

Miller Homes

Built Heritage Statement

Land at Normandy Way and Ashby Road

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TETRA TECH

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Executive Summary

This Built Heritage Statement has been prepared by Tetra Tech on behalf of Miller Homes. It addresses built heritage considerations to support a planning application for the residential development of two parcels of land, a 17.5ha parcel of land to the west of Ashby Road (centred at Ordnance Survey National Grid Reference SP 428 963) (hereafter referred to as 'Parcel 1') and a c.2.8ha of land located north of Normandy Way, Hinckley (centred at NGR SP 429 957) (hereafter referred to as Parcel 2). Both parcels are identified within the Strategic Housing and Economic Land Availability Assessment (SHELAA) Report dated to 2022 as deliverable for residential development (AS103 1B Parcel 1 and LPR199 Parcel 2).

The Statement provides an assessment of the built heritage assets potentially affected through the development of the site, addressing the information requirements, particularly policy HE5 of the Government's National Planning Policy Framework (NPPF) and Hinckley and Bosworth Council's Local Plan in relation to built heritage.

There are no designated heritage assets located within the site. This assessment has identified two Listed Buildings, the Barwell Conservation Area and seven non-designated built heritage assets located within a 1km search radius surrounding the two parcels within the Site.

The report has established that of these heritage assets, the proposed development of the site has the potential to affect the significance of Barwell House Farmhouse and Attached Stable Wing (Grade II Listed Building. NHLE: 1361299) through changes within its setting. In addition, the proposals have the potential to affect the significance of the former Isolation Hospital, Bosworth House Farm, and Odd House Farm, Rogue's Lane (non-designated built heritage assets) through changes within their settings. The significance of the remaining listed building, Barwell Conservation Area and four non-designated built heritage assets are not sensitive to the proposed development.

Two outline planning applications have been granted consent to the south-west of Parcel 1 and north-west of Parcel 2 (22/00318/OUT and 24/00264/OUT). These consents once built out would alter the relationship of both Sites to the former Isolation Hospital, particularly in relation to Parcel 2. The below assessment is based on the existing surrounds at present, however the change that these applications once built out would have on the Site is considered within the assessment. The relationship of the Site to all other designated and non-designated heritage assets will remain unaltered with the building of these consented schemes.

The Statement has established that the site forms part of the rural setting of Barwell House Farmhouse and Attached Stable Wing (Listed Building) and makes a low contribution to understanding and appreciating its significance. The development of the site would cause a low degree of harm to this significance. Mitigation measures will help to reduce this impact, but not avoid

the harm and therefore, in the context of the NPPF, the public benefit test of policy HE6 will be engaged.

The report has established that the site also forms part of the rural setting of the former Isolation Hospital, and this makes a low contribution to its significance. The cumulative loss of this setting by the proposed development and surrounding sites will result in a harm to the limited significance of this non-designated built heritage asset. Mitigation measures will help to reduce this impact, but a residual level of harm will remain. In the context of the NPPF this will engage policy HE7 of the NPPF, whereby a balance judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Given the limited significance of the Isolation Hospital, the lower importance and contribution of the rural setting to this significance; and the site only forming part of this rural setting, the impact of the development is considered to be a minor consideration within the overall planning balance.

The site has been assessed as forming part of the rural settings of Bosworth House Farm and Odd House Farm, but is a neutral element, whereby it makes no contribution their respective significance. The proposed development will result in a small visual changes within the settings of these non-designated built heritage assets, but this change will not alter how their limited, local significance is appreciated or understood and therefore, the proposed development will cause no harmful impacts. In the context of the National Planning Policy Framework (NPPF), the tests of policy HE7 will not be engaged.

Table of contents

1.0	Introduction & Scope of Study	1
1.1	Introduction	1
2.0	Legislative and Planning Policy Framework	2
2.2	Legislation	2
2.3	National Planning Policy	3
	National Planning Policy Framework (Ministry of Housing, Communities and Local Government, August 2026)	3
2.4	National Guidance	5
	Planning Practice Guidance (DCLG)	5
	Overview: Historic Environment Good Practice Advice in Planning	6
2.5	Relevant Local Planning Policy	6
	Local Development Framework Core Strategy	7
	Site Allocations and Development Management Plan Policies DPD	7
	Supplementary Planning Documents	9
3.0	Historical Background	10
4.0	Identification of Heritage Assets	13
4.2	Site Description	13
4.3	Heritage Assets within the Site	14
4.4	Built Heritage Assets outside of the Site	14
	Parcel 1	14
	Parcel 2	16
4.5	Built Heritage Assets Beyond the Search Area	18
4.6	Summary	19
5.0	Assessment of Significance	20
5.2	Barwell House Farmhouse and Attached Stable Wing (Grade II Listed Building, NHLE: 1361299)	20
	Architectural Interest	21

Summary of Significance	22
Setting	22
Contribution of the Site.....	24
5.3 Isolation Hospital, Ashby Road (HER Entry: MLE20659).....	24
Historic Interest	24
Architectural Interest:	25
Summary of Significance:	26
Setting:	27
Contribution of the Site.....	27
5.4 Bosworth House Farmhouse, Ashby Road (HER Entry: MLE20565).	29
Historic Interest	29
Architectural Interest	29
Summary of Significance	30
Setting	30
Contribution of the Site.....	31
5.5 Odd House Farm, Rogue's Lane.....	31
Historic Interest	31
Architectural Interest	32
Summary of Significance	33
Setting	33
Contribution of the Site.....	33
6.0 Impact Assessment	34
6.1 Proposed Development.....	34
6.2 Impact Assessment.....	34
Barwell House Farmhouse, Ashby Road	34
Isolation Hospital, Ashby Road	35
Bosworth House Farm, Ashby Road.....	36
Odd House Farm, Roque's Lane	36

7.0 Conclusion.....	38
General	40
Cartographic	41

List of Plates

Plate 1: From the eastern corner of Parcel 1 looking south-west across the site.	43
Plate 2: From the southern corner of Parcel 1 looking north towards Rogue's Lane.....	43
Plate 3: From the western corner of Parcel 1 looking east across the site	44
Plate 4: From the northern corner of Parcel 1 looking south towards Hinckley Hospital	44
Plate 5: From the western corner of Parcel 1 looking east towards Ashby Road	45
Plate 6: From the southern corner of Parcel 1 looking north-east	45
Plate 7: From the existing site access off Ashby Road looking north across Parcel 1	46
Plate 8: From the southern boundary (eastern corner) looking north-west across Parcel 1	46
Plate 9: From the eastern hedgerow boundary looking south across Parcel 1	47
Plate 10: From the eastern hedgerow boundary of Parcel 1 looking east in the direction of Barwell.....	47
Plate 11: From the eastern boundary of Parcel 1 looking south-west	48
Plate 12: From the north-western boundary of Parcel 1 looking south-east towards Hinckley Hospital	48
Plate 13: From entrance gate of Parcel 2 looking east	49
Plate 14: From the entrance gate of Parcel 2 looking west	49
Plate 15: From the north-east corner of Parcel 2 looking south.....	50
Plate 16: From the northern boundary of Parcel 2 looking towards the former Isolation Hospital	50

List of figures

Figure 1: Site Location

Figure 2: Designated Assets

Figure 3: Non-designated built assets

Figure 4: 1785 Five Miles around Hinckley Map

Figure 5: 1814 Ordnance Survey

Figure 6: 1838 Barwell Tithe Map

Figure 7: 1887 Ordnance Survey

Figure 8: 1967 - 1968 Ordnance Survey

Figure 9: 1999 Ordnance Survey

Figure 10: 2023 Ordnance Survey

1.0 Introduction & Scope of Study

1.1 Introduction

- 1.1.1 This Built Heritage Statement has been prepared by Tetra Tech on behalf of Miller Homes. It addresses built heritage considerations to support a full planning application for the erection of 482 dwellings on land at Normandy Way and Ashby Road, Hinckley, Leicestershire (hereafter referred to as the 'Site'). The Site consists of two parcels of land, a 17.5ha parcel of land to the west of Ashby Road (centred at Ordnance Survey National Grid Reference SP 428 963) (hereafter referred to as 'Parcel 1') and a c.2.8ha of land located north of Normandy Way, Hinckley (centred at NGR SP 429 957) (hereafter referred to as Parcel 2). Both parcels are identified within the Strategic Housing and Economic Land Availability Assessment (SHELAA) Report dated to 2022 as deliverable for residential development (AS103 1B Parcel 1 and LPR199 Parcel 2).
- 1.1.2 This assessment considers built heritage only; a separate archaeological desk-based assessment has been prepared which should be consulted for matters relating to the Site's below ground archaeological potential and the significance of any such remains.
- 1.1.3 This Statement provides compliance with policy HE5 of the National Planning Policy Framework (NPPF) (2024) by providing such a proportionate assessment. The Statement has also had regard to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.1.4 A site visit and walkover of the surrounding area was undertaken on 14th July 2026. The weather conditions and levels of visibility were excellent and there were no access issues over the Site. A previous site visit was carried out in January 2024 and some photographs taken at this Site visit are used below as the winter vegetation allows for a clearer demonstration of visibility.
- 1.1.5 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. The report has been prepared with full regard to the ethical standards of the Institute for Historic Building Conservation (IHBC) and in accordance with local and national best-practice guidance, including that produced by Historic England.

2.0 Legislative and Planning Policy Framework

- 2.1.1 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’.
- 2.1.2 The NPPF 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 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.
- 2.1.3 As defined in the Glossary to the National Planning Policy Framework and by the Planning Policy Guidance (PPG), heritage interests include:
- **archaeological interest:** 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.

2.2 Legislation

- 2.2.1 Where development subject to planning control may affect the significance of listed buildings and conservation areas, there is a legislative framework to ensure proposed works are developed and considered with due regard to the impact upon their significance. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990 (in particular Sections 16, 66, and 72). The Act

requires that special regard, or special attention, be given to the preservation of listed buildings and their setting, or to preserving or enhancing the character and appearance of conservation areas. Section 72, relating to conservation areas, is only engaged in relation to development *within* such an area, it affords no statutory weighting to change within their setting. It is therefore not of relevance in this report.

- 2.2.2 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. 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.
- 2.2.3 Importantly, preservation does not mean that change is not possible; it specifically means no harm, as confirmed by the case of *South Lakeland DC v SSE & Carlisle Diocesan Parsonages Board*, [1992] 2 WLR 204, [1992] 2 AC 141. This is echoed in Historic England's *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning 2* (2015), which states that '*change to heritage assets is inevitable but it is only harmful when significance is damaged*'.
- 2.2.4 Assessment of heritage impact is not limited to identifying harm, and it is incumbent that impacts which enable preservation, and those which enhance are also given great weight by the decision maker. The case of *Kenneth Kay v SSGCLF and Ribble Valley Borough Council*, [2020] EWHC2292 (Admin), 21 August 2020, makes clear that any heritage benefits should be expressly included and referred to as public benefits.

2.3 National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, August 2026)

- 2.3.1 The National Planning Policy Framework (NPPF) was substantially revised on 17 August 2026 and now presents heritage policy under a dedicated series of Historic Environment policies (HE1-HE11), replacing the former Chapter 16 paragraph-based structure. The revised Framework continues to recognise heritage assets as an irreplaceable resource and seeks to ensure that their significance is conserved and enhanced in a manner appropriate to their importance whilst supporting sustainable growth and development.

- 2.3.2 Policy HE2 contains specific provisions relating to Conservation Areas and World Heritage Sites. It requires decision-makers to have regard to opportunities for development to preserve, enhance or better reveal significance, including through the treatment of setting and views. Proposals that preserve or enhance those elements that positively contribute to significance are supported in principle.
- 2.3.3 Policy HE4: Securing the Conservation and Enhancement of Heritage Assets establishes the overarching requirement that heritage assets should be conserved and, where appropriate, enhanced. The policy consolidates a number of principles previously contained within paragraphs 202, 209, 210 and 221 of the former NPPF, including the requirement to sustain significance, support viable uses consistent with conservation, and recognise the social, cultural, environmental and economic benefits arising from the historic environment.
- 2.3.4 For proposals affecting heritage assets, Policy HE5 requires applicants to identify and assess the significance of any heritage assets that may be affected, including the contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. Heritage assessments should provide sufficient information to enable decision-makers to understand the significance of the asset and the likely effects of the proposed development. Effects are categorised as positive, neutral, harmful, or resulting in total loss of significance.
- 2.3.5 When considering development proposals affecting designated heritage assets, Policy HE6 requires substantial weight to be given to the conservation of heritage significance. Any harm to significance must be supported by convincing justification and weighed against the public benefits arising from the proposal. The policy maintains the principle that heritage conservation is a matter of considerable importance in the planning balance whilst adopting the revised terminology and assessment framework introduced by the 2026 NPPF.
- 2.3.6 Where proposals would result in total loss of significance to a designated heritage asset, Policy HE6 indicates that permission should be refused unless wholly exceptional circumstances apply and the public benefits decisively outweigh the loss. This continues the NPPF's strong protection of designated heritage assets, particularly those of the highest significance.
- 2.3.7 Policy HE7 addresses non-designated heritage assets and requires decision-makers to take their significance into account when determining applications. A balanced judgement is required having regard to the significance of the asset and the scale of

any harm or loss resulting from the proposed development. The revised NPPF also affords greater recognition to locally listed buildings and other non-designated heritage assets within the planning process.

