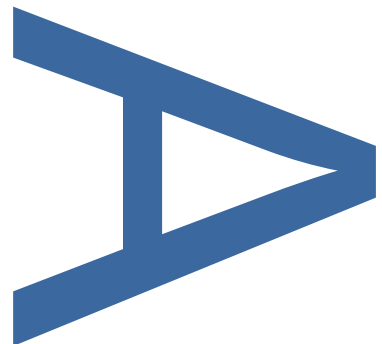
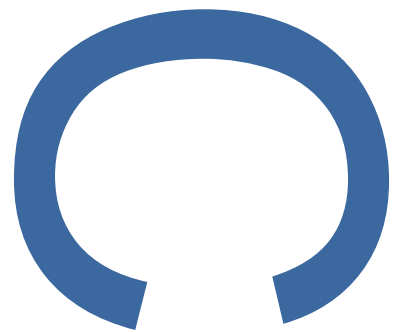


**HERITAGE STATEMENT FOR
KYNGS GOLF AND COUNTRY
CLUB,
STATION ROAD,
MARKET BOSWORTH,
LEICESTERSHIRE,
CV13 0NP**



PCA REPORT NO: R18041

AUGUST 2025

PRE-CONSTRUCT ARCHAEOLOGY

Heritage Statement for Kyngs Golf and Country Club, Station Road, Market Bosworth, Leicestershire, CV13 0NP

Local Planning Authority: Hinckley & Bosworth Borough Council

Central National Grid Reference: SK 39551 03860

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DOCUMENT VERIFICATION

Site Name

Kyngs Golf and Country Club,
Station Road,
Market Bosworth,
Leicestershire,
CV13 0NP

Type of project

Heritage Statement

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1 NON-TECHNICAL SUMMARY

- 1.1 This Heritage Statement was commissioned by George Denny of Statue Homes Limited to accompany an application for proposals at Kyngs Golf and Country Club, Station Road, Market Bosworth, Leicestershire, CV13 0NP. The application site ('the Site') is an irregular shaped parcel of land comprising 3.58ha within the existing boundaries of Kyngs Golf and Country Club. The Site is centred at Ordnance Survey NGR SK 39551 03860.
- 1.2 According to cartographic evidence, the Site lay within agricultural land throughout the 19th and 20th centuries. A golf course was built on the site following planning permission granted in 2003 (02/00685/COU). The golf course closed in 2016, and was subsequently bought by Statue Homes Ltd. The golf course is yet to reopen.
- 1.3 The site has since gained permissions to erect a multifunctional clubhouse and hotel (19/01437/FUL) and a golf club and leisure accommodation facility (24/00019/FUL) in the southern area of the golf course and holiday lodges (24/00513/FUL and 24/00026/FUL) in the central area of the golf course. Conversion of an existing halfway house to a single Golfing Holiday Lodge was upheld at appeal (APP/K2420/W/18/3229633) which is also situated in the central area of the site.
- 1.4 A hybrid planning application was submitted in December 2024 seeking '*Full planning permission for the erection of a golf leisure and health spa and Outline planning permission (all matters reserved except for access) for the erection of up to 126 golf holiday lodges with associated works*' (24/01157/HYB). The conservation officer advised a heritage statement should be undertaken to assess the impact of the proposed 126 holiday lodges on nearby heritage assets because no previous development had occurred on the northern area of the golf course. However, proposals for the erection of 9 single storey holiday lodges in the northern area of the golf course (24/00769/FUL) have since been approved at committee on 12th August 2025.
- 1.5 This Heritage Statement set out to assess the heritage significance of designated and non-designated heritage assets that might be affected by the Proposed Development and to measure the effect of the Proposed Development upon their significance, or how it might affect how that significance is appreciated.
- 1.6 The heritage impact assessment found that the significance of the effect of the Proposed Development upon the significance of the Grade II listed Church of St Andrew and the Ashby Canal Conservation Area would be negligible and the nature of the effect would be neutral. It is therefore considered that no harm would be caused to the heritage significance of St Andrew's Church and the Ashby Canal Conservation Area. The effect upon the significance of the Grade II* listed Church of St Peter would be negligible/neutral and the nature of the effect would be neutral.

2 INTRODUCTION

2.1 Project background

- 2.1.1 This Heritage Statement was commissioned by George Denny of Statue Homes Limited to accompany an application for proposals at Kyngs Golf and Country Club, Station Road, Market Bosworth, Leicestershire, CV13 0NP (**Figures 1**). The application site ('the Site') is an irregular shaped parcel of land comprising 3.58ha within the existing boundaries of Kyngs Golf and Country Club (**Figure 2**). The Site is centred at Ordnance Survey NGR SK 39551 03860.
- 2.1.2 A hybrid planning application was submitted in December 2024 seeking '*Full planning permission for the erection of a golf leisure and health spa and Outline planning permission (all matters reserved except for access) for the erection of up to 126 golf holiday lodges with associated works*' (24/01157/HYB) (**Figure 3**).
- 2.1.3 Previous permissions at the Site consist of the erection of a multifunctional clubhouse and hotel (19/01437/FUL) and a golf club and leisure accommodation facility (24/00019/FUL) in the southern area of the golf course and holiday lodges (24/00513/FUL and 24/00026/FUL) in the central area of the golf course. Conversion of an existing halfway house to a single Golfing Holiday Lodge was upheld at appeal (APP/K2420/W/18/3229633) which is also situated in the central area of the site. Proposals for the erection of 9 single storey holiday lodges in the northern area of the golf course (24/00769/FUL) were also approved at Committee on 12th August 2025.
- 2.1.4 The conservation officer commented that, '*this current application proposes up to 126 holiday lodges within the northern area of the site, where development has not previously been proposed. There are designated heritage assets such as the Ashby Canal Conservation Area, the grade II listed building Church of St Andrew in Carlton, and the grade II* listed Church of St Peter in Market Bosworth, which are located within the wider area of the application site, and the development may represent a change in their setting and have an impact upon their heritage significance*'.
- 2.1.5 This Heritage Statement therefore considers the potential impacts and effects of the Proposed Development in the northern area of the Site i.e. the proposals to erect up to 126 golf holiday lodges upon the setting and hence significance of heritage assets in the vicinity of the Site. These assessments were undertaken in line with the requirements of the National Planning Policy Framework (NPPF).

3 THE SITE

3.1 Site description

- 3.1.1 Kyngs Golf and Country Club is located on the northern edge of the settlement of Market Bosworth near Leicester, centred at Ordnance Survey NGR SK 39551 03860 within the jurisdiction of Hinckley and Bosworth Borough Council.
- 3.1.2 The application site ('the Site') is an irregular shaped parcel of land comprising 3.58ha within the existing boundaries of Kyngs Golf and Country Club. The boundary of the application Site is indicated by a red line in **Figure 2** and is bordered by a watercourse and agricultural fields to the north and the existing golf course to the east, west and south. The estate boundary of the golf course is indicated by a blue line in **Figure 2**. The Golf course extends to Station Road to the south, beyond which lies an industrial estate and residential development. The railway line bounds the site to the west with the Ashby Canal beyond and further residential dwellings are located near Bosworth Marina. Agricultural fields surround the golf course to the north and west.
- 3.1.3 The site is currently formed by an extant golf course. Following planning permission (02/00685/COU) in 2003, the previously low lying and waterlogged land was raised and contoured to create a golf course. The landscape design included managed grassland with groups of trees arranged in a parkland style and engineered ponds. The Site currently lies on an area of raised ground which was previously part of the golf course before its closure in 2016. The site walkover indicated that the Site is bounded by mounds and hillocks created by the golf course landscaping works (**Figure 11**).

3.2 Proposed Development

- 3.2.1 The proposals are for the erection of a golf leisure and health spa and up to 126 golf holiday lodges with associated landscaping (**Figure 3**).
- 3.2.2 The Golf Leisure and Health Spa will comprise of a health and wellness facility with a swimming pool, a hydrotherapy pool, two training swim pools, an ice plunge pool, saunas and changing washrooms, treatment rooms, gymnasium, dance studio, retail health/beauty units and a health bar. The Golf Holiday Lodges will comprise of up to 126 lodges of single-storey 1- and 2-bedroom designs.

3.3 Historical Background of the Site

- 3.3.1 Map regression of the Site has shown that the Site lay within agricultural land throughout the 19th and 20th centuries (**Figures 5-10** and **Historical Plates 1-2**).
- 3.3.2 A golf course was built on the site following planning permission being granted in 2003 (02/00685/COU). The completed golf course can be seen on **Historical Plate 5** in 2011. Following the golf courses closure in 2016, the site has remained unused and is yet to reopen (**Historical Plate 6**). The golf course was bought by Statue Homes Ltd in 2016 who have since gained planning permission for a golf club and leisure accommodation facility and holiday lodges.

3.4 Heritage assets

- 3.4.1 Heritage assets include buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest. Heritage assets can be designated (e.g. listed buildings or scheduled monuments) or non-designated (e.g. locally listed buildings).

Designated heritage assets

- 3.4.2 There are no World Heritage Sites, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields or Registered Parks and Gardens, as defined by Historic England within the Site. The Site also does not lie within a conservation area.
- 3.4.3 The National Heritage List for England (NHLE) records no designated heritage assets within the Site (Figure 4). The proposals may impact however upon the setting, and therefore significance, of designated heritage assets within the area. On initial assessment, the following designated heritage assets may be intervisible and therefore affected by the proposals:
- Church of St Andrew (NHLE 1074289), Grade II listed (**Figure 4**)
 - Ashby Canal Conservation Area (**Figure 4**)
 - Church of St Peter (NHLE 1307453), Grade II* listed (**Figure 4**)

Non-designated heritage assets

- 3.4.4 The Leicestershire and Rutland Historic Environment Record (HER) was reviewed to determine whether the proposals would have an impact on any non-designated (locally listed) heritage assets within the area.
- 3.4.5 On initial assessment, the following designated heritage asset may be intervisible and therefore affected by the proposals:
- Field barn north of Godsons Hill Farm, Market Bosworth (MLE20507) (**Figure 4**)
 - Old School Cottage, 1, Main Street, Carlton (MLE28566) (**Figure 4**)

4 ASSESSMENT METHODOLOGY

4.1 Aims and objectives

- 4.1.1 Paragraph 207 of the NPPF states that "local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance".
- 4.1.2 It is therefore the aim of this heritage statement to provide appropriate and proportionate information to Hinckley and Bosworth Borough Council regarding the impact of the proposals upon the settings and therefore the sensitivity and significance of designated and non-designated heritage assets that might be affected by the proposed development, or how the development might affect how that significance is appreciated.
- 4.1.3 This report sets out to establish the settings and significance of designated and non-designated heritage assets within the study area and to identify impacts generated by the scheme upon those assets.
- 4.1.4 In accordance with guidance issued by the Chartered Institute for Archaeologists (CIfA 2020). This report sets out to establish the settings and significance of designated and non-designated heritage assets within the study area; identify impacts generated by the scheme on such assets; suggest measures that might be implemented to safeguard any significant assets or mitigate any impacts and to identify any residual effects of the scheme.

