

BUILT HERITAGE STATEMENT

Hill Lane, Markfield, Leicestershire



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BUILT HERITAGE STATEMENT: HILL LANE, MARKFIELD, LEICESTERSHIRE

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EXECUTIVE SUMMARY

This Built Heritage Statement has been prepared by RPS for Cerda Planning on behalf of Glenalmond Developments Ltd. It addresses built heritage considerations in relation to the proposed residential development of land at Hill Lane, Markfield, Leicestershire.

The assessment provides a description of the built heritage assets potentially affected by the proposed development and addresses the information requirements of Government's National Planning Policy Framework and the Council's *Local Plan* in relation to built heritage.

There are no designated or non-designated built heritage assets located within the site. Within a 1km search area of the site, there are six Listed Buildings, one Conservation Area and sixteen monuments recorded on the Leicestershire HER. The draft 'Markfield Parish Neighbourhood Plan 2020-2036' (2020) also identifies twenty-four non-designated built heritage assets within the search area.

This report has established that no built heritage assets will be affected by the development of the site. The site does not form part of the setting of the Church of St Michael (Grade II* Listed Building) or The Old Rectory (Grade II Listed Building) and comprises a neutral element within the wider setting of the Markfield Conservation Area (designated 1979). As such, the site does not contribute to the respective significance of these built heritage assets and they will not be harmed by the proposed development. Whilst there may be a slight visual change within the wider setting of the Conservation Area, the proposed development will appear in-keeping with development already experienced within this part of its setting and will have no impact on its significance.

The proposed development of the site is therefore in accordance with the statutory duties of the Planning (Listed Buildings & Conservation Areas) Act 1990 and conforms to the requirements of the NPPF and the Council's *Local Plan* with regard to built heritage.

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1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS for Cerda Planning on behalf of Glenalmond Development Ltd. It addresses built heritage considerations to support a planning application for the residential development of land at Hill Lane, Markfield, Leicestershire (hereafter referred to as the 'Site'). The Site is approximately 3.2 hectares and is centred at National Grid Reference SP 4871 1054 (Figure 1).
- 1.2 The development of the Site has been subject to preapplication discussions with Hinckley & Bosworth Borough Council (ref: 20/10068/PREMAJ). This noted that there were a number of designated built heritage assets within the vicinity of the Site, including the Church of St Michael (Grade II* Listed Building), The Old Rectory (Grade II) and the Markfield Conservation Area that may be sensitive to the development and would require assessment.
- 1.3 This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance notably 'The Setting of Heritage Assets' (2017) and 'Conservation Principles' (2008) has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets and the data held in Leicestershire Historic Environment Record (HER) has also been consulted in preparing this Built Heritage Statement (Figures 2 & 3 and Appendices A & B).
- 1.4 The likely impact on archaeological assets within the Site and the search area, and the archaeological potential of the Site are considered in the accompanying Archaeological Desk-Based Assessment (RPS, 2021, ref JAC26951.1).
- 1.5 A site visit was undertaken on 8th January 2021 in good weather conditions which included a walkover of the Site and the surrounding area.
- 1.6 The conclusions reached in this report are the result of historic research, the walkover, map studies and the application of professional judgement. Due to the closure of local and national archives at the time of writing as a result of the Covid-19 restrictions, historic research is limited to available online resources. The findings of this report are based on the known conditions at the time of writing and all maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

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

Legislation

2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.

2.4 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.

2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

2.6 Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019)

2.7 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

2.8 It defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.

2.9 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'.

2.10 For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be

proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.

- 2.11 Under '*Considering potential impacts*' the NPPF emphasises that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.12 Paragraph 195 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.
- 2.13 Paragraph 197 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.14 Paragraph 200 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.15 Furthermore, paragraph 201 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the Conservation Area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

- 2.16 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.17 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Conservation Principles, Policies and Guidance (English Heritage, April 2008)

- 2.18 Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.
- 2.19 The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main heritage values being: evidential value; historical value; aesthetic value; and communal value.

Overview: Historic Environment Good Practice Advice in Planning

2.20 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. *GPA1: The Historic Environment in Local Plans* provides guidance to local planning authorities to help them make well informed and effective local plans. *GPA2: Managing Significance in Decision-Making* includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. *GPA 3: The Setting of Heritage Assets* replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include *HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management* (February 2016), *HEA2: Making Changes to Heritage Assets* (February 2016), *HEA3: The Historic Environment and Site Allocations in Local Plans* (October 2015), and *HEA4: Tall Buildings* (December 2015).