- 2.3.8 The NPPF further recognises the importance of securing the long-term viable use of heritage assets. The sensitive adaptation and reuse of historic buildings is encouraged where it sustains significance and secures their future conservation. The Framework acknowledges that appropriate heritage-led regeneration can deliver social, environmental and economic benefits whilst maintaining the special interest of historic assets and places.

2.4 National Guidance

Planning Practice Guidance (DCLG)

- 2.4.1 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. The High Court decision ('Mead') iterated that the PPG and the NPPF are to be read and applied as a whole, being mindful that one may modify the other (*Mead Realisations Ltd v Secretary of State for Housing Communities and Local Government and another* [2025] EWCA Civ 32). Both are statements of national policy issued by the Secretary of State, and there should be no legal distinction between them. In relation to heritage, PPG reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.4.2 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.
- 2.4.3 Paragraph 18 of the PPG states that within each category of harm (which category applies should be explicitly identified – substantial or less than substantial harm), the extent of the harm may vary and **should be clearly articulated**. In common practice, harm is often articulated with reference to a spectrum (for example, 'at the lower end of the spectrum of less than substantial harm', 'at the highest end of less than substantial harm').

Overview: Historic Environment Good Practice Advice in Planning

- 2.4.4 Historic England have published a series of documents which provide guidance on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS). Such documents underpin conservation practice in England.
- 2.4.5 The most relevant to this assessment include:
- [GPA2: Managing Significance in Decision-Taking in the Historic Environment](#) (2015)
 - [GPA3: The Setting of Heritage Assets](#) (Second Edition; 2017)
 - [HEAN7: Local Heritage Listing: Identifying and Conserving Local Heritage](#) (Second Edition, 2021)
 - [HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets](#) (2019)

2.5 Relevant Local Planning Policy

- 2.5.1 Local Planning Policy for the site is currently provided by Hinckley & Bosworth Borough Council's Local Plan which includes the following two documents:
- **Local Development Framework Core Strategy** (adopted December 2009)
 - **Site Allocations and Development Management Plan Policies DPD** (adopted July 2016)
- 2.5.2 A new local plan is currently under review and a draft has been published. Both areas of the site are assessed to be deliverable for residential development within SHELAA (AS103 1B Area 1 and LPR199 Area 2).
- 2.5.3 The site does not fall under a 'made' Neighbourhood Plan. Hinckley and Bosworth Borough Council are currently seeking nominations 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, which was updated in 2026, this only shows designated Listed Buildings (<https://www.hinckley-bosworth.gov.uk/myarea#?layer=boundary/locallist>).
- 2.5.4 Specific policy regarding heritage which is relevant to this assessment is quoted below:

Local Development Framework Core Strategy

THE ENVIRONMENT

8. Enhance identity and distinctiveness of the built and natural environment - A key challenge is to ensure new developments are locally distinctive and contribute to the identity of an area. Concern has been raised in the past about the lack of local distinctiveness in new housing developments. Related to this is the need to avoid coalescence of settlements so that separate identities remain and the need to safeguard valuable assets such as conservation areas, listed buildings, sites of archaeological and cultural heritage interest, geology and landscape character. Ten Landscape Character Areas have been identified in Hinckley & Bosworth, each with their own key characteristics which contribute to local distinctiveness and sense of place and it is important that development reflects and embraces these differences. In addition the council has embarked on a programme of conservation area appraisals which it aims to complete across the borough by 2013. The conservation area appraisals will highlight where listed buildings are considered to be at risk.

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.

Site Allocations and Development Management Plan Policies DPD

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; and
- 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 materials which are characteristic of the conservation area;*
- b. The preservation and enhancement of key views and/or vistas in and out of the conservation area;*
- c. The replacement of dead or dying important trees and hedgerows with those of the same or similar species;*
- d. Reinforce or mirror the historic street pattern and plan form where feasible;*
- e. The use of sensitively designed 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, 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 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

- 2.5.5 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

- 2.5.6 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.

3.0 Historical Background

- 3.1.1 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 in-house resources.
- 3.1.2 The earliest available map is a 1775 map of the County Five Miles around Hinckley (Figure 4). The scale of the map only allows for an approximation of the Site's location, but Rogue's Lane, Ashby Road are evident at this time (roads unlabelled). The Site is labelled within an area labelled as 'Old Gallows'. The map only shows the approximation of buildings located within the main settlements (e.g. Hinckley and Barwell); there are no buildings shown close to the Site.
- 3.1.3 The Site is next shown on the 1813 Ordnance Survey Drawing (Figure 5), where Parcel 1 is shown covering parts of five fields. Parcel 2 is shown straddling two agricultural fields, with a north/south aligned boundary, running centrally through them. The Site is shown in a rural area, surrounded in most directions by isolated farmsteads (unlabelled). The closest farmsteads to the Site are located in the positions of the existing farms of Firth House Farm (west), Barwell House Farm (east) and Odd House Farm (north).
- 3.1.4 The 1834 Ordnance Survey 1-inch Old Series mapping shows little change from the 1813 Ordnance Survey Drawing, but Parcel 1 and the surrounding area are labelled as 'Barwell Fields'. Outside of the Site, to the south, Westfield Farm had been established by this time.
- 3.1.5 The Site is shown on the 1838 Tithe map for the Parish of Barwell (Figure 6)¹ and Parcel 1 is shown as covering five fields (Plots 607, 608, 609, 610 and 617). The accompanying Tithe Apportionment identifies Plots 607 and 617 are recorded as under pasture use and the remainder of Parcel 1 under arable cultivation. Parcel 1 was owned by William Powers Esq, but tenanted to William Millhouse of nearby Barwell House Farm. The Tithe Apportionment records Millhouse's tenancy included a total of 26 tithable land plots amounting to approx. 190 acres²; the land was principally located to the east of Barwell House and to the west, on either side of Rogue's Lane.

¹ Enclosure map for Barwell Parish by John Lane of Hinckley and dated 1838 is listed within The Tithe Maps of England and Wales, Kain, R, J, P. and Oliver, R., J., Leicestershire p.281, 1995, Cambridge University Press. The Enclosure map could not be viewed owing to its location being unknown.

² Plots: 510, 517, 518, 519, 520, 521, 522, 523, 577, 581, 582, 605, 606, 607, 608, 609, 610, 617, 640, 641, 679, 680, 681, 682, 683 and 684. Plot 520 being Barwell House, garden, outbuildings and yards. Plot 580, a Cottage had a sub-tenant, William Murby, a labourer.

Parcel 2 is shown as 1 field (640) and was also owned by William Powers Esq, and tenanted by William Murby and Willian Millhouse. It is recorded in use as pasture.

- 3.1.6 Millhouse is recorded at Barwell House Farmhouse on the 1841 and 1851 Census, the latter describing his occupation as a Land Proprietor and Cattleman³ of 300 acres, employing 8 indoor labourers and 7 outdoor labourers.
- 3.1.7 Outside of the Site, the Tithe map shows little change from the 1813 and 1834 Ordnance Surveys. However, located immediately to the north-west of the Site a cottage and enclosure (Plot 580) had been established immediately alongside Rogue's Lane. The property was held under the same ownership and tenancy as the Site, but included a sub-tenant labourer, William Murby.
- 3.1.8 By the time of the 1887 Ordnance Survey (Figure 7) Parcel 1's existing subdivision into three fields is evident. Parcel 2 remains as part of a larger field. A review of Ordnance Survey mapping from the 20th century onwards and aerial imagery from the late 20th century onwards shows no important changes within Parcel 1. Parcel 2 remains shown as part of a larger field until the 1999 OS when the creation of the bypass to the south creates the existing field boundary. The existing condition of the Site is shown on 2023 ordnance survey (Figure 10).
- 3.1.9 Outside of the Site, the main change shown on early 20th century Ordnance Survey mapping is the establishment of the Hinckley Isolation Hospital, to the immediate south. The origins of the Isolation Hospital derive from a group of temporary corrugated iron and wooden buildings constructed on the same 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 (as shown on Figure 9) were constructed, but these were themselves replaced by 1914. 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 (now demolished), which remained a private residence (Leicestershire Evening Mail, 1937). Instead, the new hospital replaced the 1895 buildings on the present site. 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

³ The word 'Cattleman' is obscured on the Census record; best estimate given that the farm was principally livestock based, see Barwell House assessment in Chapter 5.

architect Mr Kitchen and at a cost of c.£8,000 (Nuneaton Observer, 1912). By the 1950s, the Isolation Hospital had been repurposed as a hospital for Hinckley. The hospital remains and was expanded in the twenty-first century.

- 3.1.10 Aside from the Isolation Hospital, the area surrounding the Site did not experience much change in the first half of the 20th century. From c.1938 onwards Ordnance Survey shows a gradual urban expansion of Hinckley and new areas of ribbon development on Ashby Road and also west from Barwell, along Hinckley Road. This urban growth gradually continued during the second half of the 20th century, culminating in Hinckley's northern bypass (A47), (Figure 9). The insertion of this bypass created the southern boundary for Parcel 2.

4.0 Identification of Heritage Assets

- 4.1.1 The following section identifies which built heritage assets are likely to be affected by the Site's development, with selection informed by the Site visit, historical background research, professional experience, knowledge of the proposed development, and guidance set out by Historic England (GPA3: [The Setting of Heritage Assets](#) 2017; HEAN12: [Statements of Heritage Significance: Analysing Significance in Heritage Assets](#) 2019). As noted by Historic England:

'An analysis of the setting of the heritage asset is only needed where changes to the setting by the proposal would affect the significance of the heritage asset or how that significance is appreciated' (Historic England 2019: 15)

and

'Analysis of setting is different from landscape assessment... the entirety of very extensive settings may not contribute equally to the significance of a heritage asset, if at all... Careful analysis is therefore required to assess whether one heritage asset at a considerable distance from another, though intervisible with it – a church spire, for instance – is a major component of the setting, rather than just an incidental element within the wider landscape' (Historic England 2017: 7).

4.2 Site Description

- 4.2.1 The Site is made up of two separate parcels of land.
- 4.2.2 Parcel 1 is located to the north of Hinckley, to the west of Ashby Road and immediately to the north of the Hinckley and Bosworth Community Hospital. It comprises three fields, under arable cultivation and subdivided by hedgerows.
- 4.2.3 A narrow access track runs adjacent with the southern boundary of the Site, on a roughly south-western alignment from Ashby Road, leading to Westfield Farm. The Site is bound to the west and north by farmland and to the north-east and east by the highways of Rogue's Lane and Ashby Road respectively.
- 4.2.4 The central and southern parts of Parcel 1 are relatively flat, sitting at 120m Above Ordnance Datum (AOD) and gradually falls west to c.115 AOD and to the north-east to c.118m AOD at the crossroads of Rogue's Lane, Ashby Road and Hinckley Road.
- 4.2.5 Parcel 2 comprises a single agricultural field, located at the northern end of Hinckley, north of Normandy Way, which bounds the site to the south. Residential properties bound the site to the east and an agricultural field to the north and west.

- 4.2.6 Parcel 2 gently slopes westwards from a high of c123m Above Ordnance Datum (AOD) at the eastern end of the site, to a low of c.115m AOD, at the western end of the study site.

4.3 Heritage Assets within the Site

- 4.3.1 Data obtained from Historic England and the Local Authority confirms that there are no designated or non-designated heritage assets located within either Parcel 1 or Parcel 2.

4.4 Built Heritage Assets outside of the Site

Parcel 1

- 4.4.1 Barwell House Farmhouse and Attached Stable Wing (Grade II Listed Building, NHLE: 1361299) is located c.150m to the north-east of the Parcel 1. This is the only Listed Building located within a 1km search area surrounding Parcel 1.
- 4.4.2 Owing to the Site's present use as farmland, the anticipated intervisibility between this Listed Building and the Site and their historic functional association, the development of the Site is considered to have the potential to affect the significance of the Listed Building through changes within its setting. An assessment of the significance of this Listed Building and its setting, including any contribution from the Site is made below
- 4.4.3 The Barwell Conservation Area is located at the eastern edge of the search area. The Site is separated from the Conservation Area by intervening fields and mostly ribbon development along Hinckley Road. There is no experience of the Conservation Area from the Site, and they share no intervisibility. The Site is not considered to form part of the setting of this Conservation Area and its significance will remain unaffected by the development of the Site; it requires no further assessment within this report.
- 4.4.4 There are no other Listed Buildings, Conservation Areas, Registered Park & Gardens, Registered Battlefields located within the 1km search radius area surrounding Parcel 1.
- 4.4.5 Hinckley and Bosworth Borough Council are currently seeking nominations 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, which was updated in 2026, this only shows designated Listed Buildings (<https://www.hinckley-bosworth.gov.uk/myarea#?layer=boundary/localist>).

