Historic Development	9
	Identification of Heritage Assets.....	10
4	PROPOSALS, ASSESSMENT OF SIGNIFICANCE AND IMPACT	13
	Proposed Development	13
	Assesment of Significance and Impact – Isolation Hospital.....	13
	Assessment of Significance and Impact – Middlefield Farm.....	16
5	CONCLUSION	18
	References	19

Plates

- Plate 1: From the Site's field to the west of Stoke Road, looking north across the Site.
Plate 2: Looking east across the Site from the field bound by Stoke Road and the A47.
Plate 3: Looking south-west across the Site, towards Stoke Road.
Plate 4: Looking east across the Site and towards the eastern boundary.
Plate 5: Looking east across the Site and towards the eastern boundary.
Plate 6: Looking south across the Site toward the A47. The spire of the Church of the Assumption of St Mary (Grade II*. NHLE: 1361297) is identified by the arrow.
Plate 7: Looking west across the Site from the eastern boundary.
Plate 8: Looking west across the Site from the south-eastern corner of the Site's north-eastern field.
Plate 9: Looking east across the Site from the northern boundary of the north-eastern field.
Plate 10: Looking west across the Site from the central part of the north-eastern field.
Plate 11: Looking towards the Isolation Hospital from the west.
Plate 12: Middlefield Farm from the public footpath running to the west of the farmstead.

Figures

- Figure 1: Site Location
Figure 2: Designated Heritage Assets
Figure 3: Non-Designated Built Heritage Assets
Figure 4: Ordnance Survey Drawing 1814
Figure 5: Ordnance Survey Old Series 1" mapping 1835
Figure 6: Ordnance Survey 1887
Figure 7: Ordnance Survey 1938
Figure 8: Ordnance Survey 1955
Figure 9: Ordnance Survey 1968
Figure 10: Google Earth Imagery 2020
Figure 11: Ordnance Survey 2021

Appendix

- Appendix A: Gazetteer of Leicestershire Historic Environment Record (HER)

1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS on behalf of Richborough Estates Ltd and Mr & Mrs Adcock. It addresses built heritage considerations to support a planning application for the residential development of a 25.4ha parcel of land (hereafter referred to as the 'Site'). The Site is located to the east of Stoke Road and north of the Normandy Way (A47), Hinckley, Leicestershire and is centred at Ordnance Survey National Grid Reference SP 421 956 (Figure 1).
- 1.2 This Statement provides an assessment of built heritage assets potentially affected through the development of the Site. The report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance notably The Setting of Heritage Assets (2017) and Conservation Principles (2008) has been consulted to inform the judgements made. Information, from the National Heritage List for England (NHLE), Local Authority databases and the Leicestershire Historic Environment Record (HER) has been consulted in preparing this Built Heritage Statement (Figures 2-3 and Appendix B).
- 1.3 The archaeological potential of the Site and the likely impact on archaeological assets is considered in the accompanying Archaeological Desk-Based Assessment (RPS, 2022, ref: JAC27755).
- 1.4 A site visit and walkover of the surrounding area was undertaken on 22nd November 2021. The weather conditions and levels of visibility were excellent.
- 1.5 The conclusions reached in this report are the result of historic research, the walkover, map studies and the application of professional judgement. The findings of this report are based on the known conditions at the time of writing and all maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.
- 2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area. The Site is not located within a Conservation Area and therefore, Section 72 does not apply.

National Planning Policy

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

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 It defines a heritage asset as a: '*building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*'. This includes both designated and non-designated heritage assets.
- 2.10 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage

assets are ‘an irreplaceable resource, and should be conserved in a manner appropriate to their significance’.

- 2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.
- 2.12 Under ‘*Considering potential impacts*’ paragraph 199 states that ‘*great weight*’ should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.13 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.
- 2.14 Paragraph 203 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.15 Paragraph 206 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.16 Furthermore, paragraph 207 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

- 2.17 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.18 The PPG defines the different heritage interests as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived

from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 2.19 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

- 2.20 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.21 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.22 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.23 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that

significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

- 2.24 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.25 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.26 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.27 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.28 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.29 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.30 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

- 2.31 In considering any planning application for development, Hinckley and Bosworth Borough Council will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

- 2.32 The adopted Local Plan for Hinckley and Bosworth Borough Council comprises the Core Strategy (adopted December 2009) and the Site Allocations and Development Management Policies (adopted July 2016). The Local Plan also includes the Hinckley Town Centre Area Action Plan (DPD) (adopted) 2011 but the Site is situated outside of the area covered by this document.
- 2.33 The Site is not located within an area designated for a Neighbourhood Plan.
- 2.34 The Local Plan policies relevant to the Site in respect of built heritage are reproduced below.

Hinckley & Bosworth Borough Council - Core Strategy Adopted December 2009

Spatial Objective 9: Identity, Distinctiveness and Quality of Design

To ensure development contributes to the local distinctiveness of the borough, and enhances both settlement identity and the environment through the quality of sustainable design. Design and other measures will be used to develop strong community identities and neighbourhood pride.

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 & Bosworth Borough Council – Local Plan 2006-2026 Site Allocations and Development Management Policies DPD Adopted July 2016

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:

- a) An understanding of the significance of the heritage asset and its setting; and*
- 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:

- a) Appropriate boundary treatments which reflect the local style and*
- b) The preservation and enhancement of key views and/or vistas in*
- c) The replacement of dead or dying important trees and hedgerows*
- d) Reinforce or mirror the historic street pattern and plan form where feasible;*
- e) The use of sensitively styled street furniture;*
- f) The use of natural building materials, preferably locally sourced; and,*
- g) 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 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.

Supplementary Planning Documents

Hinckley & Bosworth Borough Council Heritage Strategy 2018-2023 – Background and Action Plan

- 2.35 The strategy provides the vision and key aims and objectives for the borough's heritage. It is supported by a detailed background and action plan document which reviews the national and local heritage context; summarises key issues and challenges for the heritage sector and service delivery; and sets out detailed actions and initiatives to achieve the aims and objectives of the strategy.

Hinckley & Bosworth Borough Council Heritage Guidance Statement

- 2.36 Hinckley & Bosworth Borough Council have produced a short document providing the requirement and scope for Heritage Statements, which broadly accords with the current historic environment planning policy of the NPPF. The guidance also refers to the requirement to consult the Leicestershire Historic Environment Record (HER), National Heritage List for England (NHLE) and notes various Historic England guidance, including the Good Practice Advice in Planning Note 3 (Second Edition) - The Setting of Heritage Assets.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 The 25.4ha Site is located adjacent to the north of the existing settlement edge of Hinckley. The Site comprises a single field to the west of Stoke Road and extends over five fields to the east of Stoke Road and immediately to the north of Normandy Way (A47). Farmland continues to the north and east of the Site; the farmland to the east being formally separated by a tributary of the Tweed River (north).
- 3.2 The Site comprises six fields. At the time of the site visit, the field to the west of Stoke Road was under arable cultivation (Plate 1) and the remaining five fields were under pasture (Plates 2-10). The Site's fields are bound by hedgerows (some partial), trees and some post-and-rail fencing.
- 3.3 The Site is accessed from entrances off Stoke Road. An alternative access located to the north of the A47 falls outside of the Site's boundary. A public footpath runs through the western half of the Site, on a south-to-north alignment from the A47 towards Middlemarch Farm, located immediately adjacent to the Site's northern boundary.
- 3.4 At c.118-119m Above Ordnance Datum (AOD), the highest point of the Site is located within the southern-central area (to the west of the access off the A47) and extends north across the central areas of the Site. The topography of the Site gradually falls to the west to c.105m AOD on Stoke Road and at the western-most boundary of the Site. The Site also gradually falls to the east, towards the tributary at c.107-108m AOD. The topography of the Site affords the opportunity for distant views out to the east and west across flatter areas of farmland and woodland (Plates 4 & 5 and (9 & 10).

