

Markfield Commercial Development Hinckley Leicestershire

Additional Settings Assessment



Report prepared for:
Caddick Developments Ltd (Wetherby)

CA Project: MK1405

CA Report: MK1405_01

Planning ref: 25/00931/FUL

March 2026



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issue	1

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SUMMARY

Project Name: Markfield Commercial Development

Location: Hinckley, Leicestershire

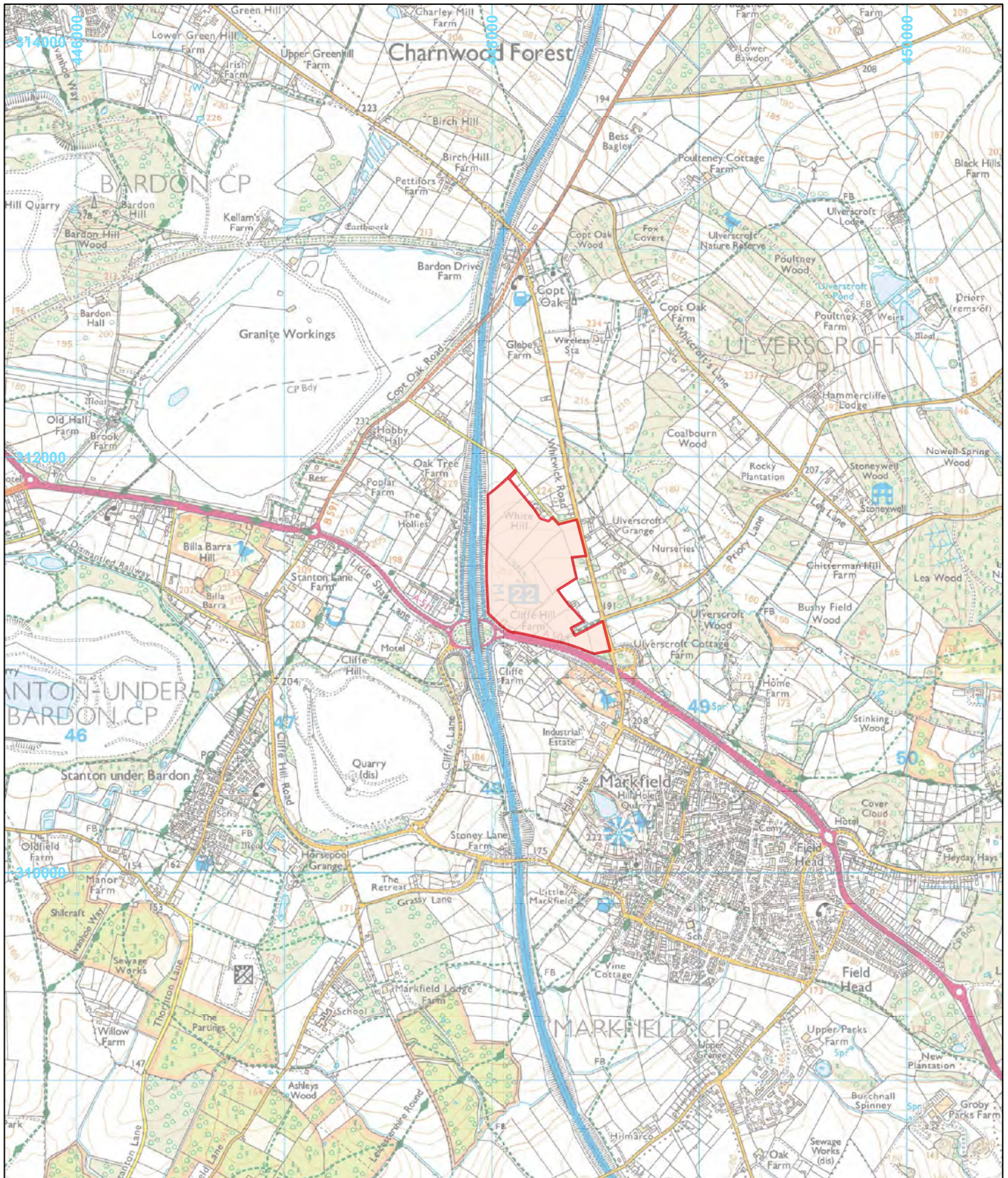
NGR: 448056, 311348

In January 2026 Cotswold Archaeology was commissioned by Caddick Developments Ltd (Wetherby) to undertake a Heritage Assessment in respect of Land at Markfield, Hinckley, Leicestershire. The Site currently consists of agricultural land. The proposed development comprises the construction of seven B2 and B8 commercial units with associated infrastructure, services, carparking, attenuation ponds and landscaping.

A previous Historic Environment Desk-Based Assessment was prepared by Cotswold Archaeology in July 2024, which assessed the potential effects of the proposed development upon the significance of designated heritage assets, through alteration to their setting. It was concluded that the proposed development would not alter any elements of the setting of these assets that contribute to their significance and no harm to their significance would result. As part of the planning application public consultation process, an objection was raised to the proposed scheme by the owners of Weaver's Cottage, a dwelling located on Cottage Lane which lies adjacent to the site boundary. Weaver's Cottage is not nationally or locally listed and is not recorded on the Leicestershire Historic Environment Record.

Following consultation with Hinckley and Bosworth Council's Conservation Officer, it was recommended to carry out an additional assessment to ascertain whether Weaver's Cottage meets the criteria to be considered a non-designated heritage asset (NDHA), and to carry out a settings assessment for the asset if it was found to be an NDHA. An assessment was undertaken against criteria published by Hinckley and Bosworth Borough Council for their Local Heritage List, and it was concluded that Weaver's Cottage is a non-designated heritage asset of low significance and does merit consideration in the planning process.

This report has assessed the potential effects of the proposed development upon the significance of Weaver's Cottage, through the alteration of its setting, in accordance with Historic England guidance. It has been established that the proposed development will result in a limited degree of harm to the significance of Weaver's Cottage, which will trigger the requirements of paragraph 216 of the National Planning Policy Framework 2024 (NPPF).



Site boundary



0 1 km

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Andover 01264 347630
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PROJECT TITLE
**Markfield Commercial Development,
Hinckley, Leicestershire**

FIGURE TITLE
Site Location Plan

DRAWN BY TF PROJECT NO. MK1102
CHECKED BY MH DATE 13/06/2024
APPROVED BY MH SCALE @ A4 1:25,000

FIGURE NO.