- 4.4.6 The site visit and a search of the Leicestershire Historic Environment Record has identified seven extant buildings within the search area, which have the potential to be non-designated built heritage assets.
- 4.4.7 The buildings identified on the HER are shown on Figure 3 and include:
- Isolation Hospital, Ashby Road, (HER Entry: MLE20659) located 50m to the south of Parcel 1;
 - Memorial to Captain Shenton's Tree (MLE20658) located c.350m to the south-east of the Parcel 1;
 - Bosworth House Farmhouse, barn and associated buildings, Barwell (MLE20565) located c.400m to the north-east of Parcel 1;
 - Cold Comfort Farm (MLE20614) located c.525m to the west of Parcel 1; and
 - Hinckley Fields Farm (MLE10605) located c.900m to the west of Parcel 1.
- 4.4.8 The two further buildings identified from the site visit are shown on Figure 3 and include:
- Westfield Farm located c.150m to the south of Parcel 1;
 - Odd House Farm located c.550m to the north-west of Parcel 1.
- 4.4.9 The former Isolation Hospital dates from c.1910-14, but now only comprises the administrative block and a ward. It is unclear whether the buildings remain in use, but they now form part of the modern Community Hospital site. The buildings are screened from the Site by a dense intervening vegetation boundary, but owing to the nature of this building type and its proximity to the Site, there is the potential for the proposed development to impact on the significance of this non-designated heritage asset through changes within its setting; this will be assessed further below in this report.
- 4.4.10 Bosworth House Farm dates from between 1837-1888. The southern, side return of the farmhouse is visible from the Site (Plate 10) and therefore, there is anticipated to be some distant intervisibility with the Site. Except for the path of Ashby Road, the farm is surrounded in all directions by farmland, including the Site; and therefore, the proposed development of the Site has the potential to affect the significance of this farm through changes within its setting; this will be assessed in this report.
- 4.4.11 The farms of Cold Comfort Farm and Hinckley Fields Farm have no intervisibility with the Site owing to their distance from it and intervening topography, development or

vegetation. In addition, no evidence has been found of any historic functional association between the Site and these buildings. The Site is therefore, not considered to form part of their settings and their respective significance will not be sensitive to the proposed development of the Site. These non-designated built heritage assets require no further consideration within this report.

- 4.4.12 Previous RPS (now Tetra Tech) studies have considered Westfield Farmhouse as a non-designated heritage asset. The significance of this farmhouse relates to a small part of its fabric and has a small setting associated with extant Medieval ridge and furrow surrounding the building. The Site does not contribute to this setting and there is no intervisibility shared between these areas nor any evidence of a historic functional association. Consequently, the significance of Westfield Farmhouse is not considered sensitive to the development of the Site and requires no further consideration within this report.
- 4.4.13 The historic mapping exercise has established that Odd House Farm, located c.550m north of the site is shown on 1814 Ordnance Survey Drawing⁴. Odd House Farm's farmhouse is surrounded to the north by a U-shape group of farm buildings; all of them appear to be 19th century in date. The farm is accessed from a long drive off Rogue's Lane and is surrounded in all directions by farmland. The farmhouse is orientated so that its principal elevation looks roughly south, in the direction of the Site and it is visible from the northern part of the Site. Beyond a possible common ownership, there is no evidence of historic functional association between Odd House Farm and the Site. However, owing to its historic and architectural significance Odd House Farm is considered to warrant assessment as a non-designated heritage asset, whose significance could be impacted on through changes within its setting by the development of the Site; this will be assessed further in this report.

Parcel 2

- 4.4.14 Within a 1km radius search area surrounding the Parcel 2 there are two designated heritage assets (Figure 2).
- Barwell House Farmhouse and Attached Stable Wing, Hinckley Road (Grade II Listed Building. NHLE: 1361299) is located c.775m to the north-east of the study site; and

⁴ The 1814 Ordnance Survey Drawing also shows the existing farm of Frith House Farm, located c.200m to the north-west of the Site. However, a review of planning applications for Frith House Farm suggests its farmhouse was significantly altered or rebuilt in 1978 and most of its wider farmstead comprises modern farm buildings; this was confirmed on the site visit. Consequently, Firth Farm does not merit consideration as a non-designated heritage asset and has not been included within the above identification of heritage assets.

- Richmond Primary School, Towers Drive, Hinckley (Grade II Listed Building. NHLE: 1440485) is located 875m to the south-west of the study site.
- 4.4.15 There is no intervisibility between Parcel 2 and either Barwell House Farmhouse or Richmond Primary School owing to their distance from the study site and intervening development and vegetation screening. The study site is not considered to form any part of the settings of these Listed Buildings and their significance will remain unaffected by the development of the Parcel 2.
- 4.4.16 There are no other Listed Buildings, Conservation Areas, Registered Park & Gardens, Registered Battlefields located within the 1km search radius area surrounding Parcel 2.
- 4.4.17 A search of the Leicestershire Historic Environment Record has identified two extant buildings located within the search area, which have the potential to be non-designated built heritage assets.
- Memorial to Captain Shenton's Tree (MLE20658) located c.150m to the north-east of the study site; and
 - Isolation Hospital, Ashby Road, (HER Entry: MLE20659) located 250m to the north-west of the Site.
- 4.4.18 The memorial to Captain Shenton's Tree has no intervisibility with the Site owing to intervening development on Ashby Road and no evidence has been found of any historic functional association between the Site and this memorial. In addition, the proposed development of the Site (e.g. proposed access etc.) will have no interaction with how the memorial is presently appreciated or understood. Consequently, the Site is not considered to form part of the setting of the memorial and its development will have no impact on its significance.
- 4.4.19 As previously discussed above, the former Isolation Hospital dates from c.1910-14, but now only comprises the administrative block and a ward. It is unclear whether the buildings remain in use, but they now form part of the modern Community Hospital site. The buildings are screened from the Site 2 by intervening vegetation boundary, but owing to the nature of this building type and its proximity to the Site, there is the potential for the proposed development to impact on the significance of this non-designated heritage asset through changes within its setting; this will be assessed later in this Chapter. A previously consented planning application (24/00264/OUT) will be in part located between Parcel 1 and the former Isolation Hospital. The below assessment is based on the current landscape without the permitted development

having been constructed, however there is some consideration below of how this application will impact the relationship between Parcel 2 and the heritage asset once it has been constructed.

- 4.4.20 As discussed above, previous studies undertaken in the surrounding area have considered Westfield Farmhouse, located c.275m to the north-west of the Site as a non-designated heritage asset. The significance of this farmhouse relates to a minor part of its fabric and has a small setting associated with extant Medieval ridge and furrow surrounding the building. The Site does not contribute to this setting and there is no intervisibility shared between these areas nor any evidence of a historic functional association. Consequently, the significance of Westfield Farmhouse will not be affected by the development of the Site and this asset requires no further consideration within this report.

4.5 Built Heritage Assets Beyond the Search Area

- 4.5.1 The site visit considered the sensitivities of built heritage assets located outside of the 1km search area. There are four churches which are visible from different parts of the Site:
- Church of St Mary, Barwell. Grade I Listed Building. NHLE: 1074229. Approx. 14th century. Located c.1.2-1.6km east of the site;
 - Church of the Assumption of St Mary, Hinckley. Grade II* Listed Building. NHLE: 1361297. Early 14th century, spire rebuilt 1788. Located c.2.3km to the south of the Site;
 - Church of St Martin, Stapleford. Grade II* Listed Building. NHLE: 1074234. Early 14th century, spire rebuilt 20th century. Located c.1.9km north of northern boundary; and
 - Church of St Margaret, Stoke Golding. Grade I Listed Building. NHLE: 1074214. Early 13th – 14th century. Located c.3km from southern boundary of western field.
- 4.5.2 The tower of St Mary's Barwell and the spires of St Mary's Hinckley and St Margaret's Stoke Golding are visible from the Parcel 1's western-most field.
- 4.5.3 The tower of St Mary's Barwell and the spire of St Martin's Stapleford is visible from the central field; and St Mary's is also visible from the northern field.
- 4.5.4 The visibility of the church towers and spires from the Site are distant and, in the case of St Mary's Barwell and St Mary's Hinckley are seen above intervening, large areas of mixed period, urban built development.

- 4.5.5 The visibility of the church's towers and spires are a product of their design, but as experienced from the Site, they do not relate to any design vista. They are also not experienced in association from historic view obtainable from a road or public right of way; they are instead incidental views and do not provide any meaningful or distinctive contribution to their respective significance. In return views, the Site is not visible from these buildings at ground level. The Site is therefore, considered to comprise a neutral element within their respective settings.
- 4.5.6 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 inhibit the ability to appreciate their significance though impacting on a designed or associative view.
- 4.5.7 As the proposed development will broadly reflect the nature, use and scale of the surrounding built form, already experienced within this part of their wider urban settings, there will be no impact on their significance, and these churches require no further assessment within this report.

4.6 Summary

- 4.6.1 Of the above buildings, only the designated heritage asset of Barwell House Farm and Attached Stable (Grade II Listed Building) and the non-designated built heritage assets of the former Isolation Hospital (MLE20659), Bosworth House Farm, Barwell (MLE20565) and Odd House Farm have the potential to be sensitive to the proposed development of the Site and require further assessment in Chapter 5.

5.0 Assessment of Significance

- 5.1.1 Policy HE5 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.
- 5.1.2 This Built Heritage Statement has identified that the proposals have the potential to affect the significance of the following designated and non-designated built heritage assets:
- Barwell House Farm and Attached Stable (Grade II Listed Building);
 - Isolation Hospital (Non-Designated Built Heritage Asset);
 - Bosworth House Farmhouse (Non-Designated Built Heritage Asset); and
 - Odd House Farm (Non-Designated Built Heritage Asset)
- 5.1.3 This Chapter describes the significance of these designated and non-designated built heritage assets. The nature of any impact resulting on this from the proposed development is assessed in Chapter 6.

5.2 Barwell House Farmhouse and Attached Stable Wing (Grade II Listed Building, NHLE: 1361299)

Historic Interest

- 5.2.1 The List entry for the house dates it to the 18th century. The HER entry (MLE12977) cites an unspecified newspaper article from 2002, which describes the house having some 12th century fabric, but that it was remodelled in 1786. No evidence has been found to support this early date; stylistically the house reflects architecture from the late 18th and early 19th centuries.
- 5.2.2 The land of the house appears to have been part of the Estate of John Shenton (1612-1699), a Captain of Calvary in the Royalist army who fought at Naseby (1645) and Worcester (1651) and having resided at Bassett House, near Stapleton, is buried in Barwell Church. Shenton is commemorated by a plaque on Ashby Road marking the location of a tree which he reportedly hid in to avoid capture by the Parliamentary forces in 1646 (HER MLE20658).

- 5.2.3 Shenton's surviving heir married Robert Power of Barwell (1685-1765) and thereafter, the land at Barwell House Farmhouse appears to have remained in his extended family until the 20th century. Robert's heirs were likely responsible for either the construction or remodelling of Barwell House Farmhouse and remained living at the property until c.1840, when it was tenanted to farmers.⁵
- 5.2.4 The first tenant, Mr William Millhouse (1791-1853) is recorded on the Barwell Tithe Apportionment (1838) as farming c.200 acres (tithable land) at Barwell House Farm. He is listed living at the property on the 1841 and 1851 Censuses, but by 1851 was farming 300 acres. The correlation of acreage to farm sizes in 19th century England is complex, but Barwell House Farm appears to have been of a reasonable large farm for its period (Griggs, n.d.).
- 5.2.5 Barwell House Farmhouse is located within Historic England's Farmstead and Landscape Statement of the Leicestershire Vales (Area 94 of England's National Character Areas). This Statement establishes a narrative that the area's agricultural production was led by and heavily biased towards livestock for meat and dairy products owing to the demand from urban centres and owing to improvements in transport and routes to markets during the 19th century. Tenant sales of Barwell Farm supports this narrative of a livestock-led farm for example, in 1851, William Millhouse sold approx. fifty cows and a flock of sheep (CHO, 1851).
- 5.2.6 Barwell House Farm appears to have principally remained a dairying farm, but by the end of the 20th century the farm buildings were surplus to requirements. Between 2000-2004 the farmhouse and farm buildings appear to have been converted into several residences (Hinckley & Bosworth planning refs, 01/00847/COU and 04/01402/FUL).

Architectural Interest

- 5.2.7 Barwell House Farmhouse is a large, double-pile, three-storey and three-bay farmhouse. The house is built in brick, with stone quoins, brick modillion eaves cornice and a hipped slate roof. The principal elevation faces to the west and comprises three-bays; the central bay projects slightly forwards. The central entrance has a Doric columned doorcase with triglyph frieze and triangular pediment. Glazing bar sash windows flank the door and have gauged brick heads with oversized keystones; these are repeated on the first floor however, the central window has a reed pattern head

⁵ Power family occasionally resided at the farm between tenants (e.g. 1911 Census refers to John Powers, a farmer of Barwell House).

and cornice. The third floor has smaller sashes. The storeys of this elevation are separated by platbands in black, matching the decoration of many of the window heads. The blackened decoration is contrasted by the whitened stone quoins. The attached stables are built in red brick, with a modillion cornice and plain tiled roof.

- 5.2.8 The architectural decoration of the farmhouse, particularly evident by its principal elevation reflects a gentrification of its appearance, evident of having been designed by an architect or a craftsman with the understanding of polite fashioned architecture in the 18th century. This provides a visual distinction to the farmhouse and attaches a level of social status. The physical size and proportions of the farmhouse are also representative of a larger farm for its period; and owing to the farm's historic isolation, probably provide accommodation for the farmer's family, servants and farm labourers.

Summary of Significance

- 5.2.9 The significance of Barwell House Farmhouse principally relates to its architectural interest with its classical styling reflecting the architectural fashions of the period; and those of the social values attached to this architecture. The farmhouse also has architectural and historic interest as an example of a large, gentrified farmhouse for the area, likely related to a yeomanry farmer or lower gently class occupant.