4.2 Documentary research

- 4.2.1 A wide range of primary and secondary online resources was consulted to inform an understanding of the historical development of the site and the significance of the heritage assets, and a sequence of historical maps (**Figures 5 to 10**) was compiled to illustrate the development of the site over time.

4.3 On-site assessment

- 4.3.1 A site visit was carried out by the Josef Myszkas on Tuesday 29th July 2025. The photographic survey included high quality digital images of the heritage assets considered potentially susceptible to harm, views towards the Site from the heritage assets, views towards the heritage assets from the Site and key vistas (**Figure 4**). A selection of photographs taken during the survey) is provided as **Plates 1 to 22**.

4.4 Assessment of the cultural heritage resource

- 4.4.1 Determination of the importance of identified cultural heritage resources is determined by reference to existing designations in accordance with the criteria stipulated in the table below:

Table 1: Scale of site importance

Very high	Internationally important sites, e.g. World Heritage Sites
High	Nationally important sites, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance.
Medium	Regionally important sites, Grade II Listed Buildings or other designated or undesignated sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation/settlement, ritual, industrial activity etc. Conservation Areas containing buildings that contribute significantly to its historic character.
Low	Buildings which have the potential to contribute to local research objectives. Examples include 'locally designated' buildings or undesignated structures/buildings of limited historic merit.
Negligible	Assets with little or no surviving archaeological/architectural/historical interest. Examples include destroyed antiquities, structures of almost no architectural/historic merit, buildings of an intrusive character.
Unknown	Insufficient information exists to assess the importance of a structure.

4.5 Assessment of impact

- 4.5.1 The magnitude of impact upon the heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

Table 2: Criteria for determining magnitude of impact.

Impact	Definition
Major	Changes to most or all of the key heritage elements of a heritage asset that lead to total or almost complete alteration of a feature's physical structure and therefore its heritage significance. Comprehensive changes to the significance of a heritage asset due to dramatic visual alteration of its setting, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
Moderate	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified affecting its heritage significance. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements.

Minor	Detectable impacts which alter the significance of a heritage asset to a slight degree due to e.g. a small proportion of the surviving heritage asset being altered; slight alterations to its setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to its significance.
Negligible	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on the significance of a heritage asset, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
No change	The magnitude of impact on the significance of a heritage asset results in no change.

4.6 Significance of effects

4.6.1 The overall significance of effects from the proposed development upon the cultural heritage resource is determined by correlating the magnitude of impact against value of the cultural heritage resource. Table 3 highlights the criteria for assessing the overall significance of effects. Where effects are 'moderate' or above these are classified as significant. In NPPF terms, such effects constitute 'substantial harm'.

4.6.2 The significance of the effect may be assessed as being at an intermediate point between the criteria set out above, such as an effect of 'moderate to major' magnitude. Where this is the case, all possible significance criteria are considered and the most appropriate significance assessment is chosen, based upon professional judgement.

Table 3: Significance of effects				
Importance	Magnitude of impact			
	Major	Moderate	Minor	Negligible
Very high	Major	Major	Moderate	Minor
High	Major	Moderate-to-major	Minor-to-moderate	Negligible-to-Minor
Medium	Major	Moderate	Minor	Negligible
Low	Moderate	Minor-to-moderate	Minor	Negligible
Negligible	Minor	Negligible-to-minor	Negligible	Negligible

4.7 Nature of the effect

4.7.1 Effects are also assessed qualitatively as beneficial, adverse, or neutral in respect of their effect on the heritage value (heritage significance) of the asset (Table 4). This assessment recognises that an effect on an asset or its setting can enhance its heritage value (i.e. a beneficial effect), harm its heritage value (i.e. an adverse effect) or leave its heritage value unchanged (i.e. a neutral effect). This consideration is based on professional judgement and is independent of whether it is an effect of major, moderate, minor, or negligible significance.

Table 4: Nature of likely effect	
Value	Description
Major beneficial	The Proposed Development will substantially enhance and /or better reveal the heritage value of the receptor and/or appreciation of heritage value through improvement to its setting
Moderate beneficial	The Proposed Development will lead to a considerable degree of enhancement to and/or better reveal the value of the receptor and/or appreciation of heritage value through improvement to its setting
Minor beneficial	The Proposed Development will enhance and/or better reveal the heritage value of the receptor and/or appreciation of heritage value through improvement to its setting
Neutral	The Proposed Development will cause a negligible or barely discernible enhancement to the heritage value of the receptor and/or appreciation of heritage value through improvement to its setting
Minor adverse	The Proposed Development will cause noticeable harm to the heritage value of the receptor and/or appreciation of its heritage value through harm to its setting
Moderate adverse	The Proposed Development will cause considerable harm to the heritage value of the receptor and/or appreciation of its heritage value through harm to its setting
Major adverse	The Proposed Development will cause a major deterioration in the value of the receptor and/or appreciation of its value through harm to its setting.

5 ASSESSMENT OF SIGNIFICANCE

5.1 Introduction

5.1.1 Using the information presented in the preceding chapters, the settings of those designated and non-designated heritage assets considered susceptible to impacts and effects of the Proposed Development are identified and the contribution of their settings to their significance is assessed in this section of the report. The locations of these assets are plotted in **Figure 4**. The values assigned to these assets are in accordance with the criteria defined in **Table 1** of this report.

5.1.2 The proposed development has the potential to impact upon the setting and therefore the significance of the following heritage assets:

- Church of St Andrew (NHLE 1074289), Grade II listed (**Figure 4**)
- Ashby Canal Conservation Area (**Figure 4**)
- Church of St Peter (NHLE 1307453), Grade II* listed (**Figure 4**)
- Field barn north of Godsons Hill Farm, Market Bosworth (MLE20507) (**Figure 4**)
- Old School Cottage, 1, Main Street, Carlton (MLE28566) (**Figure 4**)

5.1.3 The following heritage asset was scoped out of further assessment because the Proposed Development is considered highly unlikely to impact upon its settings and heritage significance, nor is it likely to affect people's appreciation of that significance, owing to distance, screening from vegetation and the lack of intervisibility:

- Old School Cottage, 1, Main Street, Carlton (MLE28566) (**Figure 4**) (**Plate 1**)

5.1.4 The following heritage asset was also scoped out of further assessment:

- Field barn north of Godsons Hill Farm, Market Bosworth (MLE20507) (**Figure 4**)

5.1.5 This asset was scoped out because it was demolished in 2011 after falling into disrepair, and a new building was constructed on the site (**Plates 2 and 3, Historical Plates 3 and 4**). Planning permission to convert the new building into a holiday lodge was subsequently granted on appeal. The building therefore has lost its heritage value and is therefore not considered further.

5.2 Church of St Andrew

5.2.1 Church of St Andrew (**Plate 4**), list entry number 1074289, is a Grade II listed building recognised for its historical and architectural significance. The Church of St Andrew is also recorded in the Leicestershire and Rutland HER (MLE12121). The Church is situated on the south side of main street, approximately 500m north of the Site boundary. The church of St Andrew was first listed on 13th October 1986, and the listing description is as follows:

Church. Rebuilt 1764 and Gothicized in 1867 by H. Goddard & Son. Brick with limestone dressings, including plinth which may be the relic of a Mediaeval building, Swithland Slate Roofs with cresting. West tower nave and chancel. West tower entirely of 1867 with clasping buttresses,

western lancet and quatrefoil above, tripartite arcading to bell chamber, the outer lower arches blind. Saddleback roof of Welsh slate with ridge cresting. Door in its north wall. South arcade has paired trefoiled lights with hoodmoulds. Gabled vestry to south of chancel which has east window of 3 lights with roundels. Narrow lancet in north wall of chancel. Plain interior: tower arch ribs stilted outer chamfer and hoodmould, and this detail is reflected in the chancel arch also. Elaborate nave roof of kingpost construction with ornate tracery filling the spandrels and inscriptions on the west and east tie beams. Chancel roof has scissor braced common rafters. Furnishings date from the restoration of 1867: pews, stone pulpit and font. Encaustic floor tiles to chancel, and altar rails with cusped tracery. Stained glass: north window by Theodora Salisbury of 1920, a war memorial depicting Saints Gabriel and Michael, and in the chancel north wall two saints in the lancets, Mediaeval style, 1909. Simple emblems and flower quarries in east window.

5.2.2 The significance of Church of St Andrew can be summarised as follows:

Historic Interest

5.2.3 Documentary evidence suggests a medieval chapel, first mentioned in 1220 AD, was present on the site. The original church burnt down, leading to a rebuild in 1764 on a stone plinth, using brick and stone materials. The church was dedicated to St Michael but changed to St Andrew during a major Victorian renovation in 1867 by the architectural firm Goddard & Son of Leicester. The renovation Gothicised the church, altering windows and adding the distinctive saddleback roof to the tower, marking an important evolution in its architectural style and community role.

Architectural and Artistic Interest

5.2.4 The church exemplifies a blend of 18th-century construction with Victorian Gothic restoration. It features a brick and stone exterior, a saddleback Welsh slate roof with ridge cresting, and ornate internal structures such as a kingpost nave roof and scissor-braced chancel rafters. Stone pulpit, font, pews, and encaustic tiles date from the 1867 restoration. The stained-glass north window was installed in 1920 by Theodora Salusbury, depicting the angels Michael and Gabriel, demonstrating local artistic heritage.

Archaeological Interest

5.2.5 Proposals to extend the building led to historic building recording and a watching brief taking place in 2021. These investigations revealed that the church appears to date from a single phase of construction in 1764 with modification in 1867. However, test pitting in 2019 recovered medieval finds including fragments of Swithland roof slates and a fragment of a 15th century four-tile design, which hint at an earlier church phase predating 1764, enriching the site's historical narrative. St Andrew's Church burial ground (MLE21809) also holds evidential value contributing to our understanding of past societies through archaeological, bioarchaeological, historical, and cultural lenses.