1

1. INTRODUCTION

1.1. In January 2026 Cotswold Archaeology was commissioned by Caddick Developments Ltd (Wetherby) to undertake a Heritage Assessment in respect of Land at Markfield, Hinckley, Leicestershire (hereafter referred to as 'the Site'). The Site currently consists of arable and pastoral fields, and measures c.26.4ha. The Site is bounded to the north by Old House Lane/Whitwick Road and to the south and west by the A50 and M1 respectively. It lies c. 360m north-west of Markfield village and c. 11km north-west of Leicester (NGR: 448056, 311348; Fig. 1).

1.2. The proposed development comprises the construction of seven B2 and B8 commercial units with associated infrastructure, services, carparking, attenuation ponds and landscaping. This will also involve the demolition of the current Cliffe Hill Farm buildings which include the modern house and associated barn, menage and stables that are based within the southern part of the Site (Hinckley and Bosworth planning ref: 25/01056/FUL).

Objectives and professional standards

1.3. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the 'Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment' (Historic England 2015) and 'The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)' (Historic England, 2017a).

Statute, policy and guidance context

1.4. The Site is located in the local authority of Hinckley and Bosworth Borough Council (HBBC) for which the current local plan Site Allocations and Development Management Policies DPD (2006 to 2026) was adopted in 2016. Policies DM11 and DM12 are relevant to heritage and the historic environment and can be read in full in Appendix 1. A new Local Plan is under review, 'Hinckley and Bosworth Local Plan 2020-2039'. Furthermore, the Site lies within the boundary of the Markfield Neighbourhood Plan (2020-2039), which was adopted in 2020 of which Policy M9 contains specific information on 'Locally Valued Heritage Assets'.

1.5. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these

statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Statute	Description
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
National Planning Practice Guidance (updated July 2019)	Guidance supporting the National Planning Policy Framework.
National Planning Policy Framework (2024)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 59).
Site Allocations and Development Management Policies DPD (2006 to 2026)	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2024). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2024).
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
Hinckley and Bosworth Borough Council: Local Heritage List (2026)	Provides a criterion used to assess a nominated building, monuments, sites, places, areas or landscapes, which has been informed by the criteria and methodology proposed by Historic England.
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

Table 1.1 Key statute, policy and guidance

Consultation

- 1.6. The planning application (ref: 25/00931/FUL) was validated on 10 October 2025 and is currently under consideration. As part of the public consultation process, an objection to the proposed scheme was raised by the owners of Weaver's Cottage in January 2026, who stated that they have applied for the building to be added to the Leicestershire HER. Clarification was sought from the Conservation Officer at HBBC, who advised that Weaver's Cottage is not a known heritage asset and is not included on the HER, although it appears on historic maps.

-
- 1.7. The Council clarified that an additional heritage assessment should be submitted which should pick up the points raised in the objection comment to explore if Weaver's Cottage is a non-designated heritage asset (NDHA), with particular focus on whether there is any setting relationship with the Site and if this has any cultural links. If Weaver's Cottage was determined to meet the criteria for a non-designated heritage asset, then a settings assessment should also be carried out to determine what impact (if any) the proposals would have on significance.
- 1.8. This report addresses the requirement for an assessment of the significance of Weaver's Cottage, which was concluded to be a non-designated heritage asset of low significance. Following that conclusion, an additional settings assessment was carried out to understand the potential impacts of the proposed scheme on the significance of Weaver's Cottage to support the planning application as per the requirements of paragraph 207 of the NPPF.

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the significance of the heritage asset, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2024) and the guidance issued by ClfA (2020). The data has been collected from a variety of sources, summarised in Table 2.1.

Source	Data
Leicestershire Historic Environment Record (HER)	Historic Environment records in the environs of the Site were obtained as part of the Desk-Based Assessment (2024).
National Heritage List for England (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Published, grey-literature and online sources (Victoria County History, etc.)	Pertaining to the history and development of Markfield, George Samuel Elgood, 18th and 19th century vernacular buildings, and heritage assets more generally.
Genealogist, Envirocheck, National Library of Scotland & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.

Table 2.1 Key data sources

Site visit

- 2.2. A site visit was undertaken as part of this assessment and carried out on 18 February 2026 by Hannah Blackmore, Historic Buildings Consultant. The primary objective of the visit was to assess the Site's historic landscape context, including its potential association with Weaver's Cottage. The wider landscape was examined, as relevant, from accessible public rights of way.

Assessment of Weaver's Cottage as a non-designated heritage asset

- 2.3. An assessment of Weaver's Cottage was carried out to assess whether it met the criteria to be considered a non-designated heritage asset. Weaver's Cottage was assessed using the criteria contained within the *Local Heritage List* (HBBC 2026), in addition to the industry standard guidance on assessing heritage value provided within Conservation Principles (English Heritage 2008) and Historic England's Advice Note 7 *Local Heritage Listing: Identifying and Conserving Local Heritage* (Historic England 2021).

2.4. The significance of Weaver's Cottage has then been described, in accordance with paragraph 207 of the NPPF (2024), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in Planning Note 2 (Historic England 2015), and Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019).

2.5. This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

Settings assessment methodology

2.6. This settings assessment has considered if and how the significance of Weaver's Cottage may be harmed through a change to its setting, as a result of the proposed development. It has been undertaken in accordance with *Good Practice Advice 3: The Setting of Heritage Assets* (Historic England 2017b). A site visit was undertaken to assess and document the setting of Weaver's Cottage in accordance with the staged settings assessment process recommended by Historic England (Historic England 2017b)

Assessment of potential development effects (benefit and harm)

2.7. The report sets out, in detail, the ways in which Weaver's Cottage might be affected by the proposed development, as well as the anticipated extent of any such effects. Identified effects upon Weaver's Cottage have been defined within broad 'level of effect' categories (Table 2.2 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2024). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy

Level of effect	Description	Applicable statute & policy
		and guidance, including the NPPF paragraphs 203 and 219.
No harm	The proposals would preserve the significance of the heritage asset.	Sustaining the significance of a heritage asset is consistent with paragraph 203 of the NPPF, and should be at the core of any material local planning policies in respect of heritage.
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 215 of the NPPF.
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 216 of the NPPF.
Substantial harm	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	Paragraphs 212 - 215 of the NPPF would apply. In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 209 of the NPPF.