Setting

- 5.2.10 Attached to the southern corner of Barwell House Farmhouse are stables and a group of other farm buildings enclosing a regular courtyard. A 19th century cottage ('The Cottage') is positioned to the south of these buildings and fronts onto the Hinkley Road. In size the cottage is as large as a typical farmhouse of this period and is appreciated as having a greater functional relationship with the outbuildings, than Barwell House Farm, which appears more as a genteel residence, built on the proceeds of agriculture.
- 5.2.11 Historic mapping shows that gardens and an orchard associated with Barwell House Farmhouse were located to the north and north-east of the house however, a pasture field (historically called House Close) surrounds the principal north-western elevation. The existing tree avenue aligned from the entrance of the house across this pasture is a 21st century addition. However, this area of pasture is appreciated, possibly fortuitously, as part of the house's landscaping; and broadly reflects the c.19th century fashions and aspirations for a modest designed landscape surrounding an affluent house. Land surrounding the house to the north and south has been subdivided into

several smaller enclosures, which appear to be occupied by outbuildings and houses with their own garden plots.

- 5.2.12 Except for the highways of Ashby Road (west) and Hinckley Road (south), Barwell House Farmhouse is surrounded in all directions by relatively large, regular enclosed fields. The fields located nearest to the house (north and east) comprise pasture and the remainder are under arable cultivation. The pasture fields appear to contain areas of ridge and furrow earthworks. Although these earthworks do not relate to the present farmhouse, they do suggest long term livestock grazing, which does contribute to understanding the historic agricultural production of the farm. In addition, the wider expanse of fields surrounding the farmhouse positively contributes to understanding the building's large size and gentrified appearance.
- 5.2.13 To the south-east of the farmhouse, ribbon development from Barwell, along the Hinckley Road has somewhat reduced the rural setting surrounding the farmhouse to the east, but it is still experienced on the edge of this settlement. The farmland to the north is also contained by the position of the neighbouring Bosworth House Farm, which makes it difficult to distinguish the division of the intervening farmland between the two farms.
- 5.2.14 The farmland located to the south, south-west, west and north-west of the farmhouse is not as contained and notwithstanding the highways is appreciated in association with the farmhouse. The farmland aligned with the principal, north-western elevation is anticipated to be visible from the first and second storeys of the farmhouse, and overlooks farmland historically associated with the farmhouse. Owing to the flat topography, views to the west of Ashby Road are distant and it is anticipated that this would be the same from the farmhouse.
- 5.2.15 A length of estate-type metal fencing is located (embedded) within the hedgerow boundary of the western side of Ashby Road and opposite to the pasture surrounding the north-western elevation of the farmhouse. From available information, the western field has historically been under arable cultivation, but the fencing suggests that this field may have historically formed an intended prospect from this principal elevation. The embedded metal fencing is only a remnant and is separated from the farmhouse by the intervening highway of Ashby Road and boundary vegetation. As such, its relationship with the farmhouse is not easily discernible and limited weight can be placed on its existence.

Contribution of the Site

- 5.2.16 Historically, as part of the farmland of Barwell House Farmhouse, Parcel 1 of the Site has had a historic functional association with the Listed Building and falls within its wider rural setting. From the Site, there are no views of the farmhouse which could be considered as forming part of any designed view or vistas towards or from the farmhouse itself. Intervening vegetation also helps to filter any clear views of the farmhouse. Notwithstanding this, Parcel 1's northern field is anticipated to fall within peripheral views afforded from the farmhouse's principally north-western elevation; this elevation looks over a wide expanse of flat farmland, located to the west of Hinckley Road, which in character makes a positive contribution to understanding the historic function of the farmhouse.
- 5.2.17 The Site, as part of this rural setting does not strongly contribute to understanding or appreciating the significance of the farmhouse as other parts of its setting (e.g. ridge and furrow pasture) nor does it form the main portion of the expansive farmland anticipated to be viewed from the principal, north-western elevation, but it still makes a low contribution to understanding and appreciating the significance of Barwell House Farmhouse.
- 5.2.18 Parcel 2, whilst historically under the same ownership as the Farmhouse, has lost any visual or legible association with the Farmhouse. The historic association is not legible in any way and does not contribute to the significance of the asset due to intervening twentieth century development. It makes no contribution to the significance of the Barwell House Farmhouse.

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

Historic Interest

- 5.3.1 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. 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 18th and early 19th century; and it wasn't until the 1860s that there was any consensus in the design and building of such hospitals (Richardson Blakeman, 2020).

- 5.3.2 As a consequence of 19th 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 with 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.
- 5.3.3 The origins of the Hinckley Isolation Hospital are described within Chapter 3 of this report. The remaining buildings of the Isolation Hospital date from between 1910-1914. 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, originally for the treatment of scarlet fever and an administration building). The entire hospital site is now called the Hinckley and Bosworth Community Hospital.
- 5.3.4 This historic development of Isolation Hospitals in general and Hinckley Isolation Hospital specifically allows for an understanding of historic medical practices, and this historic interest is embodied within the fabric of the asset.

Architectural Interest:

- 5.3.5 The two surviving early-20th century isolation hospital buildings include the administrative block and one of the isolation treatment wards. These buildings are positioned on a 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. This use of a more domestic design was not uncommon for the design aesthetic of rural Isolation Hospitals (Historic England, 2017).
- 5.3.6 The surviving ward building resembles standardised plans for isolation hospitals, drawn up and recommended by the Local Government Board (LGB) from 1880-1920s. The ward was initially designed for the treatment of scarlet fever and elevations and a plan of the building was published in the Building News Journal (1911: 48). The building has a rectangular shaped footprint with two wards separated by a central entrance lobby/duty room and southern verandas (now infilled) and on the first floor, above the lobby is a former day room, with a southern open balcony.

- 5.3.7 These standardised plan types 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).
- 5.3.8 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.
- 5.3.9 The 1910-1914 hospital buildings were designed by Mr Sidney John Walker of Heaton & Walter, architects of Hinckley. The architects are not recognised at a national or regional level but may be of some local value.
- 5.3.10 There is architectural value within the building, with the layout and style being indicative of hospitals of this age. The architecture was designed around functionality, for example with the cross ventilation, and this is an important aspect of the architecture of the building. The clear functional design coupled with design choices made for aesthetic purposes demonstrates the importance and value of the building historically.

Summary of Significance:

- 5.3.11 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., scarlet fever, smallpox, typhoid and diphtheria) in the early 20th 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, and the isolation hospital has lost over half of its original buildings. At a local level, the buildings have some historic and

social heritage value, as an example of early specialised medical provision for Hinckley but it is of only limited significance.

Setting:

- 5.3.12 Historically, the 1894 (temporary) and 1895 (permanent) Hinckley Isolation Hospitals appears to have been based on the 19th century (and older) treatment 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.
- 5.3.13 The design and planning of the 1914 hospital appear focused on the application of treatments based on scientific principles and less on the requirement of a purely isolated setting. As such, the immediate functional setting between the surviving buildings of the Isolation Hospital makes a greater contribution to understanding their function and interest. The former Isolation Hospital site is now experienced as part of a wider hospital complex and the immediate areas surrounding the buildings have undergone multiple changes, culminating in a modern building located to the south of the administrative block and area of parking and landscaping. Notwithstanding this, the presence of a couple of specimen pines is consistent with treatments administered at the time, which considered that scented pines could be beneficial.
- 5.3.14 The orientation of the administrative and treatment block means that they have longer elevations facing to the north and south. The southern elevations have ground-floor verandas (now closed in) and a first floor, open balcony onto a former day room, which would have benefited from longer periods of light and warmth and created environmental conditions conducive to the treatments administered by the isolation hospital. The northern elevations are plainer having only corresponding windows and chimneys to the separate ward rooms.
- 5.3.15 Planning consent has been granted for residential development to the immediate south of the hospital (24/00264/OUT) which will alter the setting of the former Isolation Hospital and will sever any visual connection between Parcel 2 and the asset.

Contribution of the Site

Parcel 1

- 5.3.16 Parcel 1 is located to the north of the former Isolation Hospital; it is formally separated by a dense planted boundary and the farm track leading from the Ashby Road to Westfield Farm. Owing to the vegetation screening there is limited intervisibility

between the buildings and the Site; and in surrounding views (e.g. from the south) in association with other elevations of the hospital buildings.

- 5.3.17 Owing to the limited visibility of the Isolation Hospital from the Site, the ability to understand or appreciate the functions of the buildings is not possible. In addition, where views are possible, these would be focused on the rear, northern elevations of the administrative and ward buildings which are of a plainer design, and where the architecture of the building does not clearly convey their function or relates to the treatments administered within the buildings.
- 5.3.18 Parcel 1 does form part of an area of farmland which surrounds the former isolation hospital to the north, west and south. As part of this, the Site does contribute to the isolated character of its historic narrative. Notwithstanding this, the design of the 20th century Isolation Hospital 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 19th century concept of an isolated location. In addition, owing to the incompleteness of the Isolation Hospital, an understanding of the limited significance of the remaining buildings relies even more upon the buildings themselves, the functional relationships and interface between them, rather than its historic isolated rural setting. Once application 24/00264/OUT is constructed the contribution of the surrounding rural setting will be limited further.
- 5.3.19 Consequently, Parcel 1 as a small part of the rural and isolating setting of the Isolation Hospital makes only a low contribution to understanding an element of its significance.

Parcel 2

- 5.3.20 Parcel 2 is separated from the former isolation hospital by a large field and the 20th century farmstead of Sunnyside Farm. The physical massing of the farmstead and intervening boundary vegetation means that only small parts of the former isolation hospital's ward building are visible from Parcel 2 and from Normandy Road (A47). These limited views make it difficult to understand the function of the building and its relationship with the administrative building and as a part of the wider hospital site.
- 5.3.21 Parcel 2's use as a field, relates functionally to the farmland which surrounds the former isolation hospital to the north, west and south. However, Parcel 2 being located at the edge of this farmland is experienced in closer proximity to suburban characters derived from Normandy Road (A47), modern housing to the south of this and housing located at the eastern end of the Site on Ashby Road (Plates 3 and 7-8). Therefore, Parcel 2 of the Site, as part of the wider rural setting surrounding the former isolation hospital does not reflect the same isolated character as experienced from the

immediate fields surrounding the hospital; and therefore, does not contribute to understanding this part of the former isolation hospital's significance. In addition, an application for development between the former Isolation Hospital and the Site has been approved (24/00264/OUT), and this would once constructed fully obstruct any visual connection between Parcel 2 and the former Isolation Hospital.

- 5.3.22 Consequently, Parcel 2 is considered to form a small part of the wider setting of the former isolation hospital, but is a neutral element which makes no contribution to the significance of this non-designated heritage asset.

5.4 Bosworth House Farmhouse, Ashby Road (HER Entry: MLE20565).

Historic Interest

- 5.4.1 As described within the HER entry for Bosworth House Farmhouse, the origins of the farm relate to a barn, potentially dating to c.1835 and which remained in this use at the time of the 1837 Barwell Tithe map. The accompanying Apportionment records the barn (Plot 456) was owned by Charles Preston and along with approx. 46 acres was tenanted to Richard Harrold who himself owned a further twelve acres and a property (Plot 508) in nearby Barwell.
- 5.4.2 The farmhouse and other farm buildings were constructed between 1837-1888. The development of field barns and outfarms into more formal L and U-shaped farmsteads is not unusually for the region (Historic England, 2020).
- 5.4.3 The name of Bosworth House Farm appears to relate to the 20th century. The 1911 Census records the farmhouse was occupied by John W. James, a retired farmer. The farm was sold in 1918 with 34 acres (Hinckley Times, 1918). A stock sale of the farm in 1922 suggests that its production was livestock-led, principally by cattle (Hinckley Times, 1922). The potential size of the farm is not typical for the region, but appears relatively common in a local context (e.g. Westfield Farm, Sunnyside Farm and Middlefield Farm). Its livestock production reflects the regional and local narrative of farms catering for the demand of meat and dairy products from urban and industrial towns (Historic England, 2020).

Architectural Interest

- 5.4.4 Bosworth House Farmhouse comprises a two storey (plus attics) and three-bay house. Attached to the north-eastern corner of the building is a lower-two-storey farm building,

which adjoins a lean-to and porch on the eastern (rear) elevation. A range of outbuildings projects to the south-east of the two-storey farm building.

5.4.5 The farmhouse is built in red brick and has a slate roof. The principal elevation faces north-west and has a central, but slightly recessed doorcase with plain glazed fanlight above and stone lintel with oversized keystone. This keystone detail is repeated on the remainder of the sash windows of this elevation whilst the building's remaining windows appear to be varying casements. The oversized keystones appear similar to those used on Barwell House Farmhouse (the neighbouring farmhouse), but is also a recognisable decorative device of the mid-to-late 19th century. The principal elevation also features a brick cornice at eaves level, modern rooflights and end brick stacks. A review of online planning applications shows that the remaining elevations of the farmhouse are plainer in their appearance (H&B, 23/00215/HOU).

5.4.6 The outbuildings are located to the south-west of the farmhouse and appear to have been converted into dwellings. Historically, they comprised a range running off the farmhouse and a detached group of buildings, arranged in a U-shape; this arrangement was partially restored through new building in the early 2000s. The outbuildings are built in red brick, with limited brick decoration (e.g. dentil cornices), have retained various openings and apertures (some infilled) and have pitched, plain tiled roofs.

Summary of Significance

5.4.7 Bosworth House Farm is an example of a small farm established within a period of national growth in agriculture and which reflects this period's demand for livestock products. The farmstead has limited historic value in this respect. The architectural interest of the farmhouse and farm buildings is modest, generally conforming to the stylistic fashions and building materials of the period and the status and functions of the building types; and are of negligible interest. The significance of Bosworth House Farm is therefore, considered to be very low.