Other Values

- 5.2.6 St Andrews Church is also of communal value deeply embedded in village life. It hosts community events including village fetes, the village fruit and vegetable competition and supports ongoing local traditions such as needlework.

Setting and Views

- 5.2.7 The church is situated in a small, picturesque rural village of around 300 inhabitants, located a couple of miles north of Market Bosworth. This small-scale settlement size and tranquil rural setting enhances the church's modest architectural features. Although modest in scale, the church's brick and stone construction on a stone plinth, along with its distinctive saddleback tower added in the 19th century, provides a local landmark that blends traditional building materials with the rural environment. The setting therefore frames the church aesthetically, accentuating and preserving the church's historic character.

Assessment of Significance

- 5.2.8 The Church of St Andrew at Carlton is a Grade II listed building, significant as a historic, architectural, and cultural landmark. Based on the criteria set out in table 1, the Church of St Andrew is of regional importance and therefore **medium significance**.

5.3 Ashby Canal Conservation Area

- 5.3.1 The Ashby Canal Conservation Area begins at Marston Junction where it meets the Coventry Canal near Bedworth in Warwickshire. It travels roughly seven miles northeast through the town of Hinckley, then continues north for about 15 miles through mainly rural and pastoral landscapes in Leicestershire until reaching the canal's current northern terminus at Snarestone village. The section of canal route passing near to the Site (**Plates 5 and 6**) was first designated as a conservation area in 1990 by Hinckley and Bosworth Borough Council. The significance of Ashby Conservation Area can be summarised as follows:

Historic and Archaeological Interest

- 5.3.2 The expansion of trade in the eighteenth century with the increasing demand for water transport led to the development of an increasing number of canal navigation projects. The Ashby Canal was authorized by an Act of Parliament in 1794 after several earlier proposals dating back to 1771. The primary motivation was to connect the coal mining areas around Moira and Ashby-de-la-Zouch with the Coventry Canal and broader canal network for transporting coal and limestone. The canal was constructed between 1794 and 1804 by renowned engineer Robert Whitworth, who oversaw its construction. The Ashby canal therefore has illustrative value as a place which is linked to the area's industrial past.
- 5.3.3 The Ashby Conservation Area also holds evidential value as an area of considerable industrial archaeological interest. Many archaeological features and structures are present along the canal including bridges, aqueducts (notably Shenton and Shackerstone), Hinckley Wharf, Port House,

Shackerstone Railway Station, and the remnants of the canal's infrastructure.

Architectural Interest

- 5.3.4 The Ashby Canal also holds architectural and engineering value as an example of the development of canal civil engineering. It was designed as a 31-mile-long lock-free broad-gauge canal following the natural 300-foot contour in the landscape. The canal reflects the development of the “cut and fill” technique which followed the principles set out by James Brindley to create a level and stable canal bed. The Ashby canal is one of the longest contour canals in England and remains entirely lock-free. According to the Ashby Conservation Area appraisal, in order to appreciate the canals engineering and understand the magnitude of this achievement with the rudimentary means available at that time, the locks, tunnels, aqueducts, canal bridges, wharves, warehouses, and canal keeper's cottages must be protected. These surviving features illustrate historic construction methods and industrial transport practices which contributes to the conservation area's architectural character.

Other Heritage Values

- 5.3.5 A 6-mile stretch of the canal (between Carlton Bridge near Market Bosworth and Turnover Bridge north of Snarestone) is designated a Site of Special Scientific Interest (SSSI) for its exceptionally diverse aquatic flora and fauna. The canals design following a contour line with no locks, has resulted in in a calm stable water body which supports rich biodiversity and therefore making its ecological value part of its special interest.
- 5.3.6 The Ashby Canal offers a picturesque and tranquil rural corridor, with sweeping views across farmland and historic settlements contributing to its aesthetic value. The canal also holds recreational value providing opportunities for leisure activities such as boating and angling. The towpaths along the canal also offer scenic walking and cycling routes.

Setting and Views

- 5.3.7 Its setting, comprising open countryside, historic villages, and associated natural habitats makes a strong and positive contribution to its special interest. The canal traverses open countryside, pasture, and arable land, preserving much of its original rural context. This undeveloped setting sustains the historic relationship between the canal and the landscape. Hedgerows, woodland edges, and meadows surrounding the canal contribute to its biodiversity and enhance its visual appeal.
- 5.3.8 Nearby villages such as Shenton and Stoke Golding also form part of the canal's setting. The visual relationship between canal structures and settlement features (e.g. church towers, wharf buildings) strengthens the historic character. The absence of intrusive modern development along much of the route ensures uninterrupted views and reinforces the authenticity of the canal's historic experience.

Assessment of Significance

- 5.3.9 The Ashby Canal Conservation Area is significant as a remarkably intact example of late 18th-century canal engineering, valued for its industrial heritage, architectural features, rural landscape, and rich biodiversity. Its setting, comprising open countryside, historic villages, and associated natural habitats, makes a strong and positive contribution to its special interest. Based on the criteria set out in table 1, the Ashby Conservation Area is regionally important and therefore of **medium significance**.

5.4 Church of St Peter

- 5.4.1 Church of St Peter (**Plate 7**), list entry number 1074289, is a Grade II* listed building recognised for its historical and architectural significance. The Church is also recorded in the Leicestershire and Rutland Historic Environment Record (HER) (MLE12178). The Church is situated within the historic core of Market Bosworth, approximately 1.3km southeast of the Site. The church of St Peter was first listed on 13th October 1986, and the listing description is as follows:

Parish church. Exterior largely Decorated (early C14) but some earlier internal features. Coursed and squared limestone with ashlar dressings. West tower and spire, nave with two aisles and clerestory, chancel. West tower of three stages with clasping buttresses and tall paired foiled bell chamber lights in deep embrasures. Embattled parapet with tiny angle pinnacles. Recessed spire with two tiers of lucarnes. Embattled parapet to aisle and clerestory. Wide coped gabled porch to south door. Windows of aisle and clerestory are in the Decorated style of three lights with slightly trefoiled heads. Chancel windows are high and short. One is incorporated above the priest's door. Plain parapet with gargoyles to cornice. Wide C.15 east window of five lights. Stair turret in north east angle of nave and chancel. Inside, restored in the 'scrape' tradition. C13 tower arch, steep and narrow and deeply moulded. Nave arcade of four bays to north and south: slender clustered cylindrical shafts and hollow and roll moulded arches: the central shaft continuing to articulate the clerestory. On the aisle side, this central shaft is of wood, forming part of the former roof structure. Angel corbelheads to C15 roof with shallow cambered ties. Wide chancel arch with slim cylindrical shafts and outer hollow chamfer. Paired lights in the east nave wall above it. In the south east angle of the north aisle is a projecting angled stair turret to former rood with ogee arched doorway. Openwork wood Victorian screen, richly wrought. Mosaic floor to chancel. 5-light east window is flanked by empty statue niches. Sedilia with fan vaulting. North and south windows are high and low but contained in full height in braziers. Monuments: in the north aisle a marble black and white sarcophagus wall tablet surmounted by a single column, commemorating Sir Wolstan Dixie d.1767. In the chancel in a north window recess a reclining female figure is the wife of John Dixie d.1846. Stained glass: simple emblems in the clerestory. Gaudy narrative in the south aisle of 1904. Stained glass saints in the windows above the chancel arch. In the chancel east window undated glass by Kempe, darkly coloured, depicting the Annunciation of the Birth of Christ in a landscape, with architectural niches and saints in towers above. Font is an octagonal basin with ornate recessed traceried panels where traces of paint linger on the shields: four filleted shafts support it, probably C14. Wrought iron font cover of the C19.

5.4.2 The significance of St Peter's Church can be summarised as follows:

Historical and Architectural Interest

- 5.4.3 The current structure of St Peter's Church primarily dates from the 14th and 15th centuries, possibly replacing an earlier building. It is built largely in the Decorated and Perpendicular Gothic styles and features a west tower with a recessed spire, nave, north and south aisles, a chancel, and clerestory windows. Key medieval elements include the tower (likely begun around 1325), aisles, and a 14th-century font base that may even predate the rest of the church. Significant 15th-century modifications involved raising the roof with the addition of a clerestory and renovation of the chancel. The church underwent a Victorian restoration in 1893, which preserved much of its medieval character while updating features such as the interior screens and flooring.
- 5.4.4 The church also has associative value with influential landowners from the 16th century onward. The Dixie family acquired the manor of Market Bosworth in 1567 and contributed extensively to the town's architectural and social fabric. Inside the church, memorials to Sir Wolstan Dixie and other family members are prominent, marking their historical importance and patronage.
- 5.4.5 Market Bosworth itself is famous for its proximity to the site of the Battle of Bosworth in 1485, where Richard III was defeated, leading to the end of the Wars of the Roses and the beginning of Tudor rule. Although the church's direct involvement in the battle is not documented, it stands as a witness to the era's transformative events.
- 5.4.6 The churchyard also preserves local folklore, including stories such as that of Dr. Pull, who was reputedly buried alive by mistake, adding to the church's local cultural significance.

Archaeological Interest

- 5.4.7 The Church of St Peter is an archaeologically significant medieval structure. Noteworthy medieval features include the early 14th-century font (with a possibly 13th-century base), the rood staircase turret, and the original vaulted sedilia. The churchyard also holds evidential value containing locally significant burials such as that of Dr. Pull, reflecting local folklore and social history. Monuments inside the church, such as those commemorating members of the Dixie family, provide invaluable insight into local genealogy and social hierarchy.

Other heritage values

- 5.4.8 St Peter's remains a focal point of worship and historical interest in Market Bosworth demonstrating communal and cultural value. It is appreciated both as a place of worship and a heritage site that connects the town to its medieval origins and post-medieval developments.

Setting and Views

- 5.4.9 The church's setting in the market town places it at the centre of a community embedding it into the daily life and historic evolution of the town. St Peter's Church is notably situated beside Market Bosworth Hall, the historic home of the Dixie family, who were highly influential in the local affairs of Market Bosworth for many generations. This close association links the church

physically and historically to local history.

- 5.4.10 Elements such as the early 14th-century tower and font, along with Victorian restorations, accentuate the church's long-standing presence as a spiritual and community landmark. The church's prominent spire serves as a key local landmark, providing a visual orientation and 'sense of place' for the parish and surrounding area. These views and vistas contribute deeply to the character of the historic market town and its rural context

Assessment of Significance

- 5.4.11 St Peter's Church in Market Bosworth is significant both as a remarkable medieval architectural monument and as a repository of local heritage linked to influential families and nationally important historical events. Based on the criteria set out in table 1, the Church of St Peter is of **high significance**.