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

Limitations of the assessment

- 2.8. This assessment is principally a desk-based study, and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate.
- 2.9. A site visit was carried out on 18 February 2026 by Hannah Blackmore, Historic Buildings Consultant, which was undertaken in overcast and dry weather conditions. Weaver's Cottage was observed from the adjacent public footpath, and this access was deemed sufficient to assess the special interest of the asset (alongside documentary sources) and the likely impacts upon the significance of the asset due to changes to its setting.

3. SIGNIFICANCE OF WEAVER'S COTTAGE

Development of Weaver's Cottage

- 3.1. Weaver's Cottage is a modest vernacular dwelling. Its name would indicate that it was once a weaver's cottage, and there were some weavers living in the Markfield area during the 17th and 18th centuries (HBBC 2021, 35). The Cottage was not named or labelled on historic mapping until the 1967 Ordnance Survey, however it was called 'Barnclose' at that time. There are then references to the name Weaver's Cottage from the 1980s, as evidenced by a sale advertisement in the Leicester Daily Mercury (p.20, 1986), so it appears that the name may be a late 20th century addition.



Photo 1. View of Weaver's Cottage from Cottage Lane, looking north

- 3.2. There are some references to Weaver's Cottage pre-dating the 19th century; the objection put forward by the owners of Weaver's Cottage states that the building is 400 years' old, and a newspaper sale advertisement from 1994 claimed that it dates back in part to the 18th century (Leicester Daily Mercury 1994, p.7). However, these claims do not appear to be supported by the evidence from historic mapping. The Cottage does not appear on the 1831-1833 Ordnance Survey (OS) One-inch 'Old Series' map of Leicester¹; Cottage Lane was extant by this time, but there are clearly

¹ <https://maps.nls.uk/view/257403151>

no dwellings present. Weaver's Cottage must therefore have been constructed after 1833 at the earliest, and as such does not have 17th or 18th century origins.

- 3.3. The Cottage first appears on the 1846 Tithe Map of Markfield (see Fig. 2), having been constructed between 1833 and 1846. The Cottage is depicted as a small, narrow rectangular dwelling lying on a roughly north-east to south-west axis, with its south-east elevation directly addressing Cottage Lane. It lies within a larger field that is recorded as Plot 506 although this plot is described as pasture, with no mention of a cottage. Plots 504, 505, 506, 507 and 508 are owned by Thomas Paires and tenanted by Smauel Spriggs. Considering that it is not described as a dwelling, and the size and layout of the building within a pasture field, it is possible that the Cottage was originally constructed as a small barn or agricultural building and later adapted for residential use.



Fig. 2 Extract of 1846 Tithe Map of Markfield, with Weaver's Cottage building as it appeared at that date

- 3.4. The 1884 OS survey² shows Weaver's Cottage in much more detail. The Cottage appears with largely the same footprint, but has had a small extension added to the north end of its south-west facing elevation. There is also a small outbuilding located just to the south-west of the Cottage, directly addressing Cottage Lane. By this date

² <https://maps.nls.uk/view/114593220>

the Cottage also has a defined garden plot, which is located behind the Cottage to the north-east. It has a long, rectangular plan with its south-east border addressing Cottage Lane. By the 1903³ OS map, Weaver's Cottage has been substantially extended again to the south-west by a two-storey addition which is still extant (Photo 2). The small outbuilding has been demolished, and the boundaries of the garden plot have been extended to include an area around the Cottage, formally separating it from the wider field which surrounds it. Given the timing of this extension, it is possible that it was carried out by George Samuel Elgood during his tenure at the Cottage from the 1890s to 1908 (see paragraph 3.6 onwards for more detail).

- 3.5. The Cottage and garden appear without any changes in the 1929 OS map⁴. By 1967, the Cottage was unchanged but the garden plot has been extended in size both to the north-west and south-west to encompass a much larger area than the original plot. A small outbuilding has been constructed to the north-west of the cottage, and the building labelled as 'Barnclose'. By 1999, a single-storey extension had been added to the north-west elevation of the cottage, which can be seen on Google Earth aerial images from this date⁵. Based on its present-day appearance, the Cottage has undergone some modern alterations and interventions, such as replacement of historic windows with uPVC windows; the addition of a roughcast render to the late 19th century phase of the cottage (beneath which is presumably either brick or stone), as well as the late 20th century extension.

[Link to George Samuel Elgood](#)

- 3.6. In the objection submitted by the current owners of Weaver's Cottage, it is stated that the artist George Samuel Elgood (1851 - 1943) lived at Weaver's Cottage in the 1890s. Elgood was a Leicester-born artist and illustrator who became well known for his paintings of formal gardens. Elgood's pictures were used to illustrate *Some English Gardens* (1904) by the famous garden designer Gertrude Jekyll, and he also wrote and illustrated his own book, *Italian Gardens* (1907). Much of the information about his life comes from a biography, 'George Samuel Elgood: His Life and Work 1851-1943', written by his great-niece Eve Eckstein in 1994.
- 3.7. Elgood is known to have purchased a property in Markfield in the 1890s. Elgood made many paintings of his own two gardens, one of which he referred to as *The*

³ <https://maps.nls.uk/view/114593223>

⁴ <https://maps.nls.uk/view/114593226>

⁵ <https://earth.google.com/web>

Cottage, Markfield. Some of these paintings were reproduced in Eckstein's biography and are included in Appendix 2. It is described as follows in the biography (Eckstein 1994, 154):

"This garden in Leicestershire lay in a small sheltered valley, amongst small fields and was situated on an east/west axis. It was an established cottage garden, but in a grander style than a true cottager's plot, when Elgood purchased it in the 1890s. Later, when some of the surrounding fields became available, he bought these as well. The house had a long single storey extension, which ran from the back of the house down into the garden. This George used as a studio, the light coming from the north."