Setting

5.4.8 The farmstead is surrounded by farmland, although on approaching from the north-west, on the Ashby Road (A447), there are distant views of the settlement of Barwell and housing at the edge of Hinckley on Ashby Road. Directly to the south of the farmstead is a pasture field with areas of ridge and furrow earthworks. These earthworks do not relate to the period of the farm, but they do contribute to understanding the raising of livestock from the post-medieval onwards and the

longevity of farming narrative in the area. The remainder of the fields surrounding the farm are in arable uses. The pasture field contributes to understanding the historic agricultural production of the farm, but the expanse of the surrounding farmland also positively contributes to the farm's narrative.

5.4.9 Until the 21st century the farmhouse was approached from a driveway located to the north-west, from the (A447) and which was aligned with the principal, north-western elevation of the farmhouse. This driveway has been stopped up in favour of a new access road from the (A447) located to the south of the farm. The alteration has limited bearing on the interest of the farmstead, but the farmhouse is now less visually prominent on the approach to Hinckley.

5.4.10 Located c.300m to the south of the farmstead is Barnwell House Farm, a much larger house and farmstead. An understanding of the exact functional land division between the intervening farms is not clearly conveyed by views alone. Notwithstanding that, they share some group value through their function and limited shared architectural stylings (e.g. oversized keystones).

Contribution of the Site

5.4.11 Parcel 1's northern boundary is located c.400m from Bosworth House Farm, with the intervening area comprising farmland which is relatively flat but subdivided by hedgerow boundaries. Owing to this separation there is very limited visibility of the Site from Ashby Road and assumingly from Bosworth House Farm; the farmhouse looks away from the Site. The modest size and appearance of Bosworth House Farm is not experienced as having an association with a large land holding and whilst the Site can be considered to form part of its rural setting, this is at the outlying edge. The character of the Site does not and cannot be experienced from Bosworth House Farm and is considered to be a neutral element within its rural setting that makes no contribution to understanding its limited significance.

5.5 Odd House Farm, Rogue's Lane

Historic Interest

5.5.1 Odd House Farm appears on the 1814 Ordnance Survey Drawing, but not at a scale in which any detail of its farmstead plan can be appreciated. The Barwell Tithe map shows the farmhouse forming the southern side of a regular shaped courtyard farmstead with an L-shaped building to the east and north and a detached building on the western side.

- 5.5.2 The accompanying Tithe apportionment (1838) records that the farm was owned at this time by William Herrick, a large local land owner and tenanted to William Grewcock. The tithable lands associated with the farm amounted to approx. 80 acres and although Censuses suggest the farm's acreage totalled c.150-200 acres by the second half of the 19th century, it was reduced to approx. 60-80 acres during the 20th century. Farm stock and tenant sales for the farm suggest that its agricultural production was principal led by livestock (e.g. 1871 – sheep, cows, pigs and fowl) with some arable, likely related to feed production (Leicester Journal, 1871 and Leicestershire Chronicle, 1874). By the 20th century, the farm was in use as a dairy and arable farm (Hinckley Times, 1933). However, by the late 20th century, the farm appears to have formed a larger farm concern of c.800 acres (Leicester Mercury, 1990).
- 5.5.3 As with Bosworth House Farm, the potential smaller size of Odd Farm is not typical for the region, but appears relatively common in a local context. Its agricultural production does, however, reflect the regional and local narrative of farms catering for the demand of meat and dairy products from urban and industrial towns (Historic England, 2020).

Architectural Interest

- 5.5.4 The farmstead comprises a farmhouse and to the north of this is a courtyard with three-sides of outbuildings in a U-shaped arrangement. The outbuildings appear to also date from the 19th century.
- 5.5.5 The farmhouse has a double-pile plan comprising two interconnecting ranges, which are near identical in design. They are built in red brick with a brick skirting and eaves level brick cornice. The windows appear to be transom and mullion casements and are set under gauged brick arches. The central entrance to the southern, principal elevation has a solid, panelled door with a plain glazed fanlight above and a projecting gabled porch hood supported on timber brackets. The roof is of clay tiles and has multiple brick stacks. A modern, single storey extension attaches to the east of the farmhouse and matches the main building materials.
- 5.5.6 The outbuildings appear to comprise single and double-storey height buildings built in red brick and have slate clay tile roofs. The buildings are mostly screened by the farmhouse and are not visible from any public rights of way nor has any documentation been found which shows their historic functions or appearance. However, it is likely that they comprise a small barn, stables, cowhouses and shelter sheds.

Summary of Significance

- 5.5.7 Odd House Farm is an example of a small farm established during the start of a period of national growth in agriculture and which reflects this period's demand for livestock products. The farmstead has limited historic value in this respect. The architectural interest of the farmhouse and farm buildings is modest, generally conforming to the stylistic fashions and building materials of the period and the status and functions of the building types; and are of negligible interest. The significance of Bosworth House Farm is considered to be very low.

Setting

- 5.5.8 The farmstead is surrounded by flat arable farmland, subdivided by hedgerows. The farm is approached from the south via a long driveway from Rogue's Lane. This expanse of the surrounding farmland makes a positive contribution to the farm's historic narrative.

Contribution of the Site

- 5.5.9 Parcel 1's northern boundary is located c.500m from Odd House Farm, with the intervening area comprising Rogue's Lane and approximately three, large arable fields which are flat, but subdivided by hedgerow boundaries. The farmhouse is only visible from the northern part of the Site and views are focused on the south-eastern, principal elevation; the farmhouse largely screens the remainder of the farmstead.
- 5.5.10 The modest size and appearance of Odd House Farm means that it is not experienced as being associated with a large land holding and from Rogue's Lane it is appreciated within a wider grouping of farmsteads located off Rogue's Lane and Ashby Road. The Site can be considered to form part of its rural setting, but is at the outlying edge. Although the farmstead is visible from part of the Site, this is not considered to form any designed views of the farmhouse, which is a modest building in architectural terms; and the Site provides no understanding to the agricultural production or has any direct interaction with the farmstead. As such, the Site is considered to be a neutral element within its rural setting that makes no contribution to understanding its limited significance.

6.0 Impact Assessment

6.1 Proposed Development

- 6.1.1 Full planning application for the erection of 482 dwellings on land at Normandy Way and Ashby Road, Hinckley, comprising development across two parcels including:
- the northern parcel (off Ashby Road) for residential development, public open space, play provision, structural landscaping, sustainable drainage infrastructure and the provision of a new vehicular route;
 - the southern parcel (off Normandy Way) for residential development, public open space, landscaping and drainage infrastructure.
- 6.1.2 Together with associated access, internal roads, pedestrian and cycle connections, utilities and all other associated infrastructure.

6.2 Impact Assessment

Barwell House Farmhouse, Ashby Road

Parcel 1

- 6.2.1 The proposed development will erode part of the rural setting surrounding Barwell House Farm and build over parts of the farmland, which has a historic functional association with this Listed Building. The proposals are anticipated to introduce an urban character within the part of this setting which is visible from the farmhouse; and from within the views which are associated with the design of the building. As such, the proposed development is considered to result in a low degree of harm to the significance of this Listed Building. This harm is however, considered to be reduced through the design mitigation of setting back the development's north-eastern edge, through the creation of a buffer zone of public open space, drainage attenuation ponds and landscaping, including the preservation of hedgerows on Rogue's Lane. There is likely to be a low degree of harm; and therefore, in the context of the NPPF the public benefit test of policy HE6 would be engaged.

Parcel 2

- 6.2.2 There is no intervisibility between Parcel 2 and Barwell House Farmhouse owing to the distance from Parcel 2 and intervening development and vegetation screening. Parcel 2 is not considered to form any part of the settings of Barwell House Farmhouse and the significance will remain unaffected by the development of this parcel of the Site.

Isolation Hospital, Ashby Road

Parcel 1

- 6.2.3 The proposed development will have no impact on how the relationship of the buildings of the Isolation Hospital are understood or appreciated within the immediate setting of the hospital complex; this forms the most important part of their setting. However, the proposed development will erode the rural setting surrounding the Isolation Hospital. Given the potential for the Isolation Hospital to be surrounded on most sides by separate development applications, the cumulative impact will cause harm to an element of the historic interest of the Isolation Hospital. In the context of the NPPF, this will engage the test of policy HE7.
- 6.2.4 The proposed development will be setback from the Isolation Hospital and the preservation of existing intervening planting and hedgerows will result in a nominal visual change to how this part of its setting is currently experienced.
- 6.2.5 There is likely to be a level of residual harm; and therefore, the NPPF's test of policy HE7 would still apply. Given the limited significance of the Isolation Hospital, the lower importance that the hospital's rural setting contributes to the significance of the building; and the Site forming only part of this setting, the impact of the proposed development is considered to be a minor consideration within the overall planning balance.

Parcel 2

- 6.2.6 The assessment above has established that Parcel 2 forms a small part of the setting to the former isolation hospital (non-designated heritage asset), but is a neutral element which makes no contribution to understanding or appreciating its significance.
- 6.2.7 The proposed development will lead to a small visual change within the wider setting of the former isolation hospital, but within part of its setting which is already experienced in a suburban context owing to housing on Ashby Road and to the south of Normandy Road (A47). The proposed development will be seen as a small extension to this existing residential development. There is scope within the design of the development to preserve the existing planting (e.g. hedgerows) and introduce other landscaping design measures which can provide a softer transition from the northern edge of the development with the fields to the north. The changes within this part of the former isolation hospital's setting will, therefore, have no harmful impact on how the low significance of the former isolation hospital is understood or appreciated. In the context of the NPPF, policy HE7 does not require to be engaged.

- 6.2.8 It is also of note that an application has been consented (24/00264/OUT) which will entirely sever any visual connection between Parcel 2 and the former Isolation Hospital. When this is built out any connection between parcel 2 and the asset would be entirely lost.

Bosworth House Farm, Ashby Road

Parcel 1

- 6.2.9 The proposed development will result in a distant visual change within the wider rural setting of Bosworth House Farm; this will be seen as an extension to the existing, distantly seen built edges of Barwell and the edge of Hinckley on Ashby Road, which are experienced at the peripheral edge of farmland surrounding Bosworth House Farm. This visual change will have no material effect on how the rural setting surrounding Bosworth House Farm and the contribution of this to its limited and local significance is understood. Consequently, the proposed development will result in no harm to this non-designated heritage asset. In the context of the NPPF, policy HE7 need not be engaged.

Parcel 2

- 6.2.10 There is no intervisibility between Parcel 2 and Bosworth House Farm owing to the distance from Parcel 2 and intervening development and vegetation screening. Parcel 2 is not considered to form any part of the settings of Bosworth House Farm and the significance will remain unaffected by the development of this parcel of the Site.

Odd House Farm, Roque's Lane

Parcel 1

- 6.2.11 The proposed development will result in a visual change within the wider rural setting of Odd House Farm; however the farmstead will remain experienced as surrounded by farmland in all directions. The suggested mitigation measures for Barwell House Farm would also benefit Odd House Farm. However, the visual change will have no material effect on how the rural setting immediately surrounding Odd House Farm and the contribution of this to its limited and local significance is understood. Consequently, the proposed development will result in no harm to this non-designated heritage asset. In the context of the NPPF, policy HE7 need not be engaged.

Parcel 2

- 6.2.12 There is no intervisibility between Parcel 2 and Odd House Farm owing to the distance from Parcel 2 and intervening development and vegetation screening. Parcel 2 is not

considered to form any part of the settings of Odd House Farm and the significance will remain unaffected by the development of this parcel of the Site.

7.0 Conclusion

- 7.1.1 This Built Heritage Statement has been prepared by Tetra Tech on behalf of Miller Homes. It addresses built heritage considerations to support a full planning application for the erection of 482 dwellings on land at Normandy Way and Ashby Road, Hinckley, Leicestershire, made up of two Parcels, Parcel 1 and Parcel 2.
- 7.1.2 The Statement provides an assessment of the built heritage assets potentially affected through the development of the Site, addressing the information requirements, particularly policy HE5 of Government's National Planning Policy Framework and Hinckley and Bosworth Council's Local Plan in relation to built heritage.
- 7.1.3 There are no designated heritage assets located within the Site. This assessment has two Listed Buildings, the Barwell Conservation Area and seven non-designated built heritage assets located within a 1km search radius surrounding the Site.
- 7.1.4 The report has established that of these heritage assets, the proposed development of the Site has the potential to affect the significance of Barwell House Farmhouse and Attached Stable Wing, Ashby Road (Grade II Listed Building) and the former Isolation Hospital, Ashby Road, Bosworth House Farm, Ashby Road and Odd House Farm, Rogue's Lane (non-designated built heritage assets) through changes within their settings. The remaining four non-designated built heritage assets are not considered sensitive to the proposed development.
- 7.1.5 The Statement has established that the Site forms part of the rural setting of Barwell House Farmhouse and Attached Stable Wing (Listed Building) and makes a low contribution to understanding and appreciating its significance. The development of the Site would cause a low degree of harm to this significance. Mitigation measures will help to reduce this impact, but not avoid the harm and therefore, in the context of the NPPF, the public benefit test of policy HE6 will be engaged.
- 7.1.6 The report has established that the Site also forms part of the rural setting of the former Isolation Hospital, and this makes a low contribution to its significance. The cumulative loss of this setting by the proposed development and surrounding sites will result in a harm to the limited significance of this non-designated built heritage asset. Mitigation measures will help to reduce this impact, but a residual very low level of harm will remain. In the context of the NPPF this will engage policy HE7 of the NPPF, whereby a balance judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Given the limited significance of the buildings of the Isolation Hospital, the lower importance and contribution of the rural

setting to this significance; and the Site only forming part of this rural setting, the impact of the development is considered to be a minor consideration within the overall planning balance.