6 HERITAGE IMPACT ASSESSMENT

6.1 Church of St Andrew

- 6.1.1 The site visit indicated that the Site is screened on its northern boundary by trees and dense vegetation. Given the distance and the screening, views of the Site were not visible from the Church (**Plates 8 and 9**). There were however distant views of the Church through gaps in the trees from a couple of locations on the Site (**Plates 10 and 11**) but not from others (**Plate 12**) therefore the proposed residential development has the potential to impact upon the setting and views of the church.
- 6.1.2 The rural landscape is a recognised element of the historical views to and from the Church of St Andrew. The setting and views of the heritage asset therefore contribute to the appreciation of its significance. Owing to the presence of dense screening on the northern boundary of the Site, views from the Church will remain unchanged. However, seasonal changes to vegetation during the winter months may lessen the extent of screening. Although there is some visibility of the church tower from the Site, it is only visible when looking between gaps in the trees/vegetation. It could be argued that these are not significant views of the Church whereas the public footpath from the northern settlement boundary of Market Bosworth towards Carlton is a vista that allows views of the local landmark beyond open countryside and therefore allows for appreciation of the heritage asset. The proposed development does not impede on views of the Church when approaching Carlton via the public footpath.
- 6.1.3 It is therefore considered that the proposed development will have a **negligible** impact upon the ability to appreciate the significance of the asset. It is considered that the Site makes a low contribution to the heritage significance of the asset. In accordance with the criteria outlined in Tables 3 and 4, the overall significance of effect from the proposed development upon the asset is considered **negligible** and the nature of the effect is **neutral**.

6.2 Ashby Conservation Area

- 6.2.1 Views of open countryside from the canal contribute to the appreciation of the heritage asset by sustaining the historic relationship between the canal and the landscape. The Site however no longer represents open historic countryside, having been developed into a golf course in 2003. During the site visit, many of the views to the east were filtered by trees and vegetation along the embankment although this impact is likely to be much less in winter when the leaves have fallen (**Plate 13**). The site visit found that there was no intervisibility between the Ashby Conservation Area and the Site (**Plates 14-19**).
- 6.2.2 Owing to the man-made topography of the golf course, distance, and intervening vegetation the Proposed Development is likely to have a **negligible** impact upon the ability to appreciate the significance of the asset. It is considered that the Site makes a negligible contribution to the heritage significance of the asset. In accordance with the criteria outlined in Tables 3 and 4, the overall significance of effect from the proposed development upon the asset is considered

negligible and the nature of the effect is **neutral**.

6.3 Church of St Peter

- 6.3.1 The Grade II* listed Church of St Peter is considered a heritage asset of high (national) importance, which is of architectural, artistic and historic value. The church is located in Market Bosworth, approximately 1.3km southeast of the Site. Owing to the distance and intervening development, the Site is not visible from the Church of St Peter. The church's prominent spire is visible however from several locations within the Site (**Plates 20-22**). The church with its spire serves as a key local landmark, providing a visual orientation and 'sense of place' for the parish and surrounding area. These views and vistas contribute to the character of the historic market town and to the appreciation of the heritage asset.
- 6.3.2 At the time of the site visit, vegetation along the footpath to the east of the Site obscured views of the spire of St Peter's Church from this public right of way, however just to the west and within the Site the spire was visible in the distance (**Plate 22**). The impact of the Proposed Development upon St Peter's Church is therefore considered to be **negligible/no change** (Table 2). In accordance with the criteria outlined in Tables 3 and 4, the overall significance of effect from the Proposed Development upon the asset is considered **negligible/neutral** and the nature of the effect is **neutral**.

7 CONCLUSION

- 7.1.1 This Heritage Statement was commissioned by George Denny of Statue Homes Limited to accompany an application for proposals at Kyngs Golf and Country Club, Station Road, Market Bosworth, Leicestershire, CV13 0NP
- 7.1.2 According to cartographic evidence, the Site lay within agricultural land, throughout the 19th and 20th centuries. A golf course was built on the site following planning permission being granted in 2003 (02/00685/COU). The golf course closed in 2016, and was subsequently bought by Statue Homes Ltd.
- 7.1.3 The proposals are for the erection of a golf leisure and health spa and up to 126 golf holiday lodges with associated landscaping. The Golf Holiday Lodges will comprise of single-storey 1- and 2-bedroom designs.
- 7.1.4 The conservation officer advised that a heritage statement should be undertaken to assess the impact of the proposed 126 holiday lodges on any nearby heritage assets because no previous development had occurred on the northern area of the golf course. However, proposals for the erection of 9 single storey holiday lodges in the northern area of the golf course (24/00769/FUL) have since been approved at Committee on 12th August 2025.
- 7.1.5 This Heritage Statement set out to assess the heritage significance of designated and non-designated heritage assets that might be affected by the Proposed Development and to measure the effect of the Proposed Development upon their significance, or how it might affect how that significance is appreciated.
- 7.1.6 The heritage impact assessment found that the significance of the effect of the Proposed Development upon the significance of the Grade II listed Church of St Andrew and the Ashby Canal Conservation Area would be negligible and the nature of the effect would be neutral. The effect upon the significance of the Grade II* listed Church of St Peter would be negligible/neutral and the nature of the effect would be neutral.
- 7.1.7 It is considered that no harm would be caused to the heritage significance of St Andrew's Church, Ashby Canal Conservation Area and St Peter's Church by the Proposed Development.

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9 ACKNOWLEDGEMENTS

- 9.1.1 Pre-Construct Archaeology Limited would like to thank George Denny of Statue Homes Limited for commissioning this Heritage Statement.
- 9.1.2 This report was written by Charlotte King. The figures were prepared by Joanna Nastaszyc. The author would like to thank Charlotte Matthews for project management.

10 APPENDIX 1: PLANNING BACKGROUND

10.1 Introduction

- 10.1.1 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the Town and Country Planning Act 1990. In addition, local planning authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.

10.2 Legislation and planning guidance

- 10.2.1 Statutory protection for historically important buildings and structures is derived from the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the Act places a duty upon the local planning authority in determining applications for development affecting listed buildings to pay special regard to the desirability of preserving the building and their setting. Under section 72, the Act also requires that special attention be given to preserving or enhancing the character or appearance of a conservation area. There is no equivalent statutory duty for the preservation and or enhancement of a registered park and garden of special historic interest.

10.3 National Planning Policy

The National Planning Policy Framework

- 10.3.1 The National Planning Policy Framework (NPPF) defines national policy relating to heritage and archaeology. The NPPF was adopted in 2012 and subsequently revised in July 2021, 2023, 2024 and 2025. In summary, the NPPF provides a framework that (1) protects nationally important designated Heritage Assets and their settings, (2) in appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions to be made regarding the historic environment and (3) provides for the investigation, by intrusive or non-intrusive means, of sites not significant enough to merit in-situ preservation.
- 10.3.2 Among the Core Principles that inform the NPPF is a requirement to conserve heritage assets in a manner appropriate to their significance, regardless of the type of asset under consideration and regardless of the planning consent being sought.
- 10.3.3 Chapter 16 of the NPPF concerns the conservation and enhancement of the historic environment, with the following statements being particularly relevant to the proposed development:

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the

deteriorated state of the heritage asset should not be taken into account in any decision.

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

10.3.4 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current

Development Plan Policy and by other material considerations.

10.4 **Local Planning Policy**

Hinckley and Bosworth Local Plan 2006-2026

10.4.1 The Hinckley and Bosworth Local Plan comprises a suite of policies, which includes the Core Strategy Development Plan Document (adopted in December 2009) and the Site Allocations & Development Management Policies DPD (adopted in July 2016).

10.4.2 The following policies are relevant to this application:

POLICY 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.

POLICY 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 styled street furniture;
- f) The use of natural building materials, preferably locally sourced; and,
- g) The retention of key spaces within the conservation area.

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

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

Historic Landscapes

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

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

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

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

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

Scheduled Monuments

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

Locally Important Heritage Assets

Assets identified on the Locally Important Heritage Asset List should be retained and enhanced wherever possible. The significance of the assets illustrated in the List and the impact on this significance should be demonstrated and justified in line with Policy DM11.

Hinckley and Bosworth draft new Local Plan 2020-2039

10.4.3 Following changes to the NPPF, Hastings Borough Council has prepared a draft new Local Plan, which will cover a 20-year period from 2020 - 2039.

10.4.4 The following policies are relevant to this application:

HE01 Conserving and Enhancing the Historic Environment

The historic environment will be conserved, enhanced, sensitively managed and enjoyed for its contribution to quality of life, to the distinctive local character of places and spaces, and to sustainable development within the borough by:

1. Giving significant weight to the conservation or enhancement of designated heritage assets and their settings in accordance with national policy and the Planning (Listed Buildings and Conservation Areas) Act 1990. significant weight shall be applied irrespective of the level of potential harm to the asset.
2. Requiring the submission of a Heritage Statement to accompany all proposals that may affect a heritage asset. A Statement should be proportionate to the asset(s) significance and the complexity of the proposal, identify all assets likely to be affected, the significance of those assets and the level of impact with explanation provided to demonstrate how any harm to significance has been avoided, minimised, or mitigated;
3. Supporting development which makes a positive contribution to the character and local distinctiveness of the historic environment;
4. Ensuring the historic landscape of Bosworth Battlefield and its setting is positively conserved or enhanced and supporting efforts to better reveal its significance;
5. Seeking to preserve the positive contribution that heritage assets can make to sustainable communities including their economic vitality;
6. Supporting and developing innovative initiatives that identify, conserve, sustain or return to beneficial use designated or non-designated heritage assets;
7. Capitalising on in an appropriate and sensitive manner the regeneration, tourism and energy efficiency potential of heritage assets;
8. Taking a positive and proactive approach to securing the conservation and reuse of heritage assets 'at risk', including working with owners and partner organisations to develop measures and schemes that will address the 'at risk' status of the assets and exploring opportunities for grant-funding to deliver viable schemes;
9. Reviewing existing local heritage designations, such as conservation areas, and making new designations to protect and conserve heritage assets, where justified by appropriate surveys and evidence;
10. Identifying non-designated heritage assets and adopting a List of Local Heritage Assets;
11. Supporting the use of pro-active enforcement measures, including Article 4 Directions, where appropriate, to preserve and where possible enhance the historic environment; and
12. Improving understanding, awareness, promotion, and enjoyment of the historic environment where appropriate, by supporting proposals that retain, create, or facilitate public access to heritage assets and increase an understanding of their significance.