Historic Development

- 3.5 This Section of the Statement provides an overview of the historic development of the Site and the surrounding area through a map regression exercise and a review of online and inhouse resources.
- 3.6 The earliest map consulted which shows the Site is the 1814 Ordnance Survey Drawing (Hinckley Sheet – Figure 4). The Site comprised six fields and what appears likely to be a farmstead is situated within the central area of the Site and accessed from a trackway to the east of Stoke Road.
- 3.7 The 1835 Ordnance Survey Old Series 1" mapping (Leicestershire Sheet – Figure 5) shows most of the Site as an undefined area of probable farmland. The Site's existing trackway, heading east from Stoke Road (unlabelled) is shown, alongside a single building situated immediately to the south of the trackway. This trackway is shown adjoining another trackway (Middlefield Lane – unlabelled) heading through the Site on a south-to-north alignment. To the south-west of the trackways, several field enclosures are shown within the Site. Outside of the Site, two buildings are shown located immediately to the north of the Site within the area of 'Hinckley Fields' (likely Middlefield Farm, not labelled), but otherwise the Site is located within a rural area.
- 3.8 The Site is not covered by any Tithe map and therefore, it is next shown on the 1887 Ordnance Survey map (Figure 6). The Site is shown subdivided into approximately seven fields to the east of Stoke Road and part of a single field to the west of the road. The trackways within the eastern part of the Site (first shown on the 1835 map) remain evident, although these are shown as footpaths across the central areas of the Site. The building located within the Site is also now labelled as Neale's Farm and comprises a (probable) detached farmhouse and L-shaped group of outbuildings. Except for the Site's southern boundaries, most of those evident on the 1887 map broadly match the present field boundaries. The nearest buildings outside of the Site relate to those of Hinckley Fields Farm (now Middlefield Farm) located adjacent to the Site's northern boundary.

- 3.9 Early to mid-twentieth century Ordnance Survey maps (Figures 7: 1938 & Figure 8: 1955) show no important changes within the Site. The present five-field configuration of the Site's fields (to the east of Stoke Road) occurs between the 1955 and 1968 Ordnance Surveys (Figures 8 & 9), likely owing to the adoption of more intensive farming practices.
- 3.10 Greater changes to the Site follow the construction of Hinckley's northern bypass (Normandy Way – A47) in the 1980s. This roadway established the Site's present southern boundaries and reduced Middlefield Lane to a redundant access point off the A47 (and outside of the Site). During this period Neale's Farm (located within the Site) was also demolished; the area of the farmstead presently comprises part of a concrete block wall and areas of rubble debris. There have been no other notable changes within the Site during this period (Figure 10).

Identification of Heritage Assets

Within the Site

- 3.11 Data obtained from Historic England and the Local Authority confirms that there are no designated or non-designated built heritage assets located within the Site.

Within the Search Area

- 3.12 There are two Listed Buildings located within a 1km radius search area surrounding the Site (Figure 2). Richmond Primary School (Grade II Listed. NHLE: 1440485) is located c.300m to the south of the Site and Wykin Hall Farmhouse (Grade II Listed. NHLE: 1361300) is located c.830m to the west of the Site. Neither Listed Building has any inter-visibility with the Site nor is there any evidence that they had any historic functional association with the Site. The Site is not considered to form any part of the settings to these Listed Buildings and their significance is not considered to be sensitive to the proposed development. These Listed Buildings require no further assessment within this report.
- 3.13 There are no other designated built heritage assets located within the 1km search radius area surrounding the Site.

Non-Designated Built Heritage Assets

- 3.14 Hinckley and Bosworth Borough Council are currently seeking nominations of buildings for a Local Heritage List, but no draft list is presently within the public domain. Although, a 'Local List' layer appears on the Local Authority's online mapping service, this only shows designated Listed Buildings (<https://www.hinckley-bosworth.gov.uk/myarea#?layer=boundary/locallist>).
- 3.15 A search of the Leicestershire Historic Environment Record records 48 monuments of which six relate to extant buildings or structures (excluding duplications of Listed Buildings).
- 3.16 Of these six buildings, only the Isolation Hospital, Ashby Road (HER ref: MLE20659) is visible from the Site, at a distance of c.400m to the north-east (Plate 5). Although this intervisibility is limited, the nature of the Isolation Hospital means that it has the potential to have a wide setting. Further assessment (in Section 4) is considered necessary to assess whether the Site forms part of this setting, its contribution (if any) to the significance of the Isolation Hospital and any impact from the Site's proposed development.
- 3.17 The HER identifies two farms and the heritage interest of several others is considered later on within this Section. Overtime, the names of the farms have been inter-changed and therefore for ease of reference in this Section, their present name will be followed by their historic name/s in brackets.
- 3.18 Hinckley Fields Farm, Rogue Lane (Stoke Fields Farm), (HER: MLE10605) and Cold Comfort Farm (MLE20614) are located between c.500-600m to the north-west of the Site. From the site visit and a review of planning application histories, both farmsteads appear to have converted into residential dwellings and other business uses. They share no intervisibility with the Site owing to intervening farmland, topography and vegetation screening and there is no evidence of any historic association

between these farms and the Site. The Site is not considered to form part of the settings to these farms and their respective significance will remain unaffected by the development of the Site. These two non-designated built heritage assets require no further consideration within this report.

- 3.19 The remaining three extant buildings – Memorial to Captain Shenton’s Tree (MLE20658); Cemetery, Ashby Road (MLE21436); and Battling Brook Primary School (MLE21750) – are located distantly from the Site, having no intervisibility nor any known historic association with it. The Site is not considered to form any part of the setting to these buildings, and they require no further consideration within this report.
- 3.20 The site visit considered the potential heritage interest of several farmsteads surrounding the Site, but which are not recorded on the HER.
- Middlefield Farm, Stoke Road (Hinckley Fields Farm) located immediately adjacent to the Site’s northern boundary;
 - Stoke Golding Farm, Stoke Road located c.150m to the north-west;
 - Westfield Farm located c.220m to the north-east; and
 - Sunnyside Farm located c.430m to the east;
- 3.21 Middlefield Farm (Hinckley Field Farm) and Westfield Farm both appear on nineteenth century Ordnance Survey mapping (Figures 4 & 5). However, the site visit confirmed that only Middlefield Farm has any farm buildings which could date from this period. As such, Westfield Farm has no architectural or historic value as to merit consideration as a non-designated built heritage asset. Middlefield Farm will therefore be assessed in Section 4 in order to determine its significance and setting, including any contribution from the Site, and any impact from the Site’s development.
- 3.22 Although Sunnyside Farm appears on the nineteenth century Ordnance Survey mapping, this does not relate to the present Sunnyside Farm which evolved from a group of buildings first shown (unlabelled) on the 1935-1931 Ordnance Survey (not reproduced). More recently, a planning application (18/00964/FUL) confirms that the farmhouse for Sunnyside has been rebuilt and the farm buildings appear to reflect modern agricultural sheds. Consequently, Sunnyside Farm is not considered to possess any architectural or historic value as to merit consideration as a non-designated built heritage asset.
- 3.23 Stoke Fields Farm, Stoke Road first appears between the 1904 and 1925 Ordnance Survey (not reproduced) and formed a small holding, which was not labelled as a farm until twenty-first century mapping (Figure 11). The site visit confirmed that the buildings are of a modern construction and have no historic or architectural merit as to be considered a non-designated heritage asset.
- 3.24 Of the above buildings, only the non-designated built heritage assets of the Isolation Hospital (MLE20659) and Middlefield Farm, Stoke Road (Hinckley Field Farm) are considered to be potentially sensitive to the proposed development of the Site and require further assessment in Section 4.