GPA1: The Historic Environment in Local Plans (March 2015)

2.21 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

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

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

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

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

2.23 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

2.24 As with the NPPF the document defines setting as '*the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve*'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

2.25 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

2.26 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

2.27 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

2.28 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

1. Identify which heritage assets and their settings are affected;
2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid or minimise harm; and
5. Make and document the decision and monitor outcomes.

Local Planning Policy

2.29 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.

2.30 The Site is located within the administrative area of Hinckley & Bosworth District Council. The Council is currently preparing its new Local Plan covering the period to 2036, but until this is adopted the current Local Plan 2006 to 2026 remains valid. The documents that relevant to the Site and built heritage comprise the 'Core Strategy Development Plan Document' (DPD) (adopted 2009) and the 'Site Allocations & Development Management Policies DPD' (adopted 2016).

2.31 The objectives relevant to built heritage within the adopted 'Core Strategy' is copied below:

Spatial Objective 10: Natural Environment and Cultural Assets

To deliver a linked network of green infrastructure, enhancing and protecting the borough's distinctive landscapes, woodlands, geology, archaeological heritage and biodiversity and encourage its understanding, appreciation, maintenance and development.

2.33 ***Spatial Objective 11: Built Environment and Townscape Character***

To safeguard, enhance and where necessary regenerate the borough's distinctive built environment including its wider setting particularly that associated with Conservation Area, Listed Buildings and historic industries.

2.34 The 'Site Allocations and Development Management Policies DPD' contains the following policies relevant to built heritage:

2.35 ***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.*

2.36 ***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.

2.37 Markfield Parish Council are currently in the process of preparing the Markfield Neighbourhood Plan and the Site is located within the designated Neighbourhood Area. The public consultation on the 'Markfield Parish Neighbourhood Plan 2020-2036 Pre-Submission Draft' (2020) closed in November 2020.

2.38 The draft Plan identifies Features of Local Heritage Interest (Map 7) and Policy M9: Non-Designated Heritage Assets which requires that '*the determination of planning applications which would affect non-designated heritage assets... will balance the need for the proposed development against the significance of the asset and the extent to which it will be harmed*'.

2.39 The 'Markfield Conservation Area Appraisal' (adopted 2010) provides an overview of the distinctive character and appearance of the Conservation Area with regard to its built form and spatial qualities.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 The Site is located to the north-western extent of Markfield and is bound by the residential development along Ashby Road to the north-east and Upland Drive to the south-east. The north-western boundary is formed by Hill Lane and the south-western part of the Site is bound by adjacent fields.
- 3.2 The Site comprises five fields which are divided by a series of tall hedgerows and mature trees (Plates 1-7). There are also the remains of a shed within the north-eastern part of the Site (Plate 4).
- 3.3 The adjacent housing to the north-east and south-east generally contains views from the Site in these directions. Additionally, longer views to the south are generally screened by the intervening mature vegetation and the elevated topography of the Hill Hole Nature Reserve.

Historic Development

- 3.4 This Section of the Statement provides an overview of the historic development of the Site and the surrounding area through a map regression exercise and a review of online resources. Early map resources in the Leicestershire Record Office could not be consulted due to the Covid-19 pandemic and the consequent closure of the record office. This has not affected the conclusions of this report.
- 3.5 The 1847 Plan of Part of the Parish of Markfield (Figure 4) shows the two southern fields of the Site; the south-eastern field is listed as pasture and the south-western field as arable. The rest of the Site is unmapped. The principal highways through and around Markfield are also evident by this time, with the village core clearly shown to the south and east of the Site.
- 3.6 The 1884 Ordnance Survey (OS) map (Figure 5) shows the Site largely as it appears today with almost all site boundaries established. The Site is depicted as divided into five fields to the east of Hill Lane (not named). To the south-east, further building has taken place along the main roads through Markfield.
- 3.7 The Site remains largely unchanged throughout the following decades. The 1929 OS map (Figure 6) shows a small area in the north-eastern corner of the Site occupied by an orchard and there is a building or enclosure located at the north-western corner. The map also depicts the linear residential development that has taken place along Ashby Road to the north of the Site by this time.
- 3.8 The building and pond within the Site are no longer shown by the 1955 OS map, and a later pond added in the late-twentieth century was filled in by 1990 (maps not reproduced).
- 3.9 The 1978-1990 OS mapping (Figure 7) shows two buildings located within the eastern part of the Site, one to the north and one to the south of an internal field boundary. The southern structure had been demolished by the early 1990s (map not reproduced) and dilapidated remains of the northern shed remain extant within the Site; this is shown on the 2020 Google Earth imagery (Figure 8) and was evident during the site visit (Plate 4). The building is of no heritage significance.
- 3.10 The 1978-1990 map also shows the growth of Markfield by this time, particularly to the south-east of the Site adjacent to Main Street. The industrial estate to the north-west of the Site has also been established by this time.
- 3.11 The 2020 image (Figure 8) shows the Site and the surrounding area as they are experienced today.