HE02 Heritage Assets

Development proposals affecting heritage assets (both designated and non-designated) and their settings should recognise and respond to their significance and demonstrate how they

conserve or enhance the significance of the asset(s), including any contribution made by their setting where appropriate.

All development proposals must accord with in particular Policy PMD01: High Quality Design. Development affecting archaeology must accord with Policy HE03: Preserving the Borough's Archaeology.

Designated Heritage Assets

1. Proposals affecting designated heritage assets and/or their settings should:
 - a) Be sympathetic and complementary to local context, distinctiveness, and character, in terms of the pattern of development and urban grain, building form, siting and layout, building technique(s) and materials, and landscape character;
 - b) Complement or enhance the historic character of the area through its design with matters including scale, height, density, massing, siting, layout, form, architectural detailing, and high-quality materials.
 - c) Use landscaping, boundary treatments and surfacing appropriate to the historic setting;
 - d) Ensure significant views and vistas away from, through, towards and associated with the heritage asset(s) are preserved or enhanced.
 - e) Consider any further defining characteristics and elements of significance as identified in relevant documents including, but not limited to, the National Heritage List for England (NHLE), Conservation Area Appraisals and Management Plans, Heritage Statements, Landscape Character Assessments, and Characterisation Studies.
2. Any harm to, or loss of, the significance of a designated heritage asset, including from development within its setting, will require clear and compelling justification.
3. Proposals that result in substantial harm to or loss of grade II listed buildings should be exceptional and proposals that result in substantial harm to or loss of grade I and II* listed buildings, scheduled monuments, and the Bosworth Battlefield (these being assets of the highest significance) should be wholly exceptional.
4. For proposals that result in substantial harm to (or total loss of) the significance a designated heritage asset, planning permission will only be granted where it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or all of the following apply:
 - a) The nature of the heritage asset prevents all reasonable uses of the site;
 - b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
 - c) Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) The harm or loss is outweighed by the benefit of bringing the site back into use.
5. Proposals that result in less than substantial harm to the significance of a designated heritage asset will only be supported where it is demonstrated that the public benefits of the proposal including, where appropriate, securing its optimum viable use, will outweigh any harm identified.

Non-Designated Heritage Assets

6. In weighing proposals that directly or indirectly affect a non-designated heritage asset, a balanced judgement will be reached based on the significance of the asset, the scale of any harm identified, and evidence submitted in relation to the proposal.
7. Proposals that conserve or enhance the significance of a non-designated heritage asset will be supported. For this to be achieved, proposals should be sympathetic to and reflective of the same characteristics identified within criterion 1 of this Policy.

Heritage Assets at Risk

8. Proposals involving the viable new use of a heritage asset or temporary use of a heritage asset 'at risk' that conserves its significance will be supported.
9. Proposals involving enabling development associated with heritage assets 'at risk' will be supported where a clear justification is provided that results in the conservation of the asset and its setting.

11 APPENDIX 2: DEFINITIONS

11.1 The Glossary (Annex 2) to the NPPF 2025 contains the following definitions:

A **heritage asset** is 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.

A **designated heritage asset** comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

The **historic environment** is defined as: “all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora”.

Significance is defined as: “the value of a heritage asset to this and future generations because of its heritage interest”. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its *setting*.

The **setting** of a heritage asset is defined as: “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Historic England has published good practice advice in respect of the setting of heritage assets providing detail on understanding and experiencing setting and the associated assessment of the impact of any changes within it (Historic England 2017).

11.1.1 The following definitions are also relevant to this Heritage Statement:

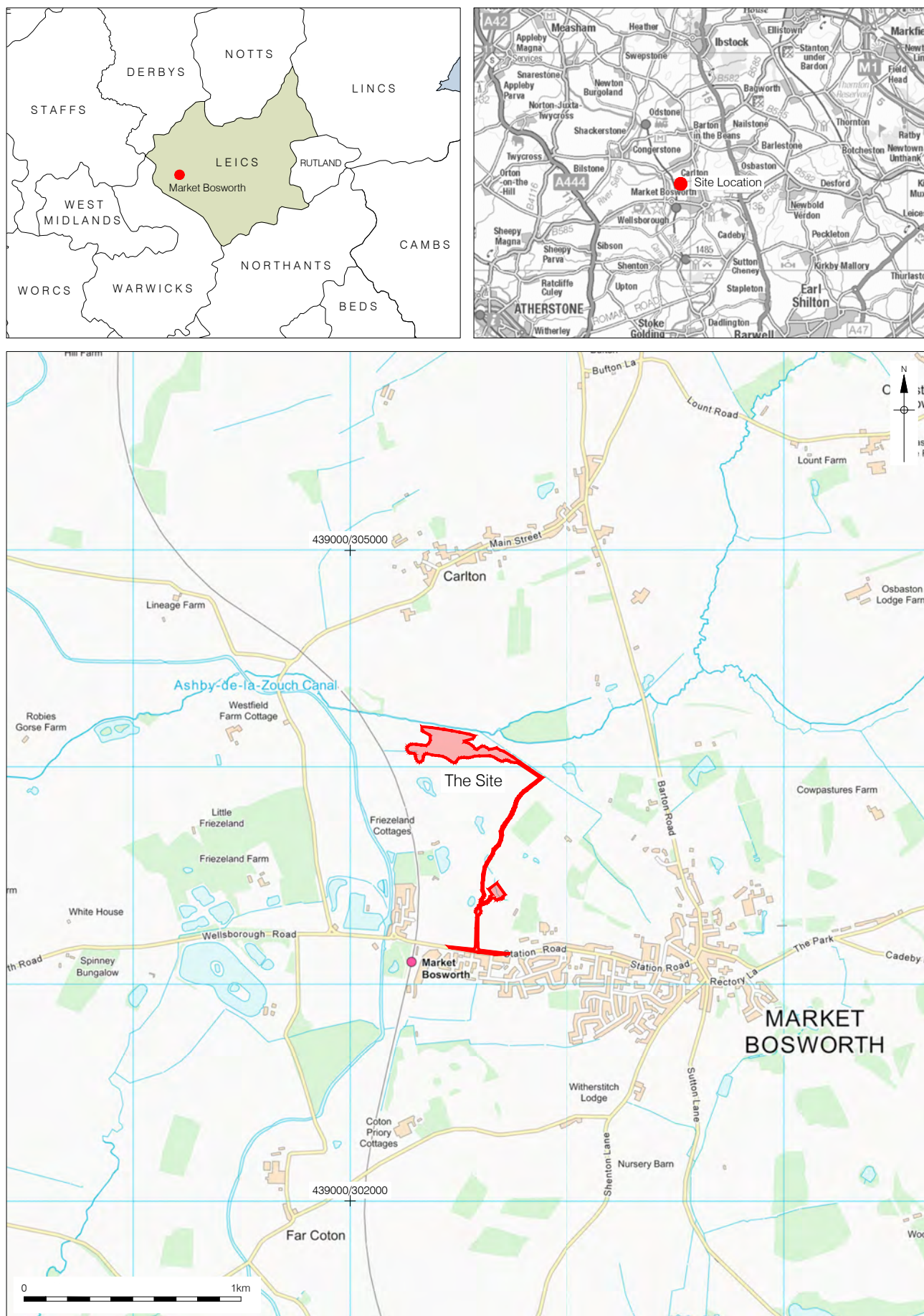
Conservation areas are designated if they are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Historic England has published good practice guidance in respect of conservation areas and this provides a framework for the appraisal and assessment of the special interest and significance of a conservation area. (Historic England)

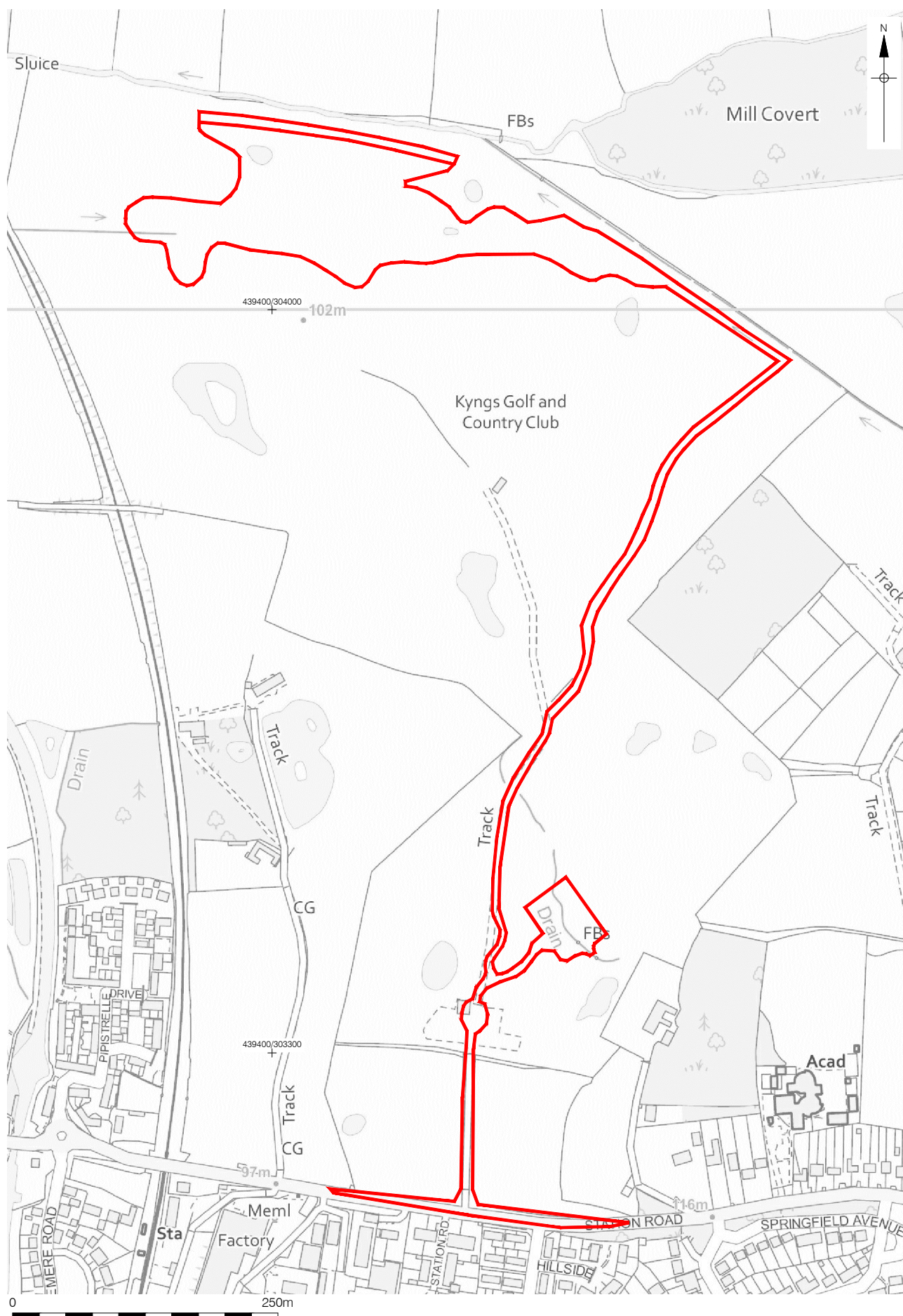
Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The principles of selection for listed buildings are published by the Department for Digital Culture Media and Sport and supported by Historic England’s Listing Selection Guides for each building type. (Historic England)