Beyond the Search Area

- 3.25 Owing to the higher topography of the Site in relation to the surrounding area, the site visit considered the sensitivities of built heritage assets located outside of the 1km search area.
- 3.26 The Church of the Assumption of St Mary (Grade II* Listed Building. NHLE: 1361297) is located c.1.8km to the south of the Site within the town centre of Hinckley. The top of the spire is visible from a small area of the Site’s south-eastern field, rising above the intervening townscape (Plate 6). Its visibility is of an incidental nature and does not relate to any designed view, nor does it allow for any appreciation of the asset’s significance. Historic England’s *The Setting of Heritage Assets* (Good Practice Advice Note 3, Second Edition) recognises that being tall structures, church towers and spires are often widely visible across townscapes, but that development is unlikely to impact on the significance of these heritage assets where it does not compete with them or inhibits the ability to

appreciate their significance though impacting on a designed or associative view. The proposed development is not considered to affect the significance of this Listed Building and it does not require any further consideration within this report.

- 3.27 Additionally, the site visit confirmed that there were no return views towards the Site from the surrounding conservation areas (and from Listed Buildings within them) of:
- Barwell (A) Conservation Area located c.1.7km east of the Site;
 - Ashby Canal Conservation Area located c.2km to the west; and
 - Stoke Golding Conservation Area located c.2.4km to the north-west.
- 3.28 The Site is not considered to form any part of the settings of heritage assets located outside of the 1km search area and the significance of these assets will remain unaffected by the proposed development of the Site. None of these heritage assets require further assessment within this report.

4 PROPOSALS, ASSESSMENT OF SIGNIFICANCE AND IMPACT

- 4.1 Paragraph 194 of the NPPF outlines the requirements for an applicant to describe the significance of heritage assets affected by the proposed development, and states that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 4.2 This Built Heritage Statement has identified that the proposals have the potential to affect the significance of the Isolation Hospital, Ashby Road and Middlefield Farm, Stoke Road (non-designated built heritage assets) through changes within their settings. This Section describes the significance of these two non-designated built heritage assets and the nature of any impact resulting on this from the proposed development.

Proposed Development

- 4.3 The proposed development relates to an outline planning application for the erection of up to 500 dwellings, including public open space, land reserved for a primary school together with future expansion land (Use Class F1(a)), landscaping, drainage and associated infrastructure.
- 4.4 This Section should be read in conjunction with the applicant's accompanying masterplan and other reports.

Assessment of Significance and Impact

Isolation Hospital, Ashby Road. (HER Entry: MLE20659)

Historic Interest:

- 4.5 The use of isolation within the treatments of infectious diseases has a long history, with leper colonies, pest-houses and fever hospitals amongst the earliest names for this building type, which were often established at or beyond settlement edges. However, the first purpose built infectious disease hospital for smallpox was built in 1753 at Clerkenwell, London. Despite a wide range of infectious diseases and high-mortality rates, the provision and development of these hospital types was inconsistent during the eighteenth and early nineteenth century the development; and it wasn't until the 1860s that there was any consensus in the design and building of such hospitals (Richardson Blakeman, 2020). However, as a consequence of nineteenth century health Acts (e.g. 1893 Isolation Hospital Act), local authorities were encouraged to build temporary or permanent isolation hospitals to help counteract infectious diseases. This more centralised approach to the provision of isolation hospitals broadly coincided in the development and application of medical advancements and scientific principles into the design of isolation hospital's treatment wards and more focus on the benefits of engineered ventilation and drainage components, above and beyond the simplistic premise of pure isolation.
- 4.6 The origins of the Hinckley Isolation Hospital derive from a group of temporary corrugated iron and wooden buildings constructed on the existing site in c.1894 (re-erected from Sketchley) in response to a local smallpox epidemic. These buildings were largely destroyed in storms of 1895 (Leicester Journal, 1895). Following this, more permanent brick buildings including an administration block, a 12-bed fever block and an observation ward were erected at a cost of £4,000, to the designs of Leicester-based architects Messrs Simpson and Harvey (Leicester Journal, 1895a).
- 4.7 These 1895 buildings were deemed inadequate by c.1910 (Leicestershire Daily Post, 1910). The fact that the 1895 buildings were inadequate after just fifteen years illustrates how the design and development of isolation hospitals was affected by medical advancements and scientific principles within the early twentieth century.

- 4.8 A new isolation hospital on the same site, was proposed as early as 1910, to replace the 1895 buildings. However, contrary to the Leicester Record Office catalogue description (ref: G150 – Hinckley Isolation Hospital) the new hospital was not the result of converting the nearby Victorian residence of Sunnyside House (demolished), which remained a private residence (Leicestershire Evening Mail, 1937). Instead, the new hospital replaced the 1895 buildings on the present site.
- 4.9 Disagreements between local health officials and the Local Government Board (LGB) over finance and the designs resulted in the delay of the new hospital, which did not open until 31st December 1914. The new hospital comprised 24-beds spread over five buildings and was designed by Mr Sidney John Walker, a local architect with input from the LGB's architect Mr Kitchen and at a cost of c.£8,000 (Nuneaton Observer, 1912).
- 4.10 Opening during the First World War, the hospital was subject to several requests to provide war wounded accommodation, but it is unclear whether this was ever implemented (Midland County Tribune, 1918). The hospital continued to provide isolation care until the 1950s when it began to admit other patients. The hospital was mostly rebuilt in c.2000s, leaving only two of the original five blocks (an isolation ward and administration building). The entire hospital site is now called the Hinckley and Bosworth Community Hospital.

Architectural Interest:

- 4.11 The two surviving early-twentieth century isolation hospital buildings include the administrative block and one of the isolation treatment wards (Plate 11). These buildings are positioned on the same south-west to north-east alignment, with their main elevations roughly facing to the north and south. They are built in red brick with some decorative brickwork and have slate roofs and multiple brick stacks. The administration building is more domestic in character with the use of ground-floor bay-windows, sash and triplicate windows and a variety of gables. The use of a more domestic design was a common design aesthetic for rural Isolation Hospitals (Historic England, 2017).
- 4.12 The surviving ward building resembles standardised plans for isolation hospitals, drawn up and recommended by the Local Government Board (LGB) from 1880-1920s. The building has a rectangular shaped footprint with two wards separated by a central entrance lobby/duty room and with a southern veranda, now enclosed. These model plans adopted the pavilion principles validated by Florence Nightingale where windows placed opposite each other created cross-ventilation for the wards, and also included medical planning advances e.g. cubicle isolation wards (from 1906 onwards) which allowed treatment of multiple infectious illnesses within in the same building (Richardson Blakeman, 2020).
- 4.13 Although there were likely to have been some local modifications at Hinckley, the ward building is of standardised LGB plan. The Isolation Hospital dates from towards the end of the main isolation hospital building period (1880-1914) in which c.300 sites were established nationally. Whilst many isolation hospitals have been demolished or modified, the distinctive layout of the ward buildings is commonly found (e.g. Richardson Blakeman, 2020 cites Hemel Hempstead as an example) and therefore, as a building type, the original hospital building are not particularly rare.
- 4.14 The first permanent Isolation Hospital was designed by Messrs Simpsons & Harvey architects, surveyors and unitary engineers of Leicester. These buildings were replaced by the present buildings (of which two survive) to designs by Mr Sidney John Walker of Heaton & Walter, architects of Hinckley. None of the architects are recognised at a national or regional level but may be of some local value.

Summary of Significance:

- 4.15 Over half of the original 1914 Isolation Hospital buildings have been demolished and therefore, an understanding of their significance within an original context is not possible. The surviving administration block and in particular the treatment ward reflects a typical, standardised building which illustrates the medical ideology and treatment for infectious diseases (e.g., smallpox, typhoid

and diphtheria) in the early twentieth century. The design of the buildings was based on plans and specifications applied at a national level and which were only slightly modified by the opinions of the local medical practitioners and the architect. The general appearance of the buildings is common for their period and the building type. The design is attributed to an architect of only local value. As such, neither building is innovative or rare within technically or aesthetically parameters, but at a local level has limited historic and social heritage value, as an example of early specialised medical provision for Hinckley.