- 3.8. It is also mentioned as not being very large, and having a thick holly hedge that sheltered it from the lane. Elgood labelled his paintings of the Markfield garden as variously 'Raunsccliffe, Raundsccliffe and Ramscliffe'. Eckstein (1994, 158) posits that this was Elgood's way of keeping the Cottage's location a secret, as Raunsccliffe was a name for the general area that lies to the north-west of Markfield village. One of Elgood's paintings of the Markfield garden depicts a sundial standing before a wooden seat, which was placed in the shelter of a close-cut hedge (Eckstein 1994, 161). Eckstein did not directly identify the exact name and location of the Markfield cottage, but she included a recent (as of 1994) photograph of the sundial. This photograph matches one included in a set of sales particulars by Moore and York Estate Agents from a sale of Weaver's Cottage⁶, which would seem to confirm that Eckstein identified Weaver's Cottage as Elgood's Markfield home.
- 3.9. Outside of the information in this biography, there is almost no other information on the identity of Elgood's home. Only one other reference was found; a Country Life article on the artist published in 1989 cites him as having lived at 'Rose Cottage' in Markfield (Baskerville-Clegg 1989, 55), although there is no source for this claim. There are references to the area of 'Raunsccliffe' in newspaper articles and place names on maps which seem to loosely equate to the areas around Cottage Lane, Whitwick Road, the two roads now known as Altar Stones Lane (but were historically known as Cliffe Lane and Shaw Lane), Ashby Road and Hill Lane.
- 3.10. Weaver's Cottage matches some elements of the description of Elgood's home; it lies on a roughly east-west axis, had an enclosed garden during the late 19th century,

⁶ [Weaver's Cottage- Sales Particulars](#)

was surrounded by fields, and currently has a holly hedge along its garden boundary with Cottage Lane (Photo 5). Some elements do not seem to align, however; particularly the description of the long, single storey extension running from the back of the house down into the garden (with light from the north), which historic OS mapping evidences did not exist at the time he was based there. Based on available evidence however, particularly the survival of the sundial within the garden and the corroborating photograph in Eckstein's biography, and without further evidence to refute the claim, it does appear that Weaver's Cottage was Elgood's former home. Evidence from the site visit and photographs from the sales particulars⁶ show that both the Cottage and gardens have been altered since Elgood's time there; the garden in particular bears little resemblance to the layout and appearance as described in Eckstein's biography and portrayed in Elgood's paintings (see Appendix 2).

Statement of Significance

Historical Value

- 3.11. Weaver's Cottage is one of a number of modest 19th-century residential dwellings in and around Markfield. Weaver's Cottage was constructed between 1833 and 1846 as a modest dwelling, possibly for a local weaver or for someone otherwise employed in the local trades of Markfield. It was first built as a small, rectangular cottage which was extended between 1846 and 1884, and again with a more substantial two-storey extension in the late 19th century. It has some general illustrative value in as much as it represents an example of a modest mid-19th century dwelling with later 19th and 20th century phases of development, within a garden plot in a rural settlement.
- 3.12. As explored above, Weaver's Cottage appears to be the former home of the artist George Samuel Elgood. Elgood is a notable Leicester-born English artist whose work achieved recognition during the Victorian and Edwardian periods in the fields of garden illustration and design, although he is not necessarily a well-known figure in contemporary times. Weaver's Cottage had an established cottage garden when the Elgoods arrived (Ekstein 1994, 154) and they worked to further design and develop the garden during their tenure at the Cottage.
- 3.13. This connection confers some associative historic value on Weaver's Cottage for its links to the artist. Elgood lived at his Markfield home from the 1890s until 1908, which was a relatively short period in his lifetime, and made around twelve paintings of this garden. In comparison he lived at his next home, Knockwood in Tenderden, Kent

(Grade II* Listed⁷), for 35 years and died there, and created at least twenty water colours of the garden there. Weaver's Cottage has been altered since he lived in it, both externally and internally (based on photographs from the sales particulars). The associative value is not therefore as high as it would be at Knockwood (now known as Old Knockwood). On historic value, it is noted in paragraph 44 of Conservation Principles (Historic England 2008) that:

“the historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value” (emphases author's own).

- 3.14. Evidence from the site visit, sales particulars and aerial images show that the garden in particular has changed significantly and bears little resemblance to its historic layout and appearance. The garden was described as comprising various borders, including the South Border, the Long Border and the Grass Walk; flower beds; clipped box hedges; sculpture in the form of a pair of amorini, two stone lions and a sundial, positioned on a large circular stone base, probably designed by Elgood, and various shaped topiary hedges (Eckstein 1994). It is noted by Eckstein that the garden likely had relatively little grass and was mostly filled with beds and borders. These features are clearly depicted in his paintings. Photographs from the sales particulars show a garden that is largely laid to lawn and appears to have lost most of its borders and plant beds, sculpture and shaped topiary.
- 3.15. One clear example of these changes is the sundial; a photograph on page 9 of the sales particulars shows the current view towards the sundial, with lawns in front of it and an arch-shaped topiary hedge directly behind. This is almost unrecognisable to the appearance and setting of the sundial in Elgood's painting 'the Dial, Raunscliffe' (Eckstein 1994, 160) to the extent that only the sundial itself is recognisable. The garden had a particularly strong link and association with Elgood, perhaps more so than the house, being an 'artist gardener' and his life's work of garden design and

⁷ <https://historicengland.org.uk/listing/the-list/list-entry/1071130>

garden paintings. These changes have therefore diminished the associative value of Weaver's Cottage.

Aesthetic Value

- 3.16. Weaver's Cottage has limited aesthetic value as a two-storey, 19th-century dwelling of a fairly modest and simple design and appearance. As described above, the Cottage comprises of multiple phases: the stone-built part of the Cottage comprises the early mid-19th century Cottage; the two-storey phase to the south-west was an extension added in the late 19th century, and the single-storey extension to the north-west was added in the late 20th century. The earliest phase is constructed of random coursed granite block, which is the principal local building material in Markfield (HBBC 2010), having been extracted locally from Markfield quarry.
- 3.17. The late 19th century phase is probably constructed of granite or brick, and has been covered with a roughcoat render, likely at some stage in the 20th century. Both phases have gabled roof forms with a traditional slate covering, and each has two red brick ridge chimney stacks. The early phase has flush eaves, while the late-19th century phase has deep overhanging eaves with exposed rafter tails and simple painted bargeboards. Only some of the windows were visible during the site visit, but all visible windows were relatively recent uPVC units.