- 7.1.7 The Site has been assessed as forming part of the rural settings of Bosworth House Farm and Odd House Farm, but is a neutral element, whereby it makes no contribution to their respective significance. The proposed development will result in a small visual change within the settings of these non-designated built heritage assets, but this change will not alter how their limited, local significance is appreciated or understood and therefore, the proposed development will cause no harmful impacts. In the context of the National Planning Policy Framework (NPPF), the tests of policy HE7 will not be 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

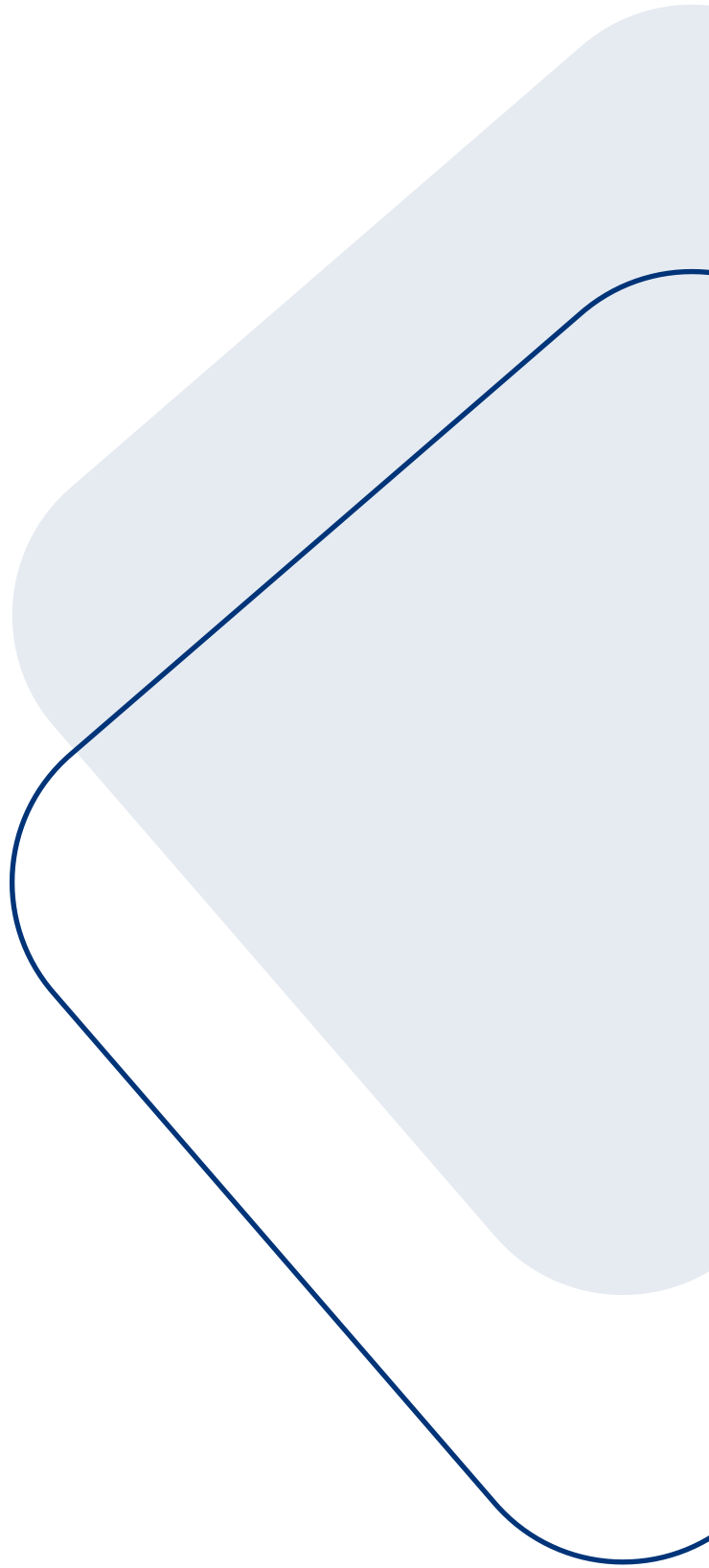




Plate 1: From the eastern corner of Parcel 1 looking south-west across the site.



Plate 2: From the southern corner of Parcel 1 looking north towards Rogue's Lane



Plate 3: From the western corner of Parcel 1 looking east across the site



Plate 4: From the northern corner of Parcel 1 looking south towards Hinckley Hospital



Plate 5: From the western corner of Parcel 1 looking east towards Ashby Road



Plate 6: From the southern corner of Parcel 1 looking north-east



Plate 7: From the existing site access off Ashby Road looking north across Parcel 1



Plate 8: From the southern boundary (eastern corner) looking north-west across Parcel 1



Plate 9: From the eastern hedgerow boundary looking south across Parcel 1



Plate 10: From the eastern hedgerow boundary of Parcel 1 looking east in the direction of Barwell



Plate 11: From the eastern boundary of Parcel 1 looking south-west



Plate 12: From the north-western boundary of Parcel 1 looking south-east towards Hinckley Hospital



Plate 13: From entrance gate of Parcel 2 looking east



Plate 14: From the entrance gate of Parcel 2 looking west

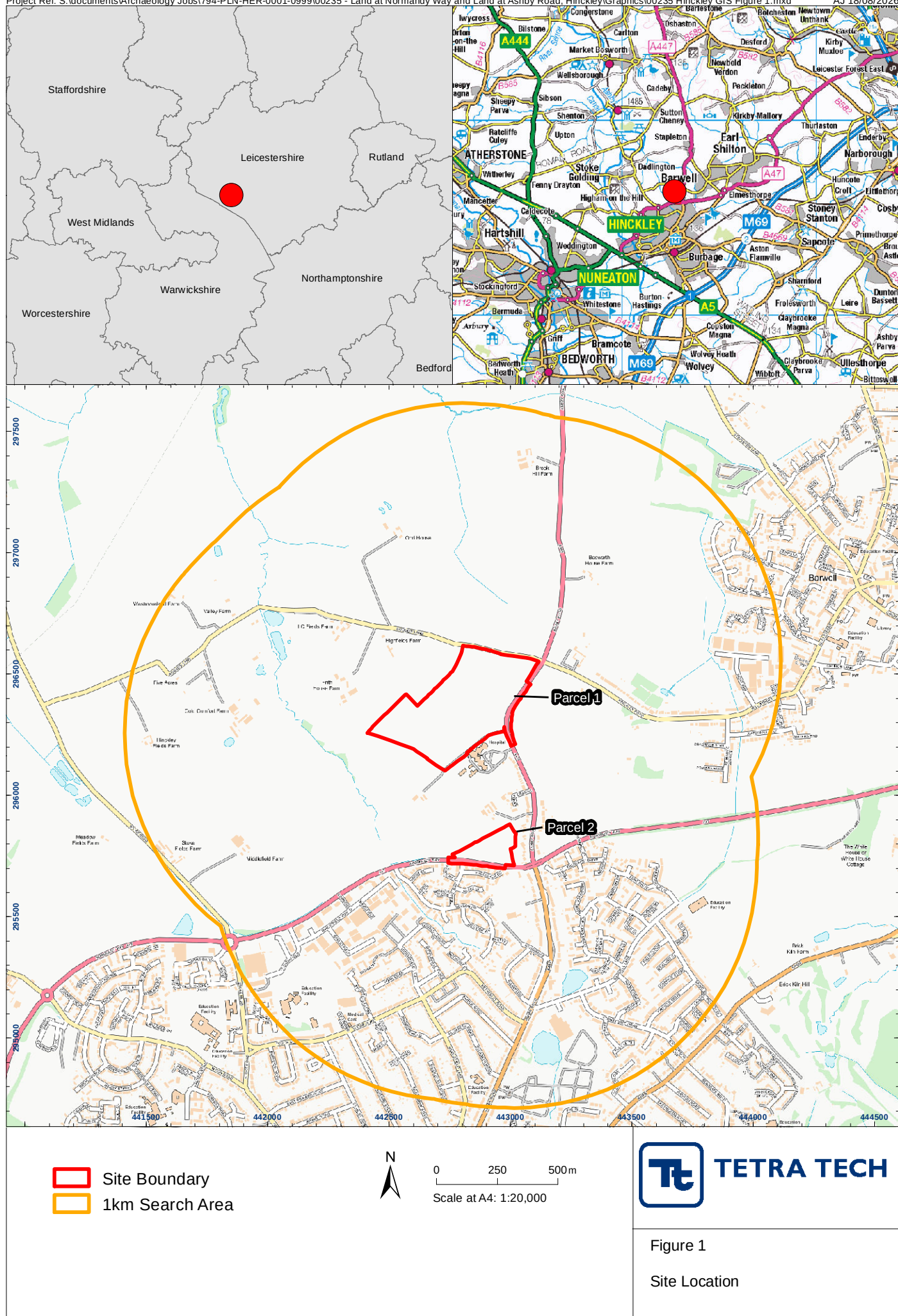


Plate 15: From the north-east corner of Parcel 2 looking south



Plate 16: From the northern boundary of Parcel 2 looking towards the former Isolation Hospital