Setting:

- 4.16 Historically, the present hospital site which housed the 1894 (temporary) and 1895 (permanent) Hinckley Isolation Hospitals appears to have been based on the principle of an isolated location but positioned within easy access of the main road (Ashby Road). As such, the hospital was located beyond the settlement edge of Hinckley and surrounded by farmland and the occasional farmstead. The 1914 hospital was focused much more on the design and layout of the buildings themselves, applying scientific principles and medical advances which were focussed less on the requirement of a purely isolated setting.
- 4.17 This isolated setting has been reduced both by the construction of residential ribbon development along Ashby Road from c.1938 onwards and by the rebuilding of the hospital in the early c.2000s. The new hospital buildings were built to the north-east of the Isolation Hospital, and collectively the new and 1914 hospitals buildings are experienced as forming a single complex of medical buildings. Consequently, an understanding of the historic significance of the 1914 buildings relies more upon the buildings themselves (their plan and layout) and to a lesser extent the appearance of the buildings.
- 4.18 Farmland still surrounds the Isolation Hospital to the south, west and north. However, the design of twentieth century isolation hospitals and therefore, the 1914 hospital buildings was based more of the application of scientific principles for treatments, alongside improvements in cross-ventilation and drainage considerations, as opposed to the more basic concept of an isolated location. Owing to the incompleteness of the 1914 isolation hospital, understanding the limited significance of the remaining buildings relies even more upon the buildings themselves and documentary records rather than its historic isolated setting. Additionally, the ability to appreciate this rural setting is anticipated to be impossible from the buildings themselves owing to later hospital buildings and vegetation which now screens the visibility of this farmland from the main northern and southern elevations of the original hospital buildings. Consequently, the contribution of the farmland setting to understanding the significance of the isolation hospital has been altered by the 1914 buildings which relate more to scientific principles, rather than their geographical position.
- 4.19 The Site forms part of this wider farmland but is located c.400m to the south-west of the hospital and the inter-visibility between these areas is very limited owing to this distance, the intervening farmstead of Westfield Farm (on the same alignment as the hospital) and screening vegetation. Additionally, the character of the Site is influenced by the close proximity of the northern edge of Hinckley, where the visibility and audibility (attributed to buildings, road and traffic) contrast the notion of isolation which historically surrounded the hospital. As such, the limited inter-visibility of the hospital from the Site and its character does not contribute to understanding or appreciating the function and significance of the isolation hospital.
- 4.20 Consequently, whilst the Site forms a small part of the wider farmland setting to the Isolation Hospital, it is a neutral element that makes no contribution to its significance. Understanding the significance of the Isolation Hospital relies upon the physical plan of the buildings and the surviving but limited relationship between the administration block and the treatment ward rather than its farmland setting.

Assessment of Impact

- 4.21 The proposed development will not cause any harm in understanding or appreciating the surviving plan, layout or relationship between the treatment ward and administration block of the 1914 Isolation Hospital, which are the greatest contributing elements to understanding the significance of the Isolation Hospital.

The proposed development of the Site will extend the existing built edge of Hinckley northwards and therefore, increase the visual and audible activity of the town closer towards the Isolation Hospital and will reduce part of its historic isolated setting. However, understanding and appreciating the significance of the 1914 Isolation Hospital does not rely upon a contribution from its historic isolated setting and is instead vested in its built fabric, plan and surviving layout which reflects the advances in medical ideology and the treatment of infectious diseases, beyond the simplicity requirement of isolation. Consequently, development of the Site will cause no harm to the significance of the Isolation Hospital.

Middlefield Farm, Stoke Road.

Historic Interest:

- 4.22 Prior to c.1984, Middlefield Farm was known as Hinckley Fields Farm; it should not be confused with the present Hinckley Fields Farm, which is located off Rogues Lane c.0.6km to the north-west of Middlefield Farm.
- 4.23 Middlefield Farm is an example of a post-enclosure farm (Hinckley's enclosure took place in 1759), which likely dates from the early nineteenth century, but from the appearance of the farmstead has been much-altered or rebuilt during the second-half of the nineteenth century (Plate 12).
- 4.24 The farmstead comprises a regular court-yard plan with a detached farmhouse and outbuildings arranged within an L-shaped footprint. The farm was principally a dairy farm which during the late-nineteenth-to-mid-twentieth century farmed across c.95acres (c.38ha). Dairy farming was common in this part of Leicestershire owing to the demand from nearby industrial towns for meat and dairy products. The farmstead appears to be smaller than the typical medium to large courtyard planned farmstead sizes found within the region (Historic England, 2020), but broadly matches the modern common acreage (Natural England, 2014).
- 4.25 In 1919, the farm was sold with a separate small holding, located adjacent (north) of its Stoke Road entrance and which is now called Stoke Golding Farm (Leicester Journal, 1919). It is unclear how long this common ownership association existed or was maintained, but the present buildings of Stoke Golding Farm are modern and have no heritage value.

Architectural Interest:

- 4.26 The farmhouse has a T-shaped floor plan and planning records suggest that the building was altered and extended in 1987 (Hinckley & Bosworth ref: 87/00103/4). It is likely built from brick which has been cement rendered white and has modern windows and a concrete roof. As such, the farmhouse has no architectural interest.
- 4.27 The farm's outbuildings have an L-shaped layout, with the largest building comprising a two-storey barn on an east-to-west alignment and a one-and-a-half and single storey range extending to the south. Historic mapping and the appearance of the barn's western gable suggests that it has been reduced in length; the gable featuring two metal framed windows and narrow buttresses. Additionally, other areas of this building's brickwork suggest large-scale rebuilding and alteration. There is no evidence of any decorative brickwork and the roof has been re-laid in concrete tiles. The adjoining southern building range is built in plain brick and a variety of roof coverings (concrete tiles and corrugated sheeting). Historically, records suggest the farm buildings were used for cowhouses (Leicester Evening Mail, 1950) but this function is not clearly evident from their appearance and their exteriors display no features of interest.

Summary of Significance:

- 4.28 Middlefield Farm is an example of a typical, nineteenth century dairy farm which reflects historic farming practices but is smaller than the farmsteads that characterise the region's farming. As such, its historic value is considered to be limited.
- 4.29 Neither the farmhouse or outbuildings display any quality, distinctiveness or rarity in their appearance, plan and materials which would merit consideration as being of any architectural significance.

Setting:

- 4.30 Middlefield Farm is setback from Stoke Road by a long trackway which is a common characteristic for post-enclosure farms of this period and for this region (Historic England, 2020). The traditional farmstead buildings form a compact nucleus which are surrounded to the north and east by large, modern agricultural sheds and silos. In turn, the farmstead is surrounded by pasture fields, reflecting the historic use of the land for livestock farming.
- 4.31 The farmstead is positioned adjacent to the Site's northern boundary and is separated from it by a high brick wall. None of the farmstead's buildings open directly onto the Site. Historic mapping suggests that Middlefield Farm's acreage probably did not extend across the Site, which was historically occupied by Neale's Farm (demolished post-1980). Notwithstanding this, the loss of Neale's Farm and the close position of the later Stoke Golding Farm, to the north of Middlefield Farm's main entrance, visually results in the Site being perceived as associated with the farm. However, this extended farmland setting is at odds with the small size and appearance of the traditional farmstead and therefore, despite the large farmland setting, the Site forms a neutral element within this setting which makes no contribution towards understanding the limited historic significance of the farm.

Assessment of Impact

- 4.32 The proposed development will remove the farmland setting to the south of Middlefield Farm but in doing so will help re-establish a setting which more accurately reflects the historic size and land-holdings of the farm. As such, an understanding of its limited historic significance will be preserved.
- 4.33 In response to the larger visual and character changes that the development will introduce within the setting of the farm, the masterplan proposes to offset an area of land surrounding the farmstead with open space and tree planting, including a community orchard. These landscaping measures complement characters typically found surrounding farmsteads and positively responds to the remaining part of its farmland setting (to the north) which contributes towards understanding its limited significance.
- 4.34 Although the proposed development will result in a large visual and character change within part of the setting of Middlefield Farm, it will not completely remove its farmland setting and helps to better reflect the farms origins. As such, the development of the Site will result in no harm in understanding or appreciating the limited historic significance of Middlefield Farm.