Photo 2. View of Weaver's Cottage, south-east elevation, from Cottage Lane (looking north)

- 3.18. The Cottage was not inspected internally; internal photographs from the sales particulars show that it has retained some historic features such as at least one fireplace, some timber skirting, and exposed ceiling beams, but does appear to have been significantly refurbished and updated during the 20th and 21st centuries.
- 3.19. Overall Weaver's Cottage has little architectural detailing or flourishes of note externally, reflecting its origins as a modest rural dwelling for local workers, and has a common appearance and typology for buildings of this age and locality. The Cottage has also undergone some alterations, mostly notably the removal of the historic windows, and the openings have at some stage been fitted with later timber and UPVC replacements. It is therefore considered to have a discernible but limited amount of aesthetic value, largely due to the survival of the earlier granite-block phase. In isolation, the Cottage's aesthetic value would not be sufficient to meet the threshold for non-designated heritage asset status.

Evidential Value

- 3.20. Weaver's Cottage has some inherent evidential value deriving from the tangible physical remains and historic fabric of the mid-late 19th century phases of the Cottage. However, it is constructed of fairly commonplace and readily available local

materials and at a time when much is known about building craft. The age and material of the earliest phase, being constructed between 1833-1846 of random coursed granite rubble (a distinctive local feature) confers it with a slightly higher evidential value than the later phases of the Cottage; however that material appears to be well represented by other buildings in Markfield. Overall Weaver's Cottage is considered to have low evidential value. In isolation, the Cottage's evidential value would not be sufficient to meet the threshold for non-designated heritage asset status.

Communal Value

- 3.21. There is no published or discernible communal interest to Weaver's Cottage.

Assessment of Weaver's Cottage as a non-designated heritage asset

- 3.22. Weaver's Cottage is not statutorily or locally listed, nor is it recorded on the Leicestershire HER. It is also noted that it was not included on the list of Locally Valued Heritage Assets which were identified through Policy M9 of the Markfield Neighbourhood Plan (2021). HBBC does not currently have a Local Heritage List, but is planning (as of March 2026) to compile a List and have published both selection criteria and nomination forms on their website⁸.

- 3.23. HBBC states that to be included on the list, the asset must have some heritage interest and value and be able to meet the definition of a heritage asset. They advise that the heritage asset may be of interest and valued locally for some or all of the following values: historic, evidence, aesthetic and community, and they require that the interest and value of the asset is identified as part of the process. This identification has been carried out in the Statement of Significance above. HBBC then require the asset's 'specialness' to be assessed, for which they have selected some (but not all) suggested criteria from Historic England Advice Note (HEAN) 7, 'Local Heritage Listing: Identifying and Conserving Local Heritage' (2021). An assessment of Weaver's Cottage against these criteria is presented below:

Age

- 3.24. Weaver's Cottage was first constructed between 1833 and 1846, with one small extension added before 1884, and its second significant extension constructed between 1884 and 1903. It also has a single storey extension of late 20th century date. As such, although it is of pre-20th century date it is not particularly old, nor of a

⁸ <https://www.hinckley-bosworth.gov.uk/info/200023/conservation/316/heritage/4>

date that is significant to the local area. Therefore, Weaver's Cottage is not considered to be 'special' in regard to this criteria.

Rarity

- 3.25. Weaver's Cottage is not unusual in the area or a rare survival, either of construction, design or materials. HBBC's guidance advises that for an asset to have a degree of rarity it must exemplify a design, age, pattern or other quality that is in itself uncommon, either to the locality, borough or wider region, and Weaver's Cottage does not fit any of those criteria. Therefore, Weaver's Cottage is not considered to be 'special' in regard to this criteria.

Integrity

- 3.26. HBBC's guidance advises to assess whether an asset is it largely complete or in a near to original condition; Weaver's Cottage has undergone some notable alterations and changes over time, and therefore could not be said to be 'largely complete' or in a near to original condition. It does retain some historic materials and features both externally and externally that are of some evidential interest, but the asset is otherwise not considered to hold any particular integrity. Therefore, Weaver's Cottage is not considered to be 'special' in regard to this criteria.

Landmark Quality

- 3.27. HBBC's guidance advises that assets considered to be 'local landmarks' are normally aesthetically attractive and dominate the street scene or an important view or vista. An asset with landmark quality is normally scene as a geographical or cultural orientation point. Based on this criteria, Weaver's Cottage is not considered to hold any landmark quality. Therefore, Weaver's Cottage is not considered to be 'special' in regard to this criteria.

Group Value

- 3.28. Weaver's Cottage does not hold any group value. Therefore, Weaver's Cottage is not considered to be 'special' in regard to this criteria.

Other

- 3.29. Weaver's Cottage is considered to have some historic value, largely through its association with George Samuel Elgood, a locally important Leicester-born artist who lived at Weaver's Cottage from the 1890s until 1908. He developed the existing cottage garden, which is recorded in a number of his paintings, and may have been responsible for the significant extension to the Cottage. Weaver's Cottage is therefore

considered to be 'special' in this criteria, enough to meet the threshold to be considered a non-designated heritage asset.

Summary

- 3.30. Although Weaver's Cottage does not meet most of the assessment criteria above, its connection to George Samuel Elgood is considered to be notable enough to confer it with some moderate historic associative value, enhanced by the fact that Elgood was a locally important artist and the surviving documentation from his time at the Cottage (such as his writings and paintings). It also has some, albeit a low level, of aesthetic value. Weaver's Cottage is therefore considered to be a non-designated heritage asset (NDHA) of low significance, based upon its historic associative value solely (as it does not meet the other assessment criteria).

4. THE SETTING OF WEAVER'S COTTAGE

Step 1: Identification of heritage assets potentially affected

- 4.1. Step 1 of the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3) is to 'identify which heritage assets and their settings are affected' (see Appendix 1). GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9).