Identification of Built Heritage Assets

Within the Site

3.12 There are no built heritage assets located within the Site (Figures 2 & 3). The shed located within the north-eastern part of the Site is of no heritage significance and is not considered further.

Within the Search Area

3.13 Within a 1km search area of the site, there are six Listed Buildings, one Conservation Area and sixteen monuments recorded on the Leicestershire HER (Figures 2 & 3). A gazetteer of heritage assets is provided at Appendix A.

3.14 Hinkley & Bosworth District Council do not have an adopted Local List of non-designated built heritage assets. The 'Markfield Conservation Area Appraisal' (adopted 2010) identifies 'significant local buildings' and where relevant, these are considered as part of the Conservation Area assessment.

3.15 Although not yet adopted, the 'Markfield Neighbourhood Plan: Pre-Submission Draft' (2020) identifies twenty-four non-designated built heritage assets within the parish (Policy M9 and Map 7). There is a broad consistency between these buildings and the significant local buildings identified in the 'Conservation Area Appraisal' and as such, they will also be considered as part of the Conservation Area assessment where relevant.

3.16 With regard to the Council's preapplication advice and due to their proximity to the Site, it is considered that following built heritage assets have the potential to be affected by the proposed development of the Site and require further assessment in Section 4:

- Church of St Michael (Grade II* Listed Building, NHLE: 1320243);
- The Old Rectory (Grade II Listed Building, NHLE: 1115798); and
- Markfield Conservation Area (designated 1979).

3.17 The Council Houses, Ashby Road (Point W on Map 7) are located c.90m to the north of the Site and are identified as non-designated heritage assets in the draft Neighbourhood Plan. It is considered that their heritage significance is primarily vested in the architectural value of their built form which allows for an appreciation of their role in the social history and development of the village in the 1920s. Whilst there is some inter-visibility between them and the Site, they derive no contribution from their wider setting to the south and the Site is considered to form a neutral element of their setting. As the proposed development will be in-keeping with the residential character already established within their settings, they will not be harmed by the development and are not considered further.

3.18 There is no inter-visibility between the Site and the other built heritage assets identified within the search area due to the distance between them and the intervening built development, vegetation and changes in topography. There is also no evidence of a historic functional association between them and the Site. As such, the Site is not considered to form part of their settings and the development of the Site will have no impact on their respective significance. They are not assessed further within this report.

4 ASSESSMENT OF SIGNIFICANCE & NATURE OF IMPACT

4.1 Paragraph 189 of the NPPF outlines the requirements for an applicant to describe the significance of heritage assets affected by the proposed development, and states that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

4.2 This Built Heritage Statement has identified the following built heritage assets as being potentially affected by the proposed development through changes within their settings:

- Church of St Michael (Grade II* Listed Building);
- The Old Rectory (Grade II Listed Building); and
- Markfield Conservation Area.

4.3 This Section describes the significance of these built heritage assets and assesses the nature of any impact resulting from the proposed development.

Proposed Development

4.4 The proposed development of the Site seeks outline permission for residential development which will include public open space, landscaping and associated infrastructure.

4.5 This Section should be read in conjunction with the accompanying reports and plans. In summary, the development proposes 75 dwellings within the Site and the illustrative site layout demonstrates how these could be laid out. The access is to the north-western boundary from Hill Lane and there are areas of open space and woodland provided throughout the Site. The proposed housing would not exceed two storeys and utilises both hipped and pitched roofs.

Assessment of Significance & Impact

Church of St Michael. Grade II* Listed Building.

NHLE: 1320243.

4.6 The full listing description for the Church of St Michael is included at Appendix B.

4.7 The Grade II listed Gates on East Side of the Churchyard (NHLE: 1074085) are located adjacent to the church. It is considered that the visual and functional association between the gates and the churchyard are the most important elements of the setting of the gates and as this will not be affected by the proposed development, the gates are not assessed further.

Summary of Significance

4.8 The Church of St Michael dates from the twelfth century but the church has been variously altered and restored over the centuries. This includes works in 1826 by Daniel Knight and these were followed by the enlargement and restoration of the church in 1865 which was undertaken by Millican and Smith.