5 CONCLUSION

- 5.1 This Built Heritage Statement has been prepared by RPS on behalf of Richborough Estates Ltd and Mr & Mrs Adcock. It has addressed built heritage considerations in relation to the proposed residential development of a 25.4ha Site located to the east of Stoke Road and north of Normandy Way (A47), Hinckley, Leicestershire.
- 5.2 This Statement provides an assessment of the built heritage assets potentially affected through the development of the Site and addresses the information requirements of Government's National Planning Policy Framework and the Council's Local Plan in relation to built heritage.
- 5.3 There are no designated or non-designated built heritage assets located within the Site. This assessment has identified two Listed Buildings and seven non-designated built heritage assets located within a 1km search radius surrounding the site. However, the report has established that only the non-designated built heritage assets of Middlefield Farm, Stoke Road and the Isolation Hospital, Ashby Road have the potential to be affected by development within the Site through changes within their settings.
- 5.4 The assessment concludes that the Site comprises a neutral element within the setting of these non-designated built heritage assets whereby it makes no contribution to their respective significance. Although the development will result in changes within the settings of Middlefield Farm and to a lesser extent the Isolation Hospital, these changes will not affect how their limited significance is appreciated or understood and will cause no harm.
- 5.5 The proposed development of the site is therefore in accordance with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and conforms to the requirements of the NPPF and local planning policy with regard to built heritage. In the context of the NPPF, the tests of paragraphs 201, 202 and 203 are not engaged.

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Cartographic:

Ordnance Survey Drawing, Hinckley Sheet: 1814

Ordnance Survey Old Series 1" Leicestershire Sheet: 1835

Ordnance Survey 1:10,560/1:10,000: 1887, 1904, 1925-1931, 1938, 1950, 1955, 1967-1968, 1977, 1980-1984, 1999-2000, 2006, 2021.

GoogleEarth Imagery: 1999, 2006, 2008, 2010, 2015, 2018, 2020 and 2021.

PLATES



Plate 1: From the Site's field to the west of Stoke Road, looking north across the Site.



Plate 2: Looking east across the Site from the field bound by Stoke Road and the A47.



Plate 3: Looking south-west across the Site, towards the boundary with Stoke Road.



Plate 4: Looking west across the Site from southern-central field, in the direction of Stoke Road.



Plate 5: Looking east across the Site and towards the eastern boundary. The Isolation Hospital is identified by the arrow (HER ref: MLE20659).



Plate 6: Looking south across the Site toward the A47. The spire of the Church of the Assumption of St Mary (Grade II*. NHLE: 1361297) is identified by the arrow.



Plate 7: Looking west across the Site from the eastern boundary.



Plate 8: Looking west across the Site from the south-eastern corner of the Site's north-eastern

field.



Plate 9: Looking east across the Site from the northern boundary of the north-eastern field.



Plate 10: Looking west across the Site from the central part of the north-eastern field.