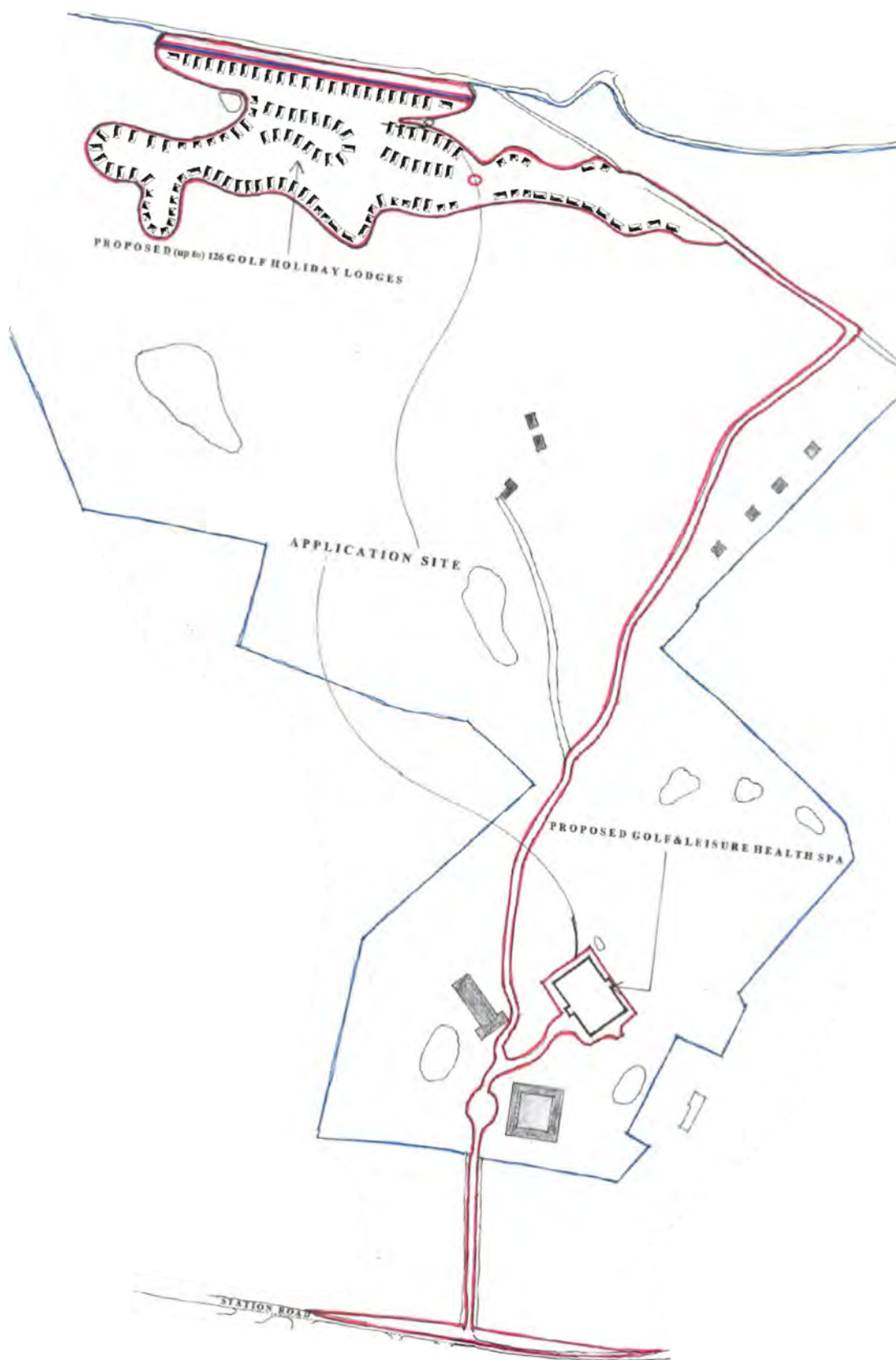
Locally listed buildings are defined as locally important heritage assets that are valued by the local community. These are known as ‘non-designated heritage assets’ and include buildings, a structure or feature, which whilst not statutorily listed by the Secretary of State for its national importance, is felt by the council to be of local importance due to its architectural, historical and townscape significance. Buildings are added to the local list in recognition of

their value as irreplaceable historic assets which contribute to the quality of the local environment by enhancing the street scene and sustaining a sense of distinctiveness. Groups of buildings that contribute significantly to the appearance of a street are also eligible for inclusion on the Local List.

Sensitivity of setting: the capacity of the setting to accommodate change without harm to the heritage asset's significance (Historic England 2017)







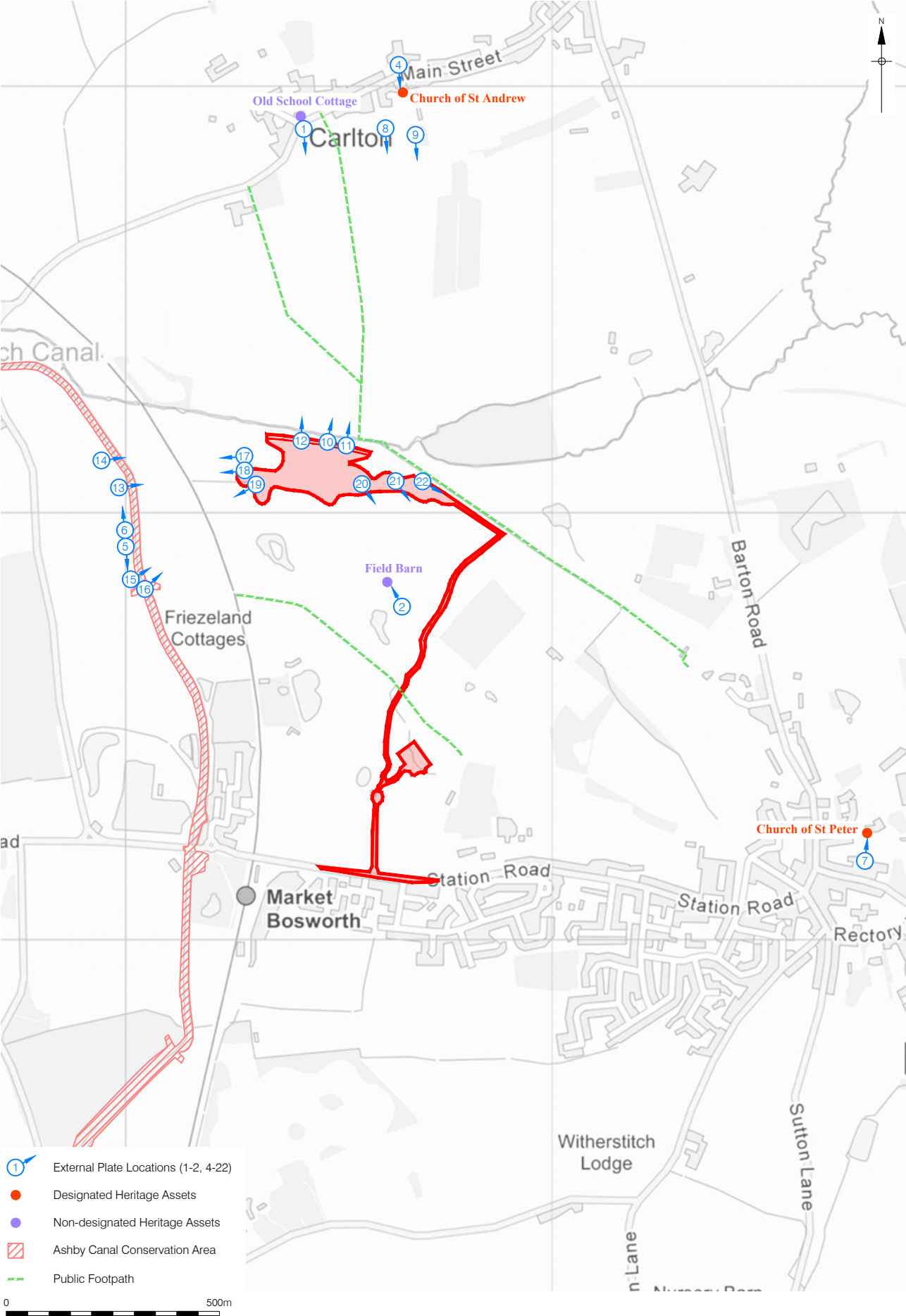


Figure 4
Designated and Non-designated Heritage Assets with Plate Locations
1:12,500 at A4