Figures



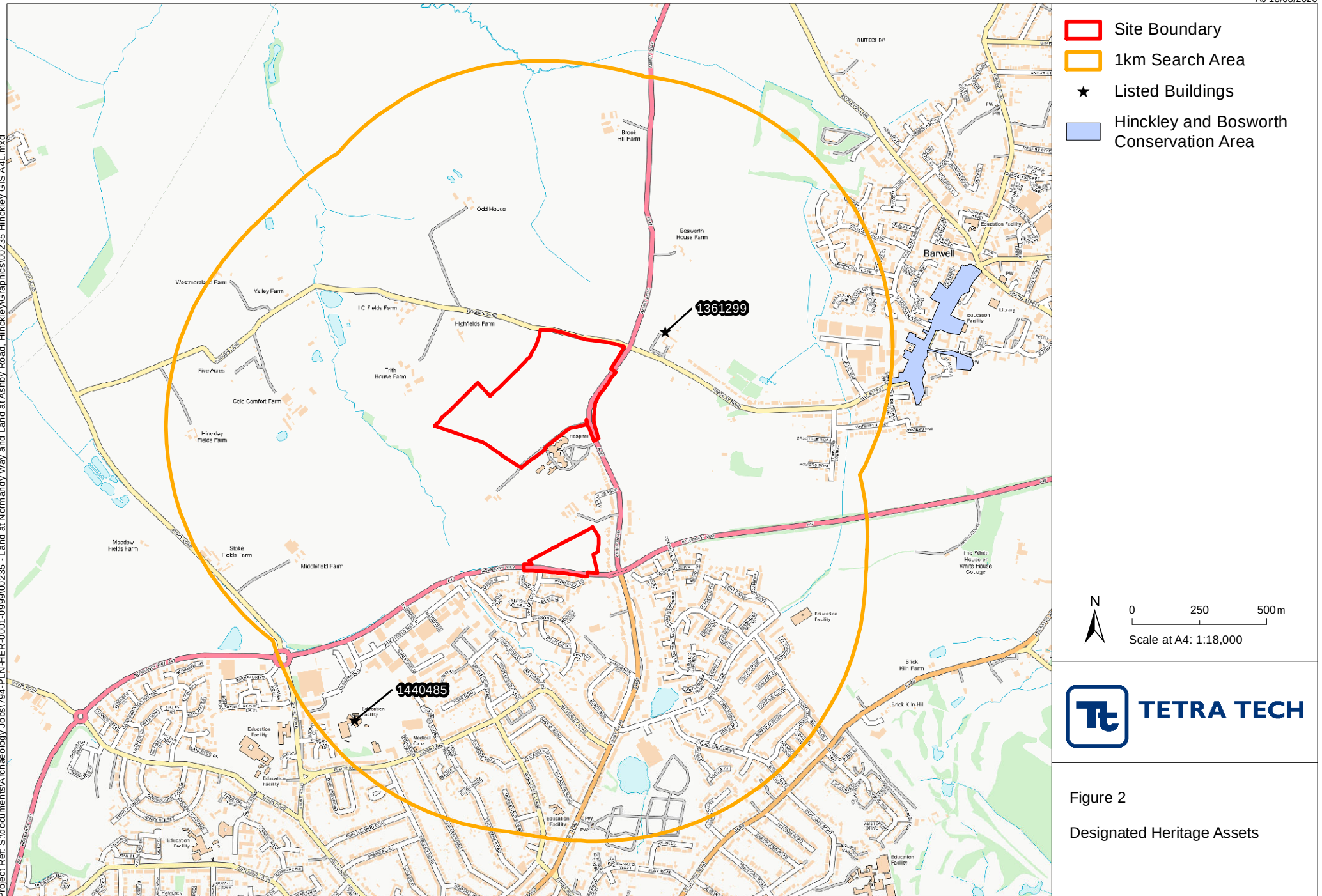


Figure 2

Designated Heritage Assets

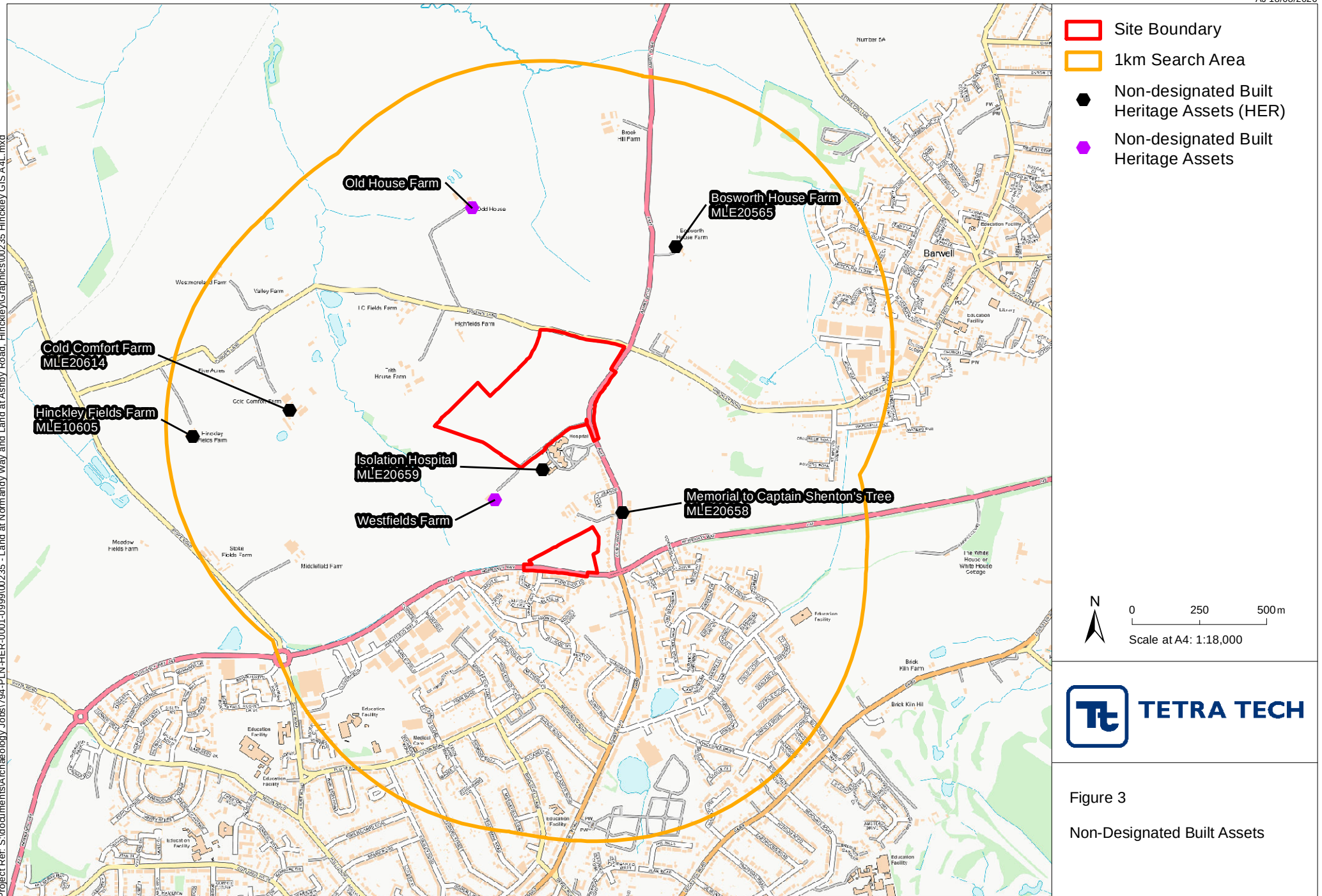


Figure 3

Non-Designated Built Assets



 Site Boundary



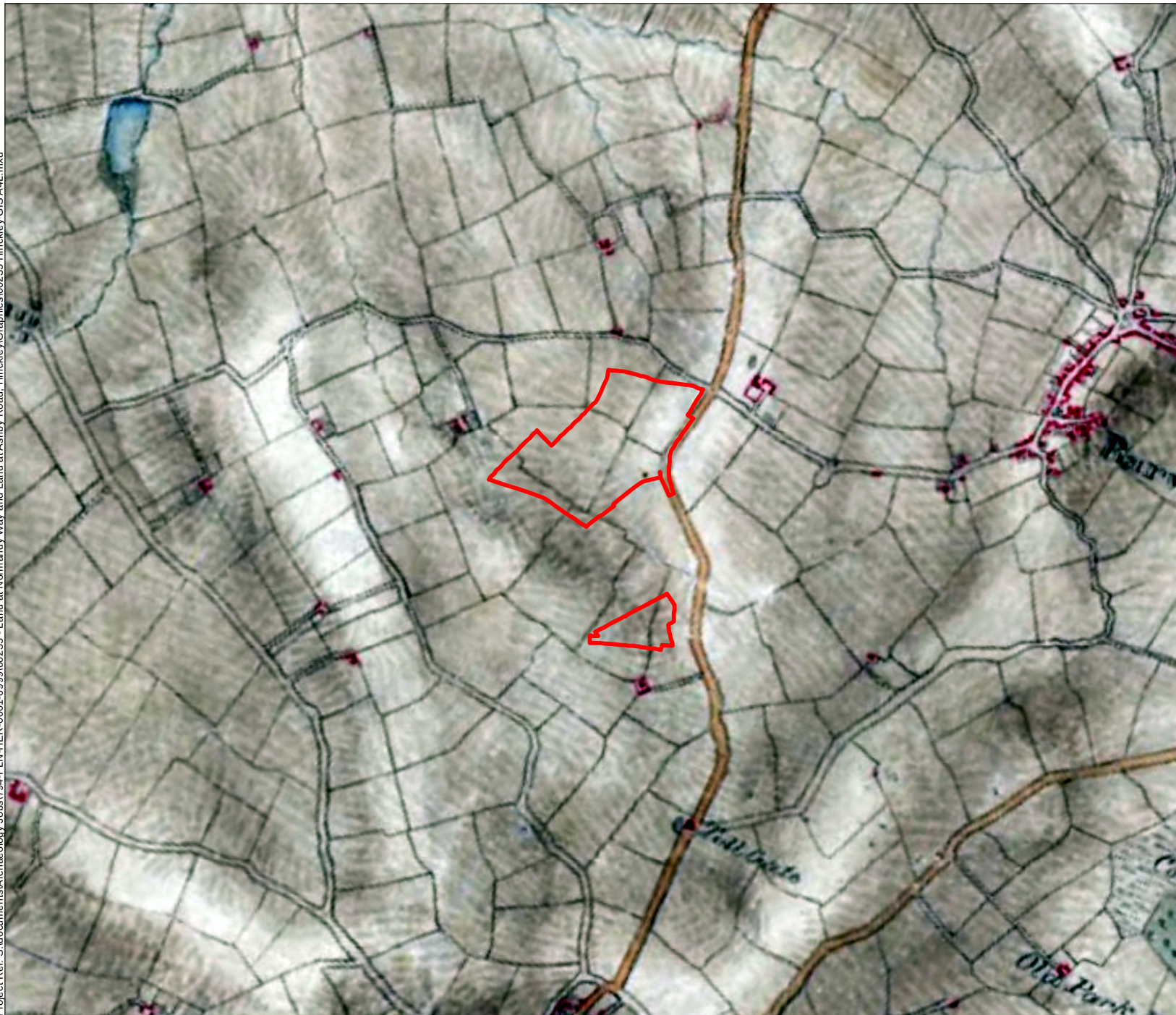
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TETRA TECH

Figure 4

1785 Five Miles around Hinckley
Map



 Site Boundary



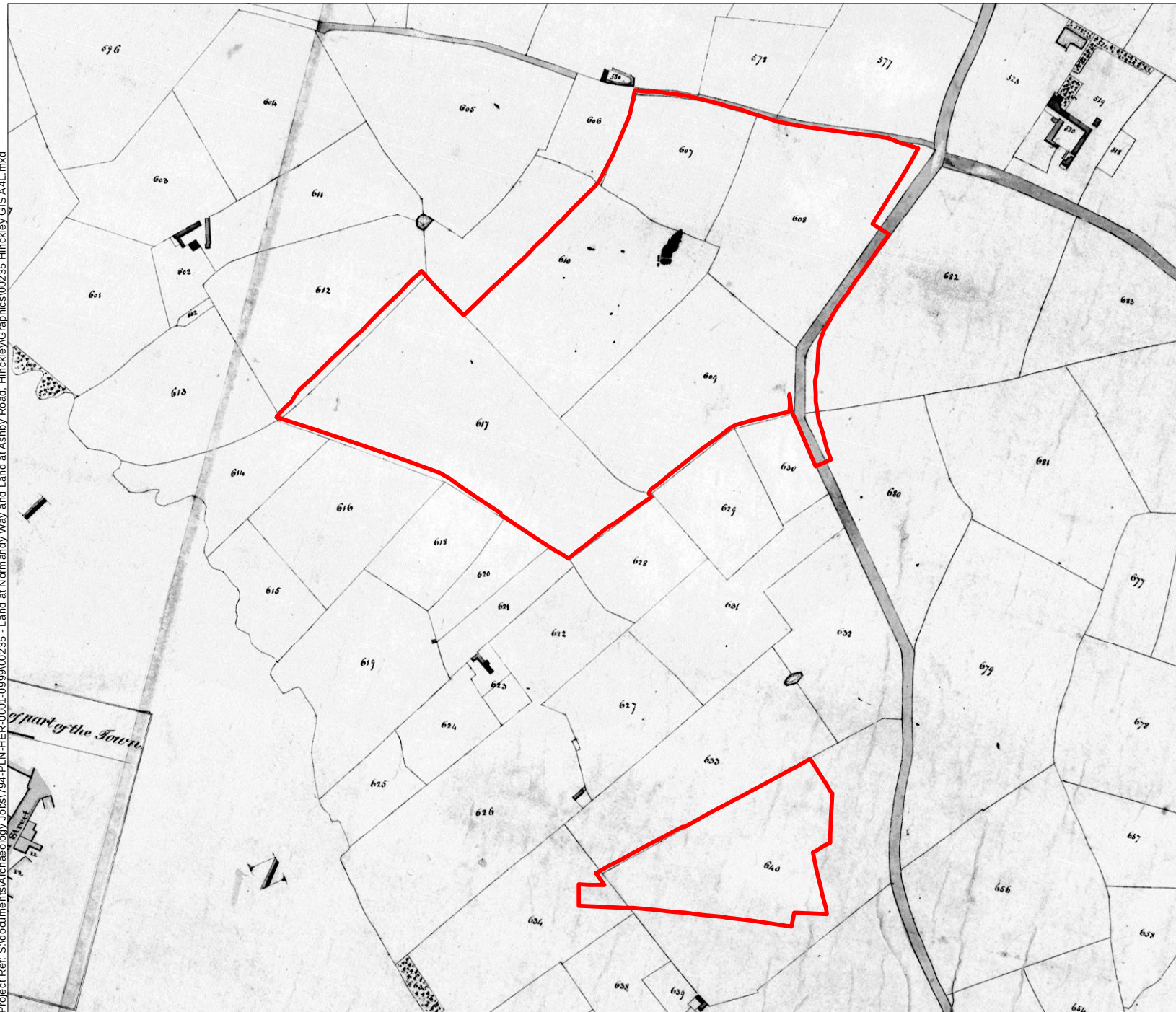
0 250 500m
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TETRA TECH

Figure 5

1814 Ordnance Survey



 Site Boundary



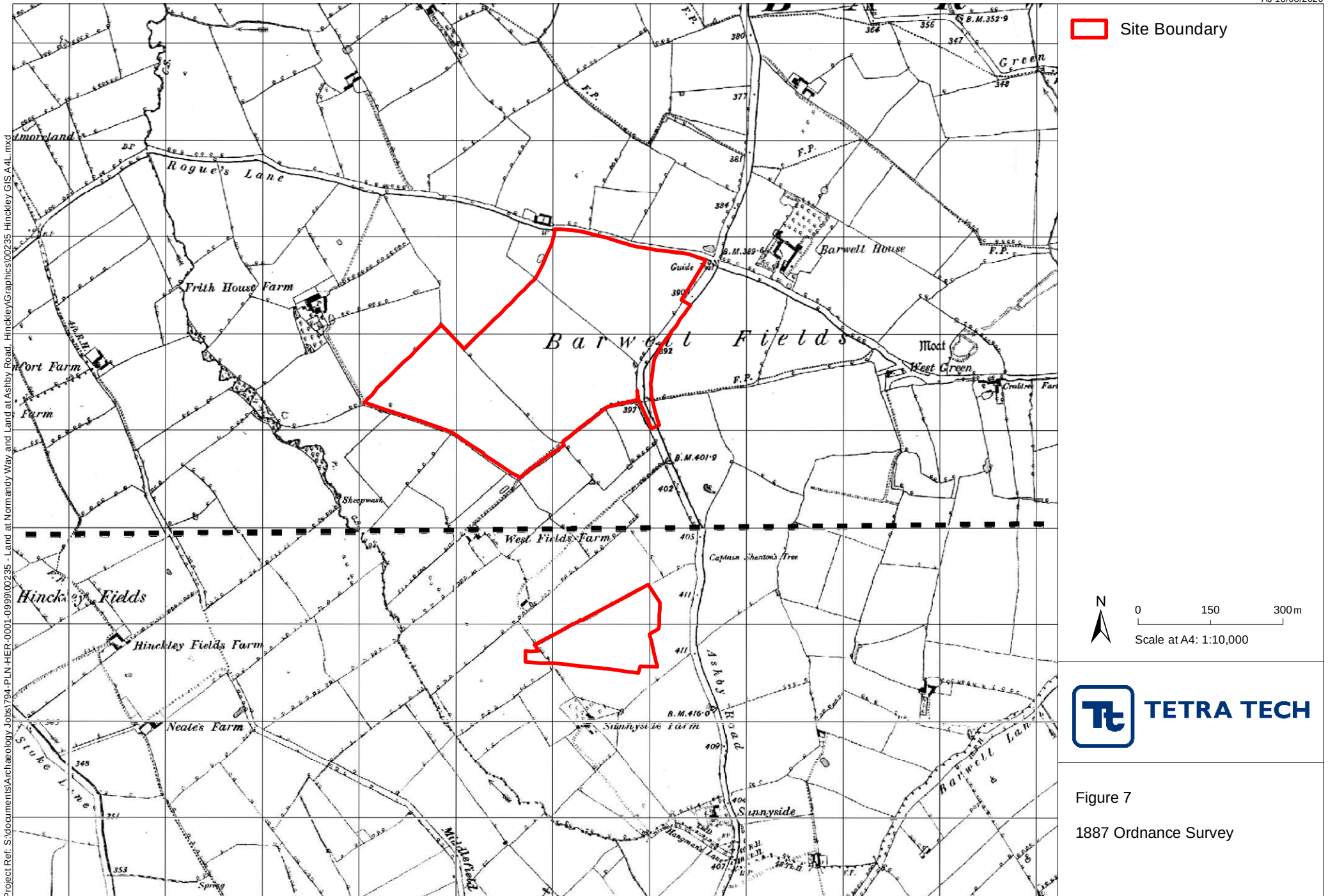
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Scale at A4: 1:6,000