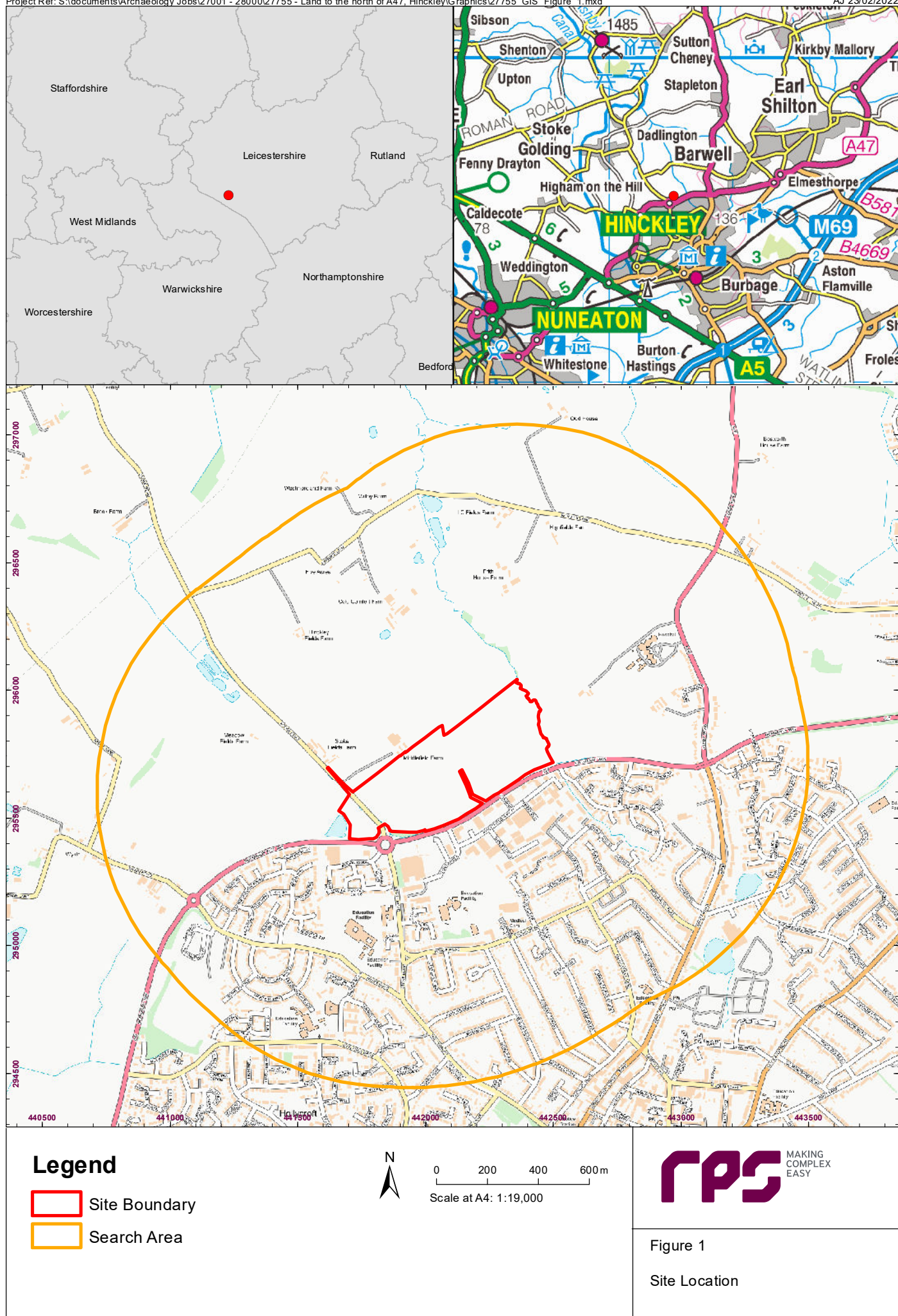


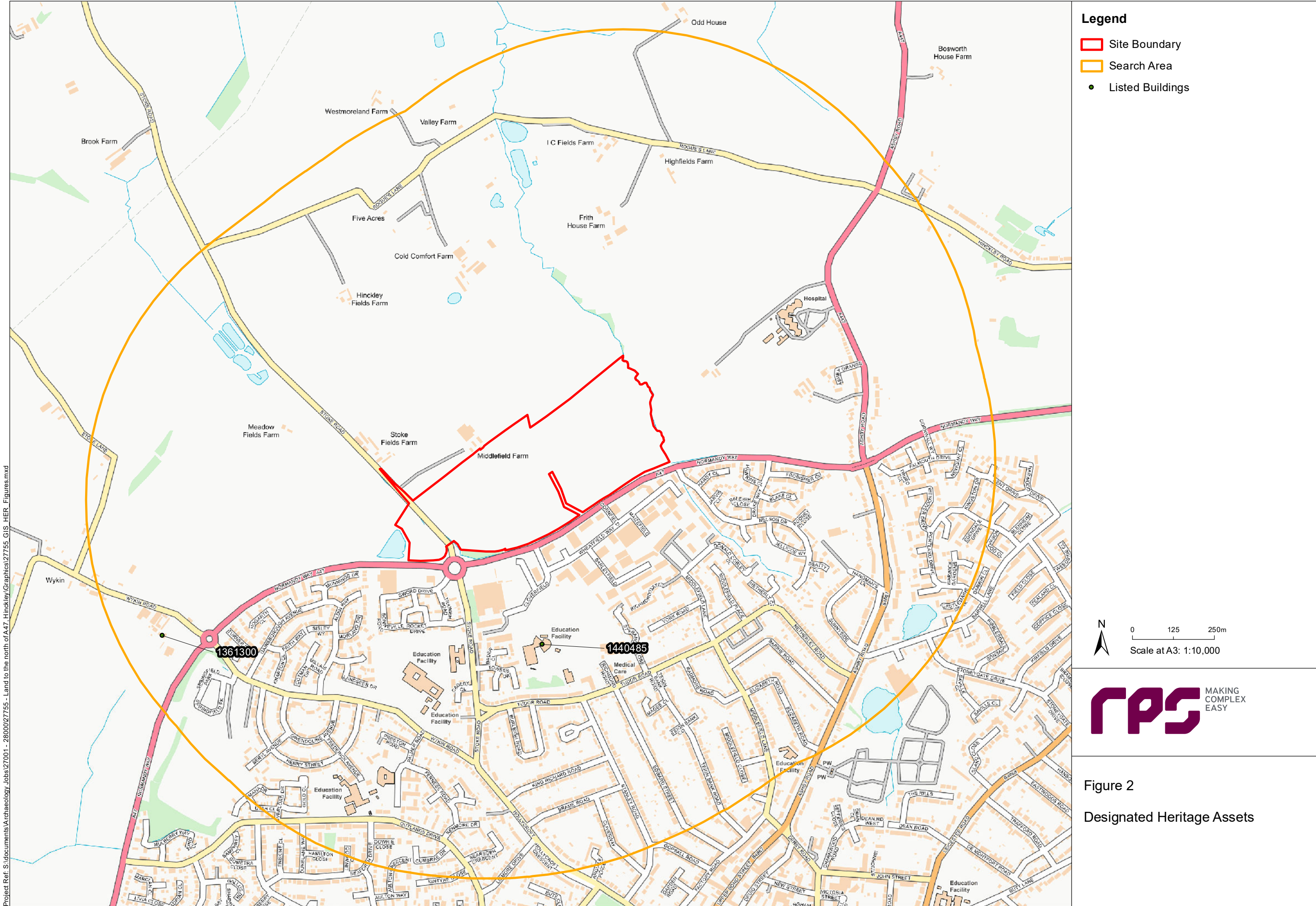
Plate 11: Looking towards the Isolation Hospital from the west.



Plate 12: Middlefield Farm from the public footpath running to the west of the farmstead.

FIGURES







Legend

-  Site Boundary
 Search Area (1km)
 Non-Designated Built Heritage Asset

Scale at A4: 1:15,000



Figure 4: Non-Designated Built Heritage Assets (HER)