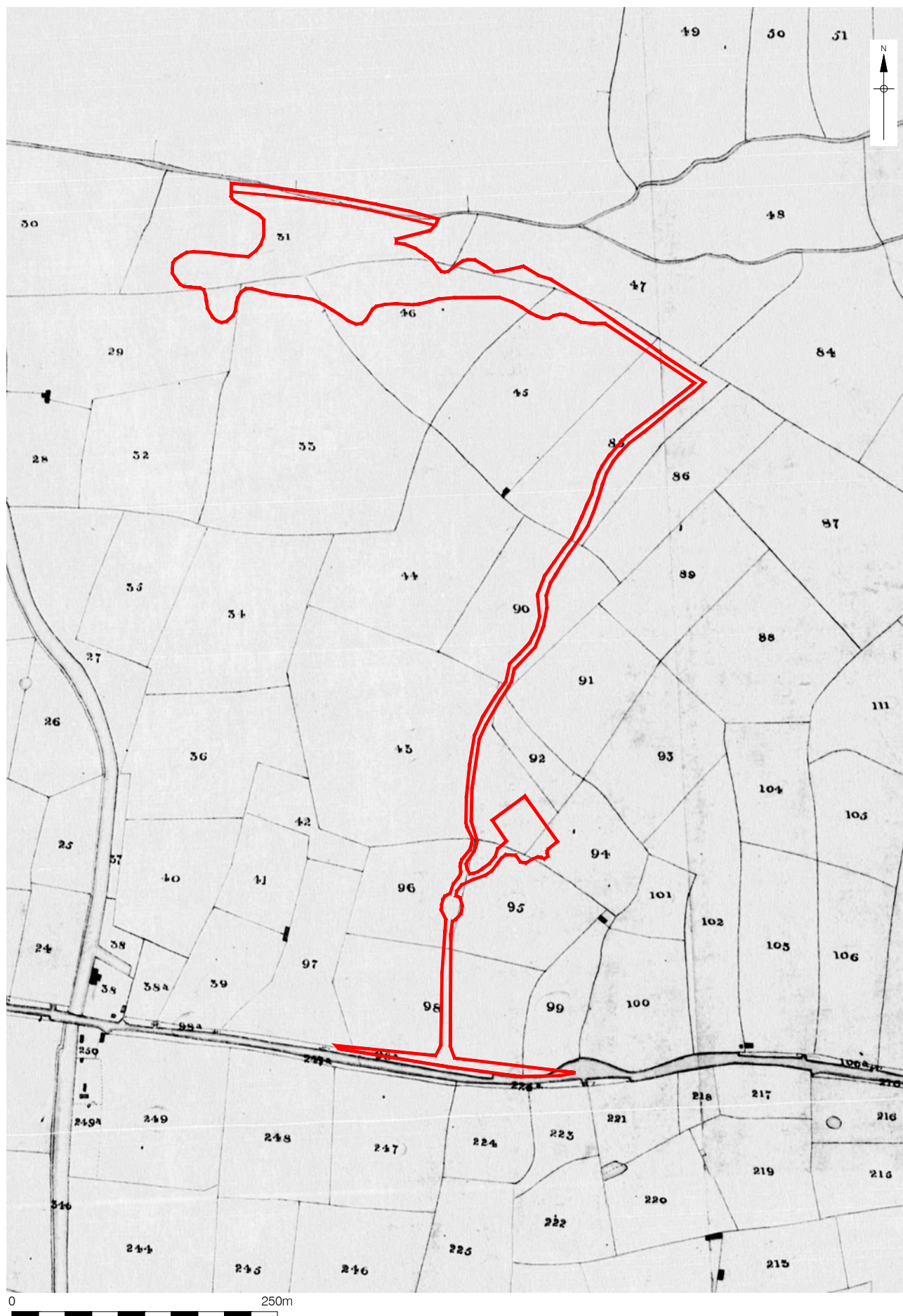
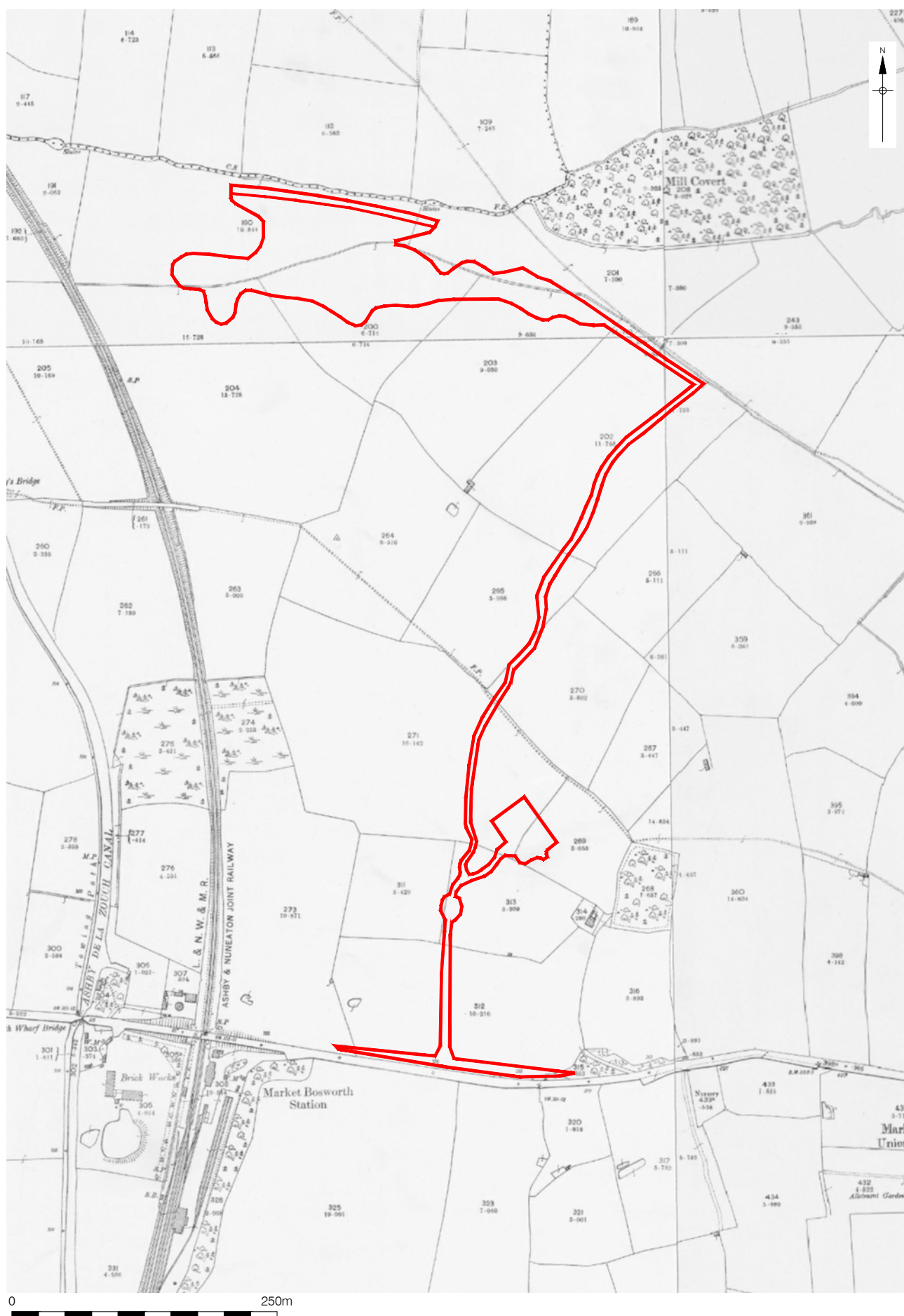


Figure 5
Market Bosworth Tithe Map, 1847
1:6,250 at A4



Figure 6
Ordnance Survey map, 1885
1:6,250 at A4



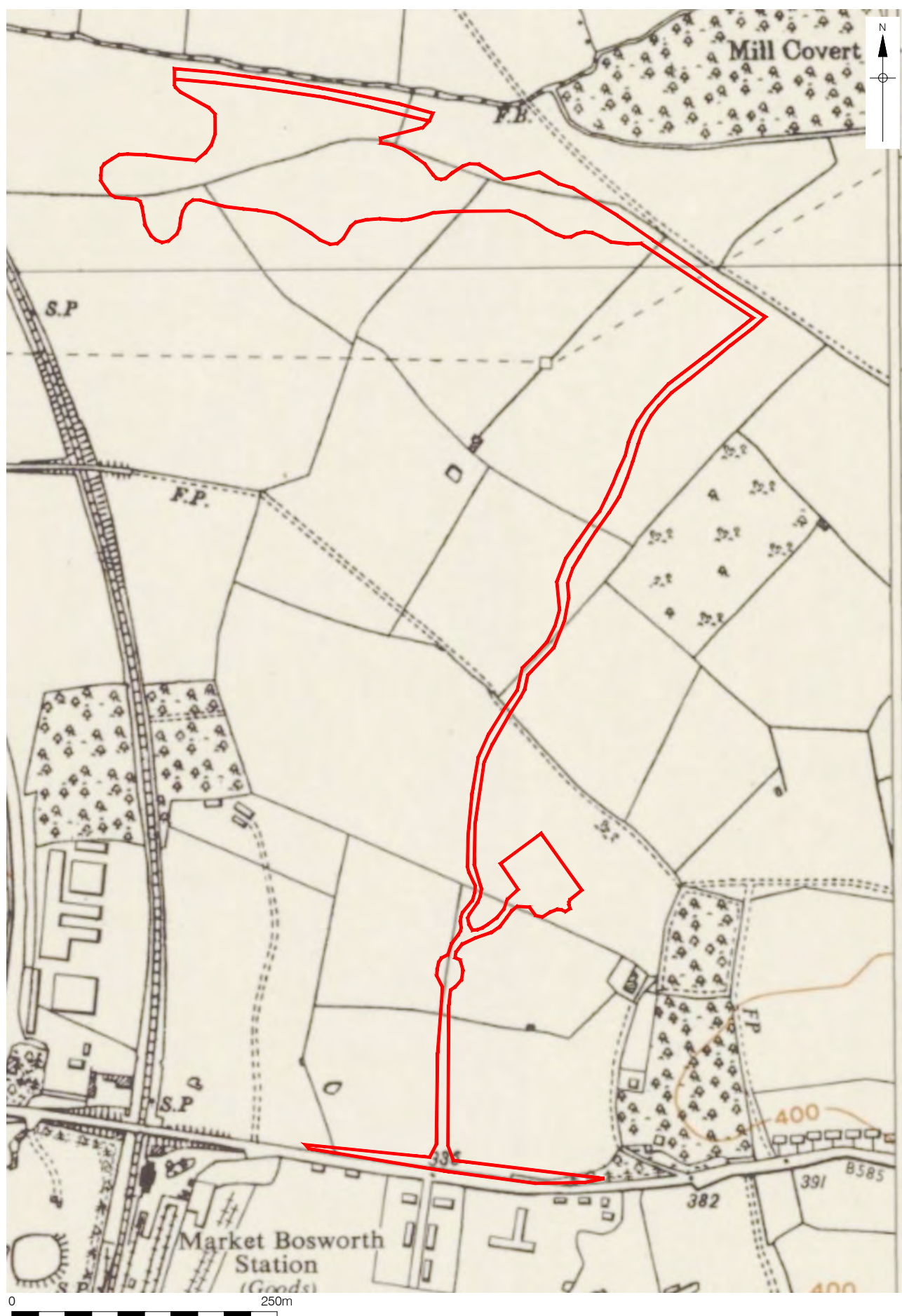


Figure 8
Ordnance Survey map, Surveyed: 1930 to 1954, Published: 1955
1:5,000 at A4