TETRA TECH

Figure 6

1838 Barwell Tithe Map



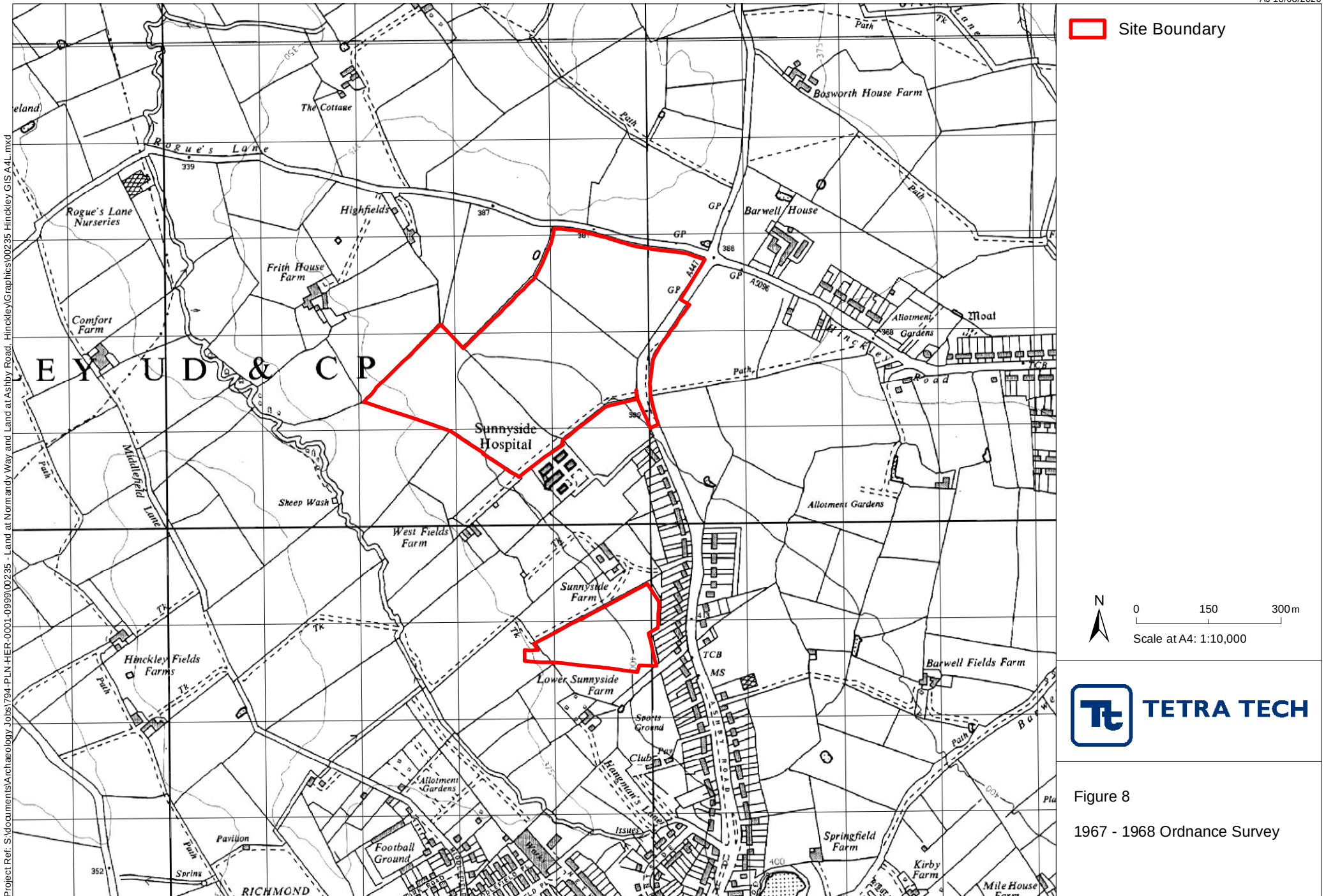
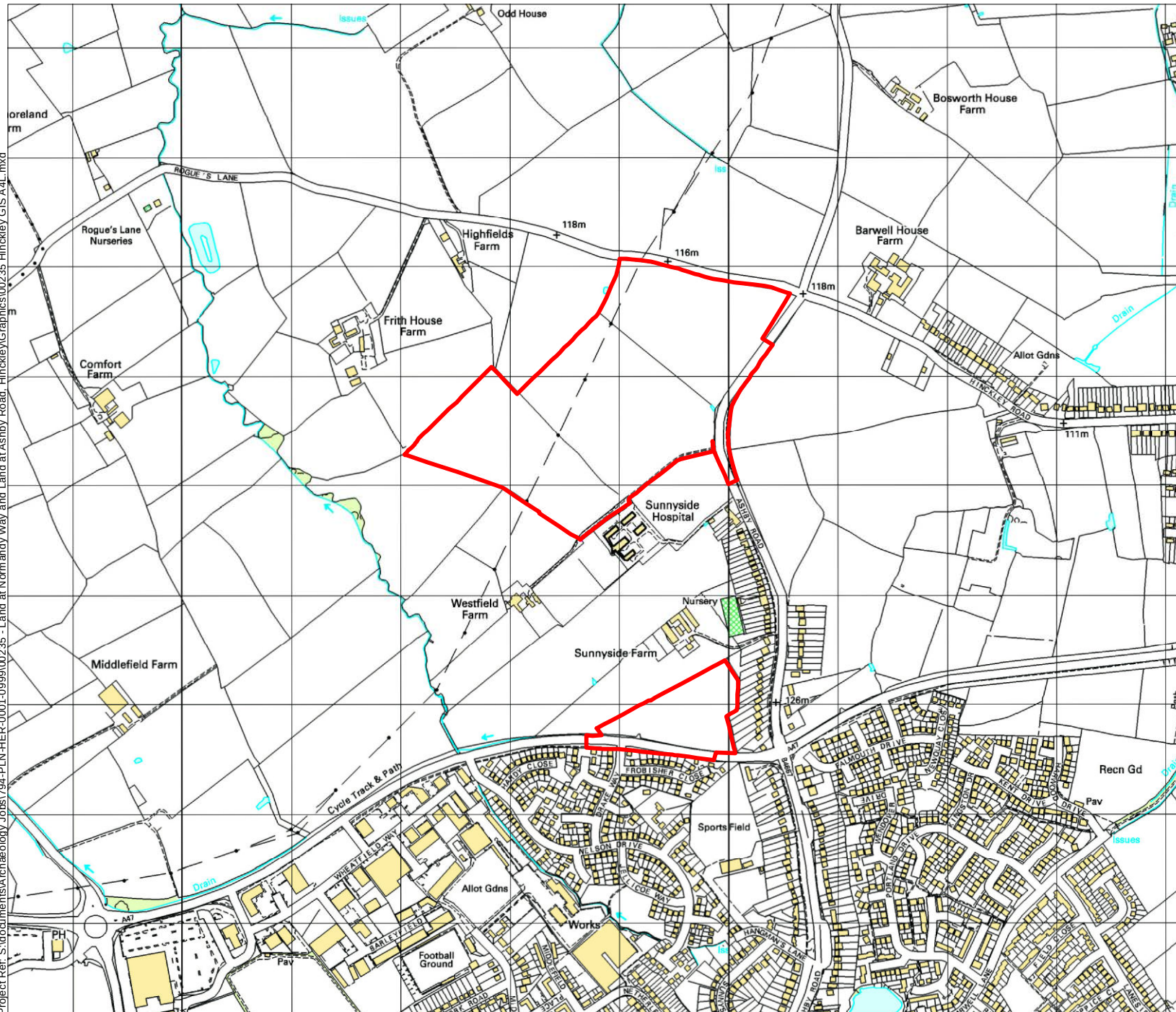


Figure 8

1967 - 1968 Ordnance Survey



Site Boundary



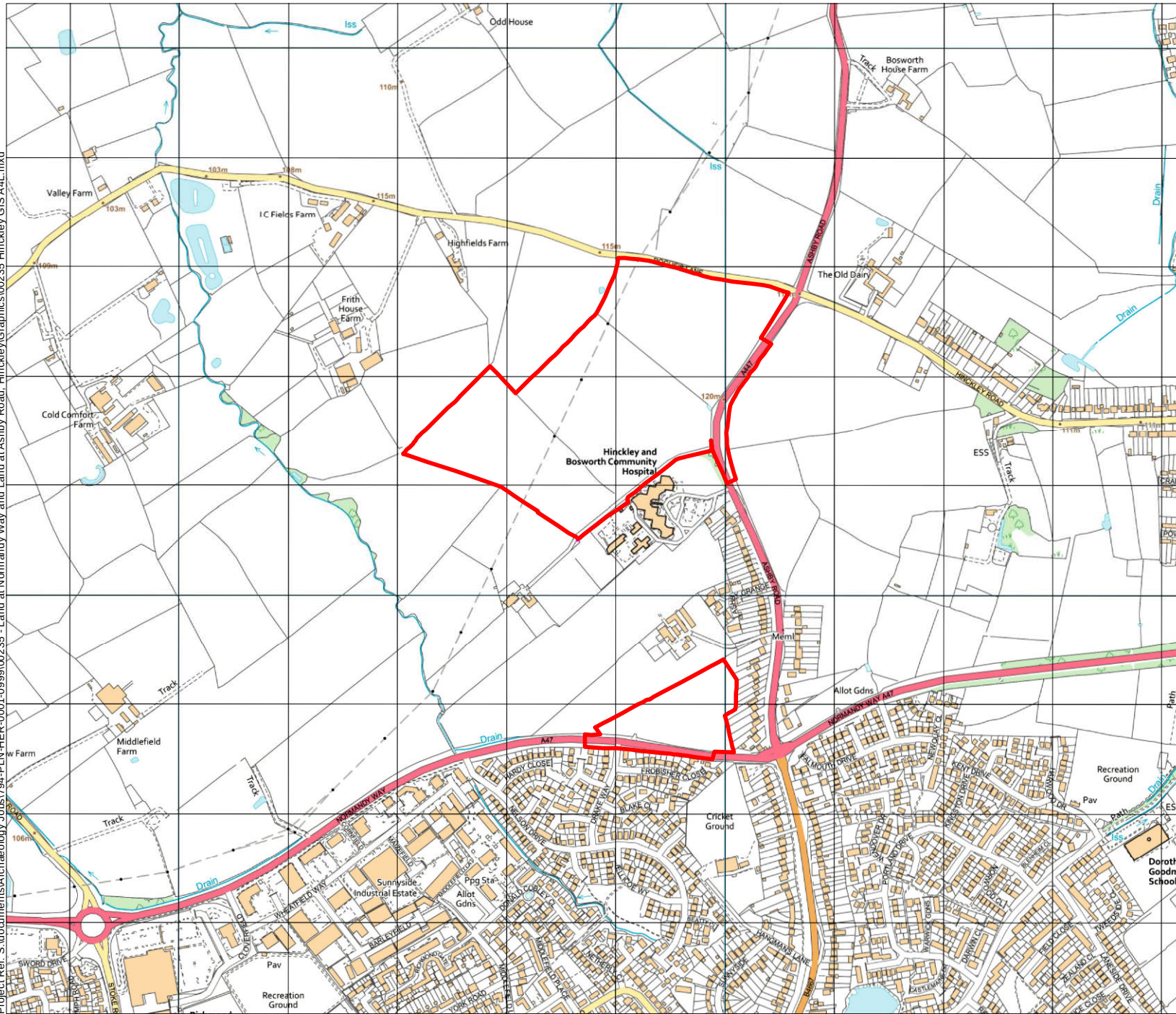
0 150 300m
Scale at A4: 1:10,000



TETRA TECH

Figure 9

1999 Ordnance Survey



Site Boundary



0 150 300m
Scale at A4: 1:10,000



TETRA TECH

Figure 10

2023 Ordnance Survey

Contact

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