Legend

 Site Boundary

Scale at A4: 1:10,000



Figure 4: 1814
Ordnance Survey Drawing



Legend

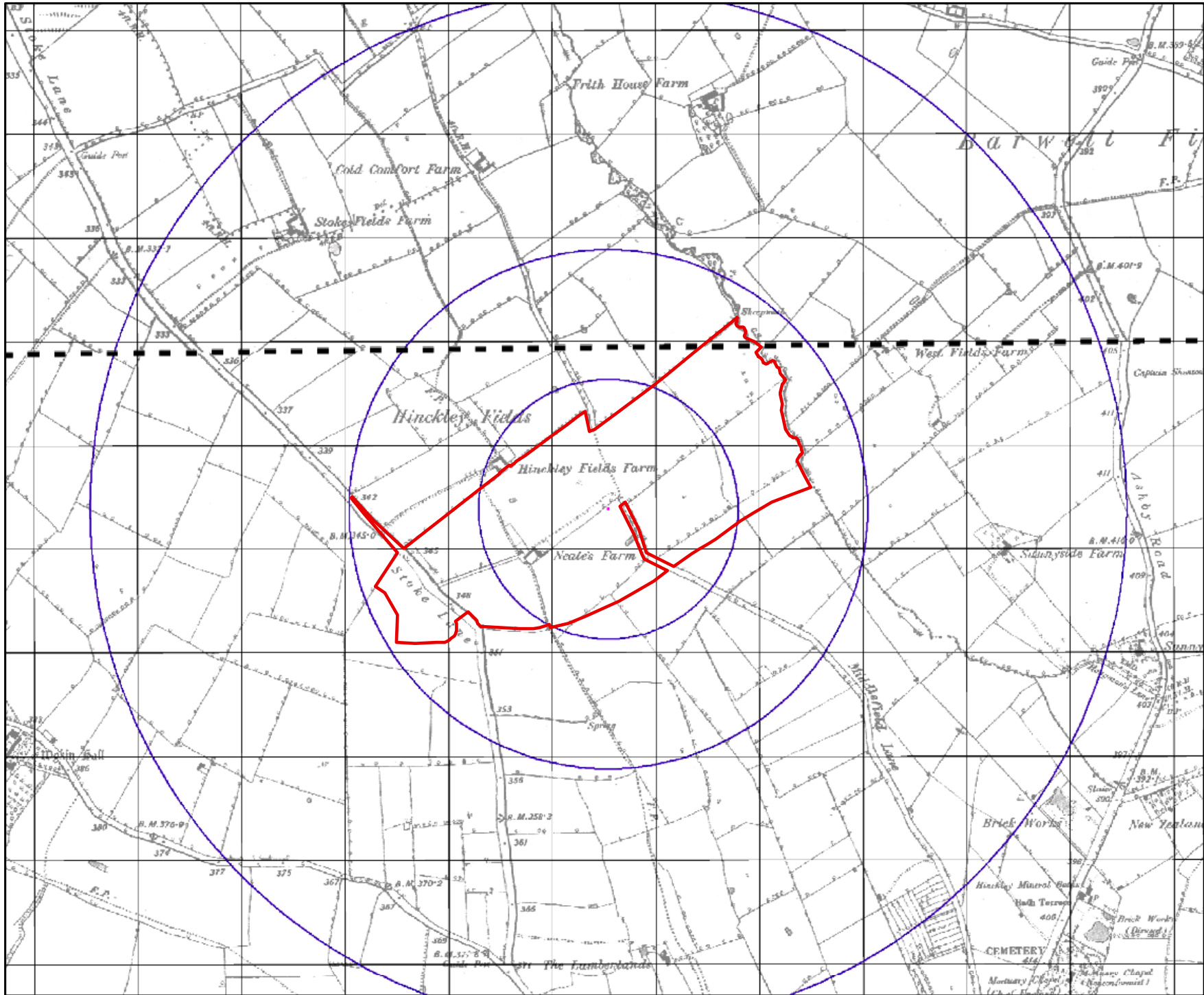
Site Boundary

Scale at A4: 1:10,000



Figure 5: 1835

Ordnance Survey
Old Series 1" mapping



Legend

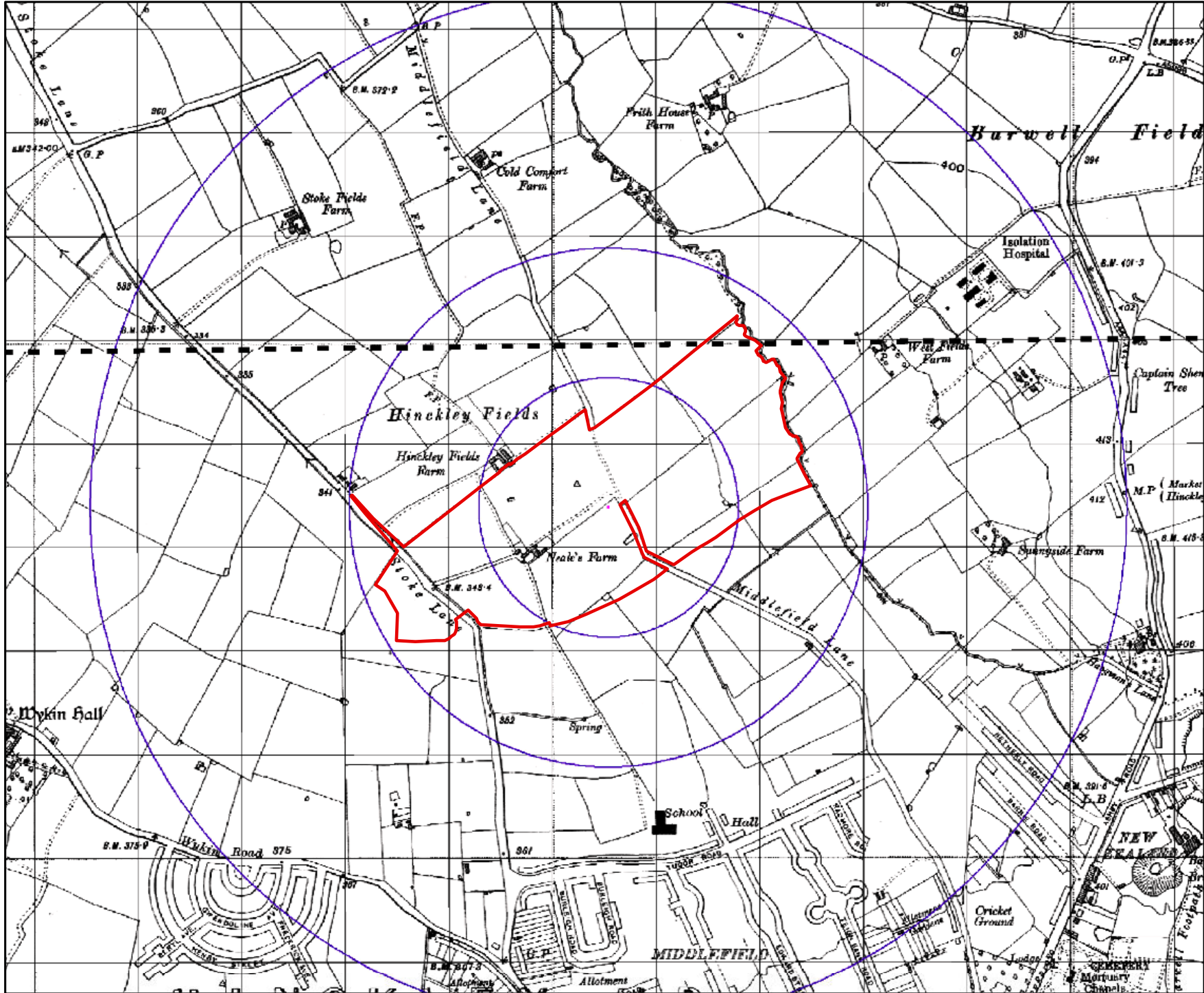
 Site Boundary

This map contains two 1887
Ordnance Survey maps overlain

Scale at A4: 1:10,000



Figure 6: 1887
Ordnance Survey



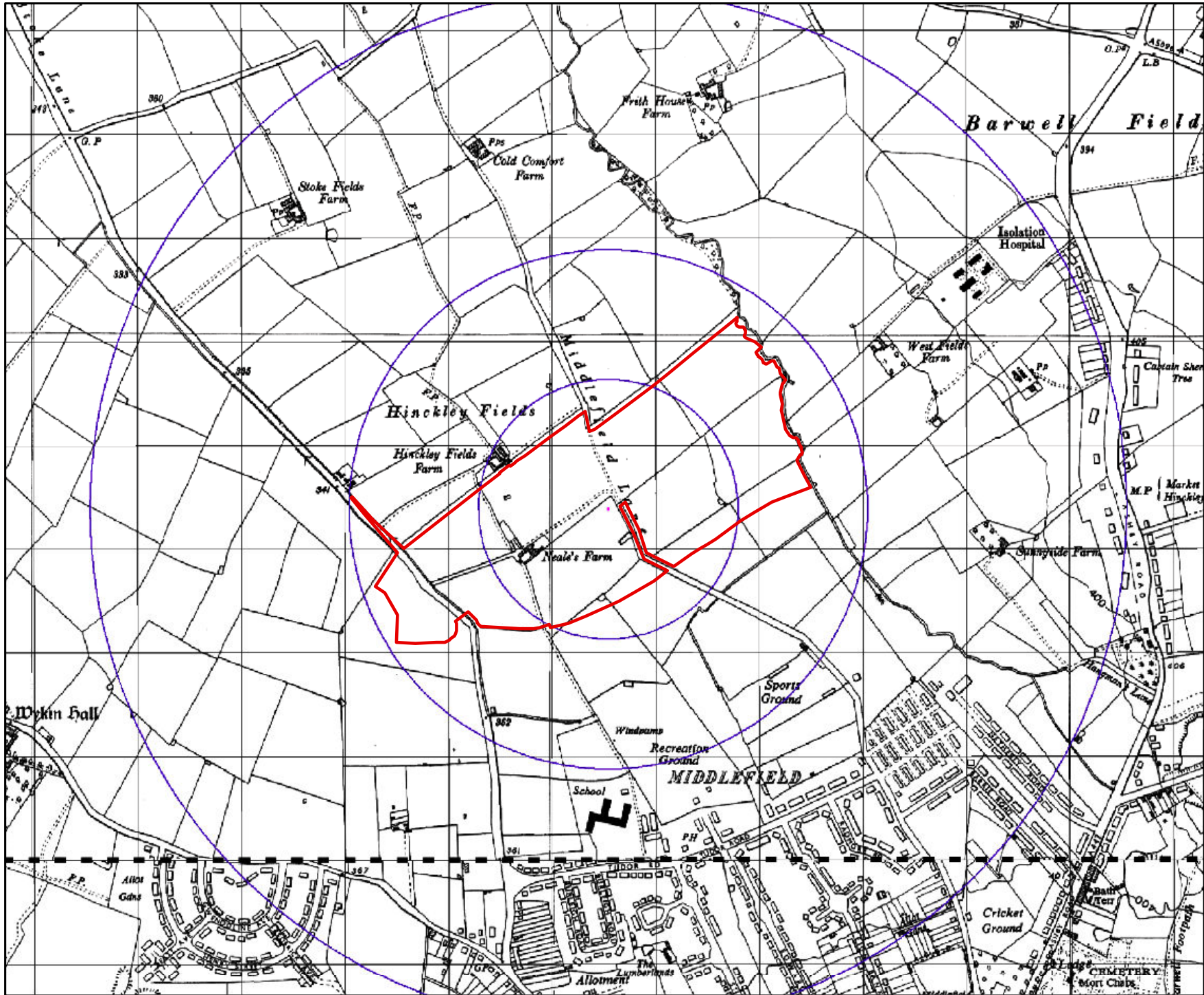
Legend

 Site Boundary

Scale at A4: 1:10,000



Figure 7: 1938
Ordnance Survey



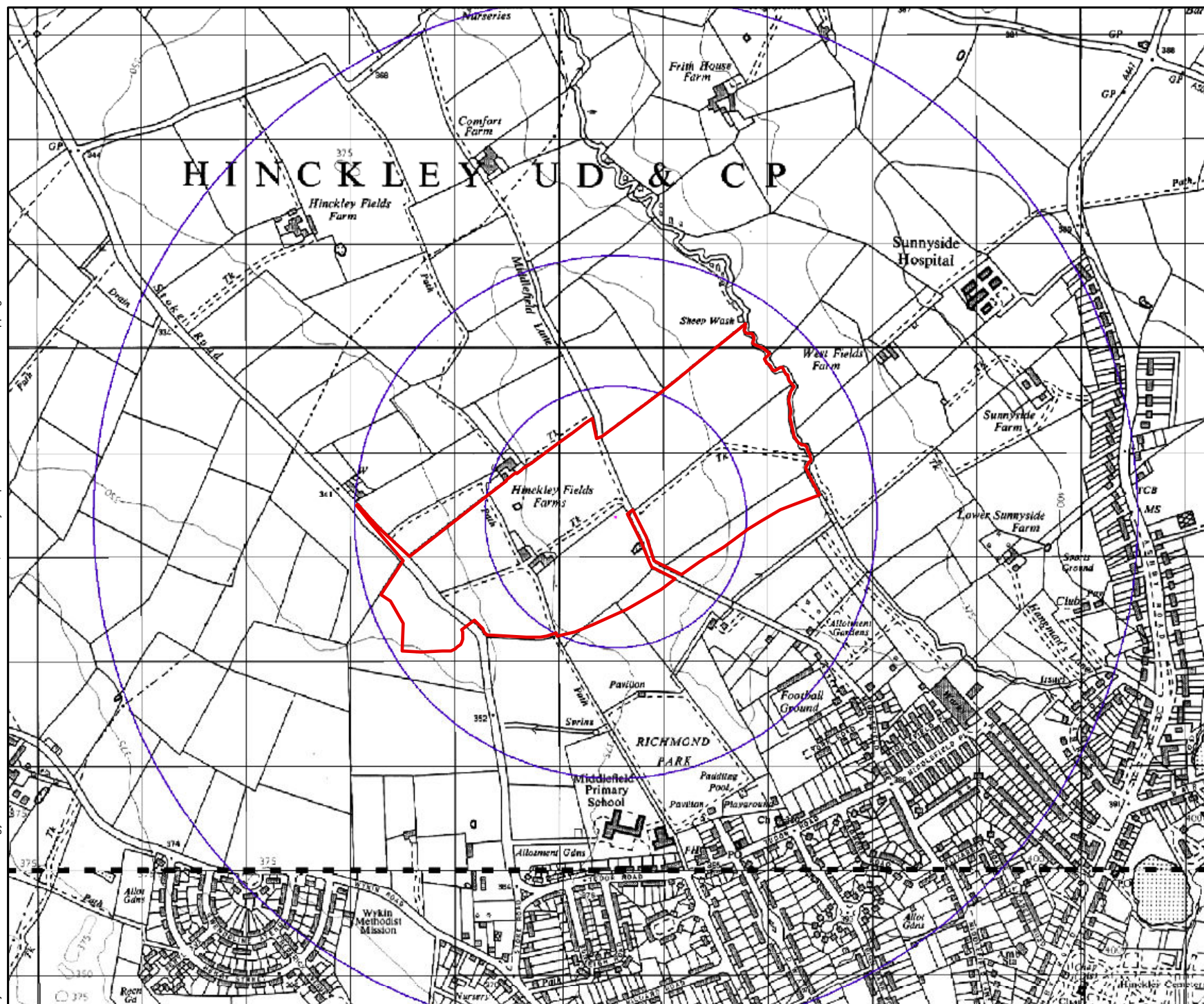
Legend

 Site Boundary

Scale at A4: 1:10,000



Figure 8: 1955
Ordnance Survey



Legend

 Site Boundary

Scale at A4: 1:10,000



Figure 9: 1968

Ordnance Survey



Legend

 Site Boundary

Scale at A4: 1:4,000



Figure 10: 2020
Google Earth Imagery



APPENDIX

APPENDIX A

Gazetteer of Leicestershire Historic Environment Record (HER) – Monuments (1km radius). Search: 30/11/21.

HER No.	Name	Location	Date
	Monuments		
MLE2805	Pond, north-west of Barwell Fields Farm, Hinckley	SP 434 957	Medieval
MLE2814	Post-medieval windmill, Mill Close & Mill Meadow, Barwell	SP 429 968	Post-medieval
MLE2865	Medieval enclosures west of Wykin Hall, Wykin	SP 408 952	Medieval
MLE2866	Medieval fishpond, Wykin Hall, Wykin	SP 409 951	Medieval
MLE2868	Possible windmill site east of Manor Farm, Wykin	SP 409 953	Post-medieval
MLE2872	Human burials near Hangmans Lane, Hinckley	SP 431 952	Medieval
MLE2873	Site of gallows, near Hangmans Lane, Hinckley	SP 431 952	Medieval
MLE2875	Historic settlement core of Wykin	SP 407 953	Early Medieval to Late Post-medieval
MLE2899	Prehistoric flint from north of Outlands Drive, Hinckley	SP 414 946	Early Mesolithic to Late Bronze Age
MLE7056	Prehistoric flint from south-east of Wykin Hall, Wykin	SP 410 950	Early Mesolithic to Late Bronze Age
MLE7938	Roman coin from south of Wykin Hall	SP 412 952	Late Iron Age