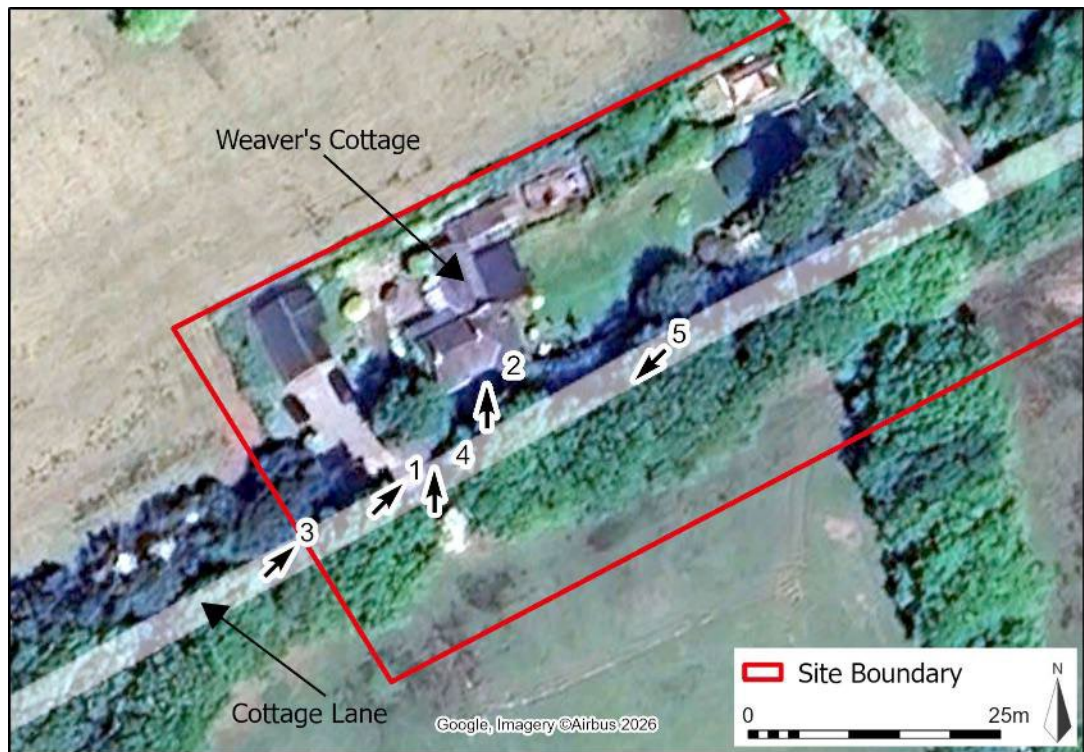


Fig. 3 Setting of Weaver's Cottage

- 4.2. As a result of the planning objection by the current owners and the assessment in Chapter 3, Weaver's Cottage is considered to meet the criteria for an NDHA (of low value), and is therefore subject to the following assessment as potentially susceptible to impact as a result of changes to its setting. Existing designated heritage assets within the proximity of the Site were assessed as part of the previous assessment (CA 2024), therefore, the scope of the following settings assessment considers the setting and significance of Weaver's Cottage, and the potential development effects upon this asset only.

Weaver's Cottage (Fig. 3)

Description and Significance

- 4.3. Weaver's Cottage lies adjacent to the Site, with its plot being directly bordered by the Site to the north and west and the Site to the south being c. 15m from Weaver's Cottage to the south. Weaver's Cottage is located on the north side of Cottage Lane, with its south-east elevation addressing the lane, and is surrounded by its private garden plot. Its significance is derived from its historic (associative) value as the former house of artist Geoge Samuel Elgood.

Physical Surrounds – ‘What Matters and Why’

- 4.4. Weaver’s Cottage is situated within an enclosed private garden plot which forms its immediate setting (Photo 2). The most significant time period of both Weaver’s Cottage and its garden’s history are the years during the 1890s to 1908 when George Samuel Elgood was in residence; he enhanced the existing cottage garden, establishing elements of his own design, and both wrote about and painted the garden during his occupancy and in the years following. The contribution of the garden to the asset’s historic and aesthetic values has been significantly diminished by the alterations both to the garden’s boundaries and to the garden itself during the 20th and 21st centuries.



Photo 3. View of the setting of Weaver’s Cottage on Cottage Lane, looking north-east

- 4.5. The overall plot was increased in size in the mid-20th century, obscuring the 19th century boundaries, and internal features such as planted borders, flower beds, clipped box hedges, statues and shaped topiary appear to have been mostly removed in place of extensive lawned areas. These changes have largely obscured Elgood’s historic design and significantly diminished its historic and aesthetic integrity. Nonetheless, there are some remaining elements such as the sundial (and possibly other features not visible during the site visit) and some surviving mature trees and shrubs. Additionally the stone boundary wall, of later 20th century date although

traditional in appearance, and historic holly bush hedge (dating from Elgood's occupancy) to the Cottage Lane boundary (Photo 3 and Photo 4) provide definition and a buffer between the gardens and the public area of the Lane. The current garden therefore makes a broadly positive, if limited contribution to the asset's significance.

4.6. Some small modern ancillary structures within the private grounds to the north-east and north-west of the asset, including a detached modern timber stable (Photo 4), a small garage, and a second stable/store. These form part of its immediate setting, however they do not relate to the historic function of the Cottage or the period of Elgood's residency, and do not contribute to its significance. The modern garage slightly detracts from the appearance of the garden, but the other two outbuildings are stables with a generally rural utilitarian character that is not incongruous with the asset and its setting. Their presence is therefore considered to be a neutral attribute of its setting.

4.7. Weaver's Cottage is bordered by Cottage Lane to the south-east, which forms one boundary to its garden plot (Photo 3, Photo 4 and Photo 5). Weaver's Cottage has addressed Cottage Lane since its construction, and the name 'Cottage Lane' was likely named for the Cottage, which was the only building along the Lane until the mid-20th century. The Lane is a no-through road that has retained a rural character, with grass verges and an abundance of trees and shrubs to its boundaries. The orientation of the Cottage in relation to the Lane, their physical and spatial relationships, and the rural character of the Lane aid in understanding the asset's historic values, and therefore Cottage Lane as an attribute of setting of the Cottage therefore makes a broadly positive (limited) contribution to its significance.



Photo 4. View of Weaver's Cottage and its immediate surroundings, as viewed from Cottage Lane (looking north)



Photo 5. View of Weaver's Cottage from the north-east along Cottage Lane, looking south-west

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- 4.8. The wider setting of the asset beyond the garden and Cottage Lane is comprised of agricultural fields. As previously detailed, the fields immediately surrounding the Cottage and garden to the north of Cottage Lane (see Fig. 2) were under the same ownership and tenancy as the Cottage (in whatever form it took at the time, i.e. possibly a barn) at the time of the 1846 Tithe. However, Ekstein's biography states that Elgood purchased some of the surrounding fields, following the purchase of the house and garden, when they became available at a later date during his occupancy (Ekstein 1995, 154). It is not specified exactly which fields he purchased, so this information is unknown, other than that they are described as 'surrounding' fields.
- 4.9. The nature of Elgood's purchase of some of the surrounding fields is therefore slightly unclear; it is possible that the Cottage was separated from the same ownership when it gained a private garden and became a residential dwelling, and Elgood was able to purchase them back during his time at the Cottage. Nonetheless, there is a historical link via ownership between these surrounding fields and the Cottage, both from its earliest construction and later during Elgood's time at the Cottage. The Cottage and garden are no longer under the same ownership as the surrounding fields.
- 4.10. The character and appearance of the surrounding fields do not appear to have been altered or influenced by Elgood during his time at Weaver's Cottage. However, it would appear that his choice to live in an isolated Cottage in an agricultural landscape was a deliberate one, and his purchase of the surrounding fields and preservation of their appearance and character would seem to suggest that he placed some value on the agricultural setting of his garden and house. The surrounding fields therefore have historic (via ownership) and possible functional links to the Cottage, and provide the wider rural context and seclusion as a rural dwelling that Elgood appreciated during his time there. The surrounding fields therefore make a small contribution to the significance of Weaver's Cottage, as a rural backdrop to its associated gardens.