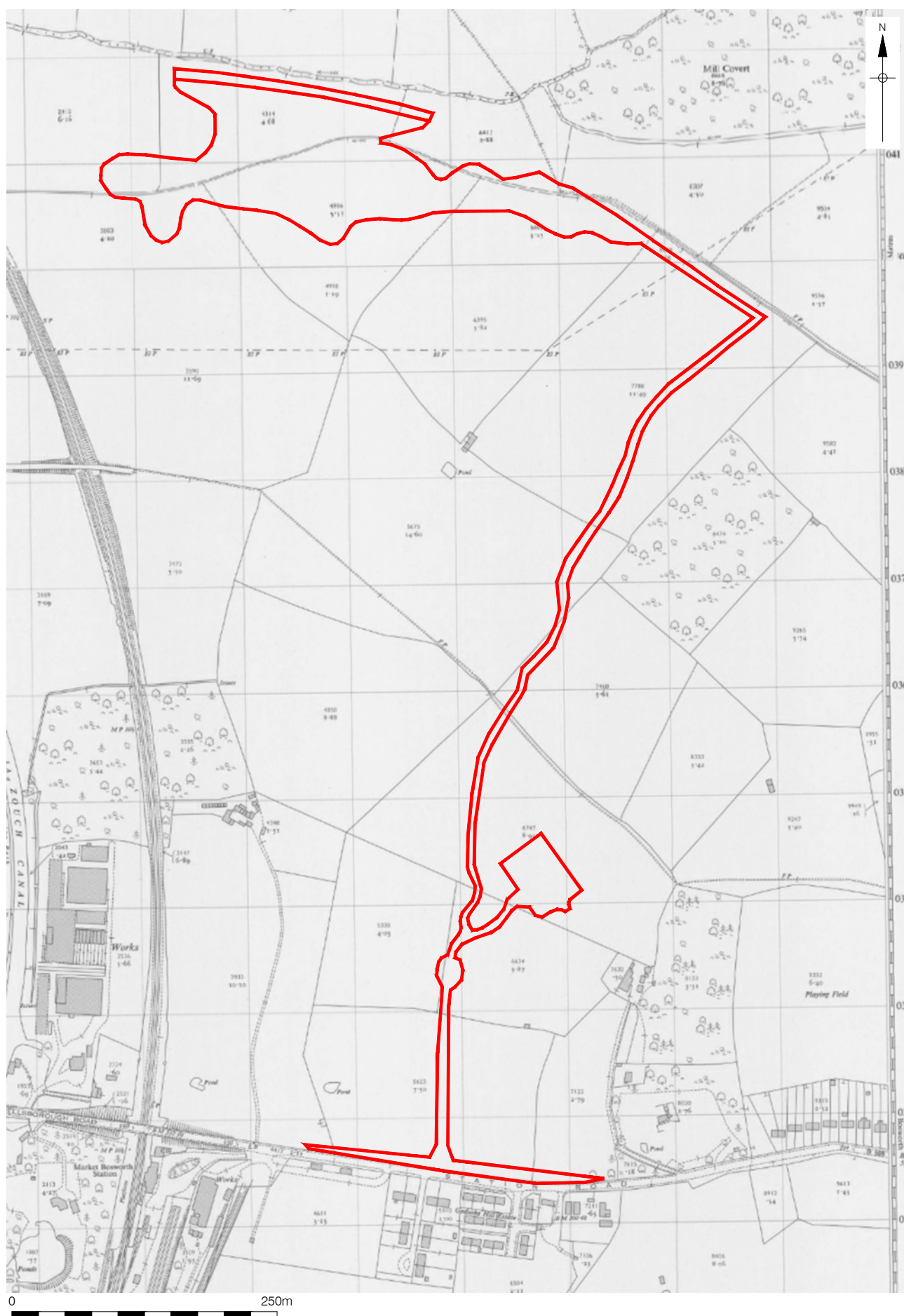


Figure 9
Ordnance Survey map, 1958
1:5,000 at A4

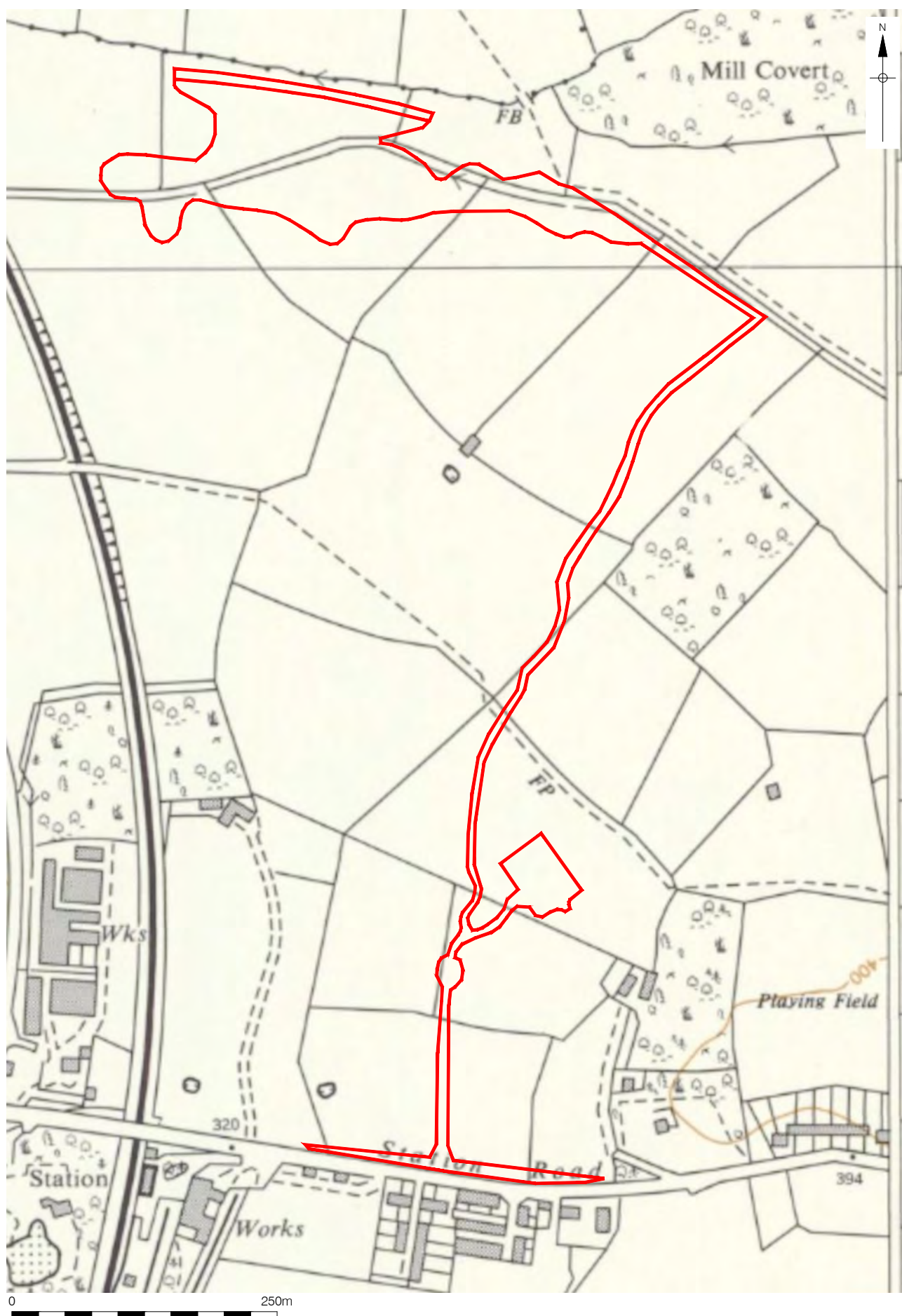


Figure 10
Ordnance Survey map, Surveyed: 1957 to 1964, Published: 1966
1:5,000 at A4



Figure 11
Contour Plan
1:5,000 at A4



Historical Plate 1: Aerial Photograph of the Site, 1948 (RAF/541/212)



Historical Plate 2: Google Earth Image of the Site in 1999



Historical Plate 3: Google Earth Image of Field barn north of Godsons Hill Farm, Market Bosworth (MLE20507) in 2010 before it was demolished



Historical Plate 4: Google Earth Image in 2011 of the new building built on the site after the Field barn north of Godsons Hill Farm, Market Bosworth (MLE20507) was demolished



Historical Plate 5: Google Earth Image of the Site in 2011



Historical Plate 6: Google Earth Image of the Site in 2024



Plate 1: View from Old School Cottage towards the Site, looking south



Plate 2: New building constructed on the site of Field barn north of Godsons Hill Farm, Market Bosworth (MLE20507)



Plate 3: Interior of the new building constructed on the site of Field barn north of Godsons Hill Farm, Market Bosworth (MLE20507)



Plate 4: Church of St Andrew



Plate 5: Asby Canal Conservation Area, looking south



Plate 6: Ashby Conservation Area, looking north



Plate 7: Church of St Peter



Plate 8: View from the Church of St Andrew towards the Site, looking south



Plate 9: View from the Church of St Andrew towards the Site, looking south



Plate 10: View from the Site towards the Church of St Andrew



Plate 11: View from the Site towards the Church of St Andrew



Plate 12: View from the Site towards the Church of St Andrew



Plate 13: View from Ashby Canal Conservation Area towards the Site, looking east



Plate 14: View from Ashby Canal Conservation Area towards the Site, looking east



Plate 15: View from Ashby Canal Conservation Area towards the Site, looking northeast



Plate 16: View from King's Bridge in the Ashby Conservation Area towards the Site, looking northeast



Plate 17: View from the Site towards the Ashby Conservation Area, looking west



Plate 18: View from the Site towards the Ashby Conservation Area, looking west



Plate 19: View from the Site towards the Ashby Conservation Area, looking southwest



Plate 20: View from the Site towards the Church of St Peter (the Spire can be seen in the centre of the photo), looking southeast



Plate 21: View from the Site towards the Church of St Peter (the Spire can be seen in the centre of the photo), looking southeast



Plate 22: View from the Site towards the Church of St Peter (the Spire can be seen in the centre of the photo), looking southeast



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