MLE9621	Medieval/post-medieval pottery from north of Wykin	SP 409 953	Early Anglo Saxon to Late Post-medieval
MLE9622	Prehistoric flint from north of Wykin	SP 409 953	Early Neolithic to Late Bronze Age
MLE9623	Post-medieval pottery from north of Wykin	SP 408 956	Post-medieval
MLE10605	Hinckley Fields Farm, Hinckley	SP 415 962	Late Post-medieval to Modern
MLE17610	Curvilinear features south of Odd House Farm, Barwell	SP 425 967	Unknown
MLE17965	Post-medieval garden earthworks, Wykin Hall, Wykin	SP 409 951	Medieval
MLE17967	Medieval/post-medieval pottery from Outlands Drive, Hinckley	SP 412 946	Early Medieval to Late Post-medieval
MLE20614	Cold Comfort Farm, Hinckley	SP 418 963	Late Post-medieval to Modern
MLE20658	Memorial to Captain Shenton's Tree, Hinckley	SP 431 959	Early Post-medieval to Modern
MLE20659	Isolation Hospital, Sunnyside Hospital, Hinckley	SP 428 961	Modern
MLE20915	Turnpike Road, Hinckley to Tonge, Ibstock to Measham	SK 3882 0926	Late Post-medieval
MLE20918	Turnpike Road, Market Bosworth to Measham, Burton on Trent & Hinckley	SK 3619 0320	Late Post-medieval
MLE21431	Brickworks, Netherley Road, Hinckley	SP 4299 9507	Late Post-medieval
MLE21432	Brickworks, Ashby Road, Hinckley	SP 4302 9487	Late Post-medieval
MLE21433	Barwell Lane brickworks, Hinckley	SP 4319 9500	Modern
MLE21434	Hinckley Mineral Baths, Ashby Road, Hinckley	SP 4303 9494	Late Post-medieval
MLE21435	Ashby Road brickworks, Hinckley	SP 4324 9522	Modern
MLE21436	C19th cemetery, Ashby Road, Hinckley	SP 4315 9486	Late Post-medieval to Modern

**BUILT HERITAGE STATEMENT: LAND EAST OF STOKE ROAD AND NORTH OF NORMANDY WAY
(A47), HINCKLEY, LEICESTERSHIRE**

MLE21750	Battling Brook Primary School, Frederick Avenue, Hinckley	SP 4153 9470	Modern
MLE22903	Possible Iron Age/Roman site, west of Wykin Hall, Wykin	SP 4085 9525	Middle Iron Age to Late Roman

Contact

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