Experience – 'What Matters and Why'

- 4.11. The best appreciation of the remaining values of Weaver's Cottage are likely to be gained through the immediate views from within the garden which surrounds it, allowing the surviving relationship between the garden (now largely laid to lawn) and the Cottage to be appreciated to some degree. The views towards Weaver's Cottage from Cottage Lane, particularly from the south-west when standing immediately in front of the Cottage, also allow for some appreciation the Cottage's historic form

and appearance, particularly the two 19th century phases (Photo 2). The views from Weaver's Cottage looking north-east towards its principal garden area also make a contribution to significance. It is likely that Elgood would have considered how the garden would be appreciated in views from the house, and taken these into account for his design of the garden. Although the garden has changed, these views can still provide some understanding of the historic relationship between the Cottage and the garden and its importance during Elgood's tenure.

- 4.12. The sensory experiences and character of the garden setting would historically have been typical of a country garden in a wider rural landscape, being one of peace and tranquillity where the sights, sounds and smells of nature were readily apparent. The experiential qualities have been somewhat eroded by the noise pollution from the nearby A50 and M1. Likewise, the same noise pollution has impacted the sensory experience and tranquillity of the setting from Cottage Lane. The sense of physical seclusion and the rural character of both the garden and Cottage Lane is still predominant, but this noise pollution has negatively impacted the authentic experience of the asset and thus eroded some of its significance.
- 4.13. The changes to the historic design and appearance of the Cottage and gardens during Elgood's occupancy, the most significant period in the asset's lifespan, have however altered and diminished the historic views and experience of the Cottage and thus some of its significance. They do still make a broadly positive contribution to significance, if to a limited degree.

Contribution of the Site to the significance of Weaver's Cottage

- 4.14. The Site comprises most of the fields which currently surround the Cottage and its garden. As stated above, there is a historic link via ownership between the Cottage and some of these fields, both from the time of the 1846 Tithe and from Elgood's period of ownership. There is also a possible functional link between the Site and Weaver's Cottage, if the asset was first constructed as a small barn or agricultural building and later converted into a residential dwelling.
- 4.15. The character and appearance of the surrounding fields do not appear to have been altered or influenced by Elgood during his time at Weaver's Cottage. However, that in itself may have been part of Elgood's intent for the setting of his Cottage and garden, and it is likely that the agricultural character of the surrounding fields is one he valued to the extent that he purchased some of these fields when they came up for sale. The fields that surround the Cottage therefore make a small contribution to

significance for the ways in which they place the Cottage in its rural context and aid in understanding and appreciating the seclusion and rural idyll that Elgood appreciated when he lived at Weaver's Cottage.

5. IMPACT ASSESSMENT

Proposed development details

- 5.1. The proposed development will comprise the construction of seven B2 and B8 commercial units with associated infrastructure, services, carparking, attenuation ponds and landscaping. This will also involve the demolition of the current Cliffe Hill Farm buildings which include the modern house and associated barn, menage and stables that are based within the southern part of the Site (Hinckley and Bosworth planning ref: 25/01056/FUL).

Potential development impacts

- 5.2. As described in Chapter 3, Weaver's Cottage is a non-designated heritage asset of low significance. What significance it does have is almost entirely embodied in the historic associative value it holds through its connection to the artist George Samuel Elgood and his period of residency at the Cottage during the late 19th and early 20th century. The most significant aspect of Elgood's time at Weaver's Cottage was the garden, rather than the Cottage itself, being a reflection of his lifetime's work as a garden designer and painter.
- 5.3. The garden as it appeared during Elgood's residency at Weaver's Cottage is well documented both by his own words and paintings, and by the biography written by his great niece (Eckstein 1994). The garden has been significantly altered and bears little resemblance to its historic design and appearance, and the Cottage has also been altered in appearance by 20th-century extensions and removal of its historic windows, replaced with uPVC units. The historic associative value of the asset is now largely based on a documentary record, rather than the physical fabric of the asset or its setting. The physical and experiential properties of the garden at Weaver's Cottage and adjacent Cottage Lane make a broadly positive, but limited and diminished, contribution to the asset's significance.
- 5.4. The fields which surround the Cottage and garden comprise part of the Site, and as detailed in Chapter 4, they make a small contribution to the significance of the asset as a rural backdrop to its associated gardens. This wider rural setting will have contributed to the rural atmosphere and seclusion that was a feature of the Cottage and garden, and probably influenced Elgood's decision to choose Weaver's Cottage as his home and create his cottage garden. His purchase of some of the surrounding fields would seem to affirm this.

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- 5.5. The introduction of built form into the Cottage's physical surrounds will alter the surrounding fields from an agricultural to an industrial appearance and character. The proposed masterplan illustrates the changes to the physical surrounds of the Cottage (Document Ref: 24473-UMC-ZZZZ-ZZ-DR-A-0601). Appendix D: Technical Methodology for Type 3 Visualisations [photomontages & photowires] includes proposed photomontages for views from Cottage Lane, including from the locality of Weaver's Cottage, towards the proposed development (Figures 28-33).
- 5.6. The proposed new buildings will be visible in the periphery of (although will not obscure) views towards the Cottage from within the garden, when looking towards the Cottage from the south-west and the north-east parts of the garden. The proposed buildings will also be visible in views towards the Cottage from Cottage Lane (see Figure 29 and Figure 32 of Appendix D). Proposed Unit 01 may also be visible in the periphery of the views looking out from the Cottage towards the principal garden (identified as contributing to significance, see paragraph 4.11), which may alter these views but likewise will not obscure them.
- 5.7. The resulting change in character of the fields surrounding the Cottage from agricultural to industrial, and the changes in views both towards and from Weaver's Cottage, will further alter the external experience of the Cottage that Elgood would have known and valued (which has already been diminished by previous changes to the house and garden) and consequently erode a little more of the asset's historic associative value. It is noted, however, that historic value is not as easily diminished by change or partial replacement as evidential value, and that historical values are harmed only to the extent that adaptation has obliterated or concealed them (Historic England 2008, 29). Visibility of the buildings will be reduced over time by mitigation measures in the form of enhanced screening to the boundaries of Site.
- 5.8. It is therefore concluded that the proposed development will result in a limited degree of harm to the significance of Weaver's Cottage, and this harm will trigger the requirements of paragraph 216 of the National Planning Policy Framework 2024 (NPPF). This limited harm will diminish over time as the mitigation screening becomes established. This will need to be considered in relation to the scale of the loss and the significance of the asset, and weighed against the public benefits of the proposed development.

Policy and legislation implications

HBBC Local Plan

- 5.9. Policy DM11: – Protecting and Enhancing the Historic Environment states that ‘*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*’. Policy DM12: Heritage Assets states that ‘*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*’. The settings assessment has defined the asset’s significance and the contribution made by its setting to that significance. The assessment has concluded that the proposed development will result in a limited degree of harm to Weaver’s Cottage and as such its significance will be impacted by the proposals.

Markfield Neighbourhood Plan

- 5.10. Policy M9: – Locally Valued Heritage Assets states that ‘*Development proposals that will affect the following locally valued heritage assets or their setting will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset*’. It is noted that Weaver’s Cottage was *not* identified as a locally valued heritage asset in Policy M9 through the Neighbourhood Plan-making process (although it has subsequently been identified as a non-designated heritage asset of low significance).

NPPF

- 5.11. The proposed development will result in a limited degree of harm to the significance of Weaver’s Cottage, and will therefore trigger the requirements of paragraph 216 of the NPPF.

6. CONCLUSIONS

- 6.1. This assessment has included a review of a range of available sources, in accordance with key industry guidance, in order to assess the setting and significance of the non-designated heritage asset, Weaver Cottage. The potential effects of the proposals on the significance of Weaver's Cottage has been assessed. Any effects of the proposals upon the significance of the heritage resource will be a material consideration in the determination of the planning application for the proposal.
- 6.2. The assessment has identified that, when considered against HBBC's Local Heritage List criteria, Weaver's Cottage meets the threshold to be identified as non-designated heritage asset of low significance, with its significance derived from its historic associative value due to its connection with local Victorian/Edwardian artist George Samuel Elgood, with setting contributing to its significance to a lesser degree. The settings assessment established that along with the garden and the adjacent Cottage Lane, the fields which surround the asset make a small contribution to its significance via both historic ownership and possibly functional links to the asset, and for the ways in which the rural character contributes to an authentic experience of the asset, an experience that would have been valued by Elgood during his tenure at the Cottage.
- 6.3. The resulting change in character of the fields surrounding the Cottage from agricultural to industrial, and the changes in views both towards and from Weaver's Cottage, will further alter the external experience of the Cottage that Elgood would have known and valued (which has already been diminished by previous changes to the house and garden) and consequently erode a little more of the asset's historic associative value. The proposed development will therefore result in a limited degree of harm to the significance of Weaver's Cottage, and this low level of harm will trigger the requirements of paragraph 216 of the National Planning Policy Framework 2024 (NPPF); this loss will need to be considered in relation to the scale of the loss and the significance of the asset, and weighed against the public benefits of the proposed development.

7. REFERENCES

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- Historic England 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*
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- Cartographic sources**
- Tithe Map viewed at: <https://www.thegenealogist.co.uk/>; Ordnance Survey maps viewed at: www.maps.nls.uk/geo/find/.

APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise ‘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’ (the NPPF (2024), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2024), Annex 2). The NPPF (2024), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England’s ‘Conservation Principles’ looks at significance as a series of ‘values’ which include ‘evidential’, ‘historical’, ‘aesthetic’ and ‘communal’.

The setting of heritage assets

The ‘setting’ of a heritage asset comprises ‘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’ (NPPF (2024), Annex 2). Thus it is important to note that ‘setting’ is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in ‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’, which has been utilised for the present assessment (see below).

Levels of information to support planning applications

Paragraph 207 of the NPPF (2024) identifies that ‘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’.

Hinckley and Bosworth Borough Council Local Plan 2006 – 2026: Site Allocations and

Development Management 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

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- 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.

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.

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

GPA3 – The Setting of Heritage Assets

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced...'. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for

the purposes of Step 1 this process will comprise heritage assets ‘where that experience is capable of being affected by a proposed development (in any way)...’.

Step 2 of the settings process ‘assess[es] the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated’, with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires ‘assessing the effect of the proposed development on the significance of the asset(s)’ – specifically to ‘assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it’, with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on ‘ways to maximise enhancement and avoid or minimise harm’. It notes (Paragraph 37) that ‘Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project’s inception.’ It goes on to note (Paragraph 39) that ‘good design may reduce or remove the harm, or provide enhancement’.

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses ‘architectural and historic interest’, which comprises the special interest for which they are designated.

The NPPF provides a definition of ‘significance’ for heritage policy (Annex 2). This states that heritage significance comprises ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic’. This also clarifies that for World Heritage Sites ‘the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance’.

Regarding ‘levels’ of significance the NPPF (2024) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England’s ‘Conservation Principles’ expresses ‘heritage significance’ as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.

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- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
 - Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 219 of the NPPF (2024) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. 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’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Effects upon non-designated heritage assets

The NPPF (2024) paragraph 216 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’

APPENDIX 2: ELGOOD'S PAINTINGS OF THE GARDEN AT WEAVER'S COTTAGE



THE DIAL, RAUNSLIFFE
(watercolour)

60



POPPY SEED HEADS, RAUNSLIFFE
(sepia photograph of original watercolour)

155



THE YEW ARBOUR, RAUNSLIFFE.
(watercolour)

15



LILIES AND PHLOX, RAUNSLIFFE
(watercolour)



PHLOX, RAUNSLIFFE
(watercolour)

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