4.9 The church is built in random coursed Mountsorrel granite with ashlar dressings and slate roofs with stone coped gables. The two stage tower with recessed short spire dates from the fourteenth century. There are a number of decorative features to the exterior which include fourteenth century windows with cusped ogee heads to the west elevation and windows with Geometric tracery to the north. The c.1826 south porch incorporates an embattled parapet with chamfered arch, moulded head and shield of arms.

4.10 The interior includes a thirteenth century moulded south arcade of three bays and tower arch to the west end. The fittings principally date from the nineteenth century; these include an ashlar pulpit with eagle lectern and a circular font.

4.11 The significance of the Church of St Michael lies in its historic and architectural interest as an example of an early parish church that has been altered and restored to reflect changing architectural tastes and religious practices. The historic and aesthetic interest of the church is predominately vested in its built fabric, which also embodies communal value as a place of worship and focal point for the past and present community of Markfield.

Setting

4.12 The church is located within the southern part of the historic core of the village and is bound by Hillside, The Green and Church Drive. The church sits centrally within the churchyard meaning it is setback from the highway, and is surrounded by a mixture of historic and modern housing to all sides. Its immediate setting is therefore contained by the built form with longer views only possible along the roads and to the south as the land slopes downwards. The church's immediate setting comprising the churchyard and the surrounding historic buildings positively contribute to its significance, reinforcing its historic and communal values.

4.13 Whilst the lower levels to the south of the church means it is visible in longer views from this direction, the rising topography, vegetation and the built form along Hillside to the north enclose views in this direction and prevent any visibility of the church within a wider setting in this direction.

4.14 The Site is situated c. 400m to the north of the church and they are separated by the intervening housing along Hillside, fields, vegetation and the elevated topography of the Hill Hole Nature Reserve. As such, there is no inter-visibility between the church and the Site, and the Site is not considered to form part of the church's setting.

Nature of Impact

4.15 It has been established above that the Site does not form part of the setting of the Church of St Michael. Furthermore, the proposed development of the Site will be in-keeping with the residential character already established within this area of Markfield and it will be experienced in conjunction with the existing adjacent housing.

4.16 As such, the proposed development of the Site will cause no harm to the significance of the Church of St Michael.

The Old Rectory. Grade II Listed Building.**NHLE: 1115798.**

4.17 The full listing description for The Old Rectory is included at Appendix B.

Summary of Significance

4.18 The Old Rectory dates from the late-eighteenth century with later alterations in the twentieth century. It was likely built for master hosier originally and later served as the Rectory from 1847-1960 (Markfield Local History Group, nd). It is a three bay, three storey house built in red brick laid in a Flemish bond and utilises ashlar dressings and a slate roof.

4.19 Its polite architectural styling is derived from its symmetrical principal elevation which faces south and incorporates vertical sliding sash windows, pilasters and a full height giant order centrepiece with semi-circular head and open pediment. The central door has a fanlight above and is flanked by plain sashes. All ground floor openings to the main elevation are in wide recessed panels with semi-circular arched heads.

4.20 The side elevations (west and east) are of less architectural interest than the principal façade. It is likely that the western part of the building was historically used as a workshop.

4.21 The significance of The Old Rectory is derived from its historic and aesthetic interest which display the polite architectural fashions of the late-eighteenth century. It also provides evidence of the village's industrial heritage during this period and it remains legible as a higher status residence within the core of the historic village. Its subsequent use as a Rectory during the nineteenth and twentieth centuries also embodies a degree of communal value.

Setting

4.22 The setting of The Old Rectory has changed considerably since it was built in the late-eighteenth century. Whilst it still experienced within the historic core of the village, the large grounds evident to the east of the Rectory on the 1884 OS map (Figure 5) have now been developed and further modern infill development has taken place along Main Street. The land to the western side of Main Street has also been developed for housing and the Rectory is now experienced within a contained, urbanised setting. As such, the Rectory derives a negligible contribution from its setting to its significance; this principally relates to the visual and kinetic relationship between the Rectory and the other historic buildings along Main Street.

4.23 The Site is situated c. 320m to the north-west of The Old Rectory and is separated by the intervening housing along Upland Drive and Main Street. As such, there is no intervisibility between the Listed Building and the Site and the Site is not considered to form part of its setting.

Nature of Impact

4.24 As identified above, the Site does not form part of the setting of The Old Rectory. Additionally, the proposed development of the Site will be experienced as an extension of the housing already present to the north-west of The Old Rectory and will not appear as an incongruous addition.

4.25 As such, the proposed development of the Site will cause no harm to the significance of The Old Rectory.

Markfield Conservation Area

Designated 1979.

Character and Appearance

4.26 The Markfield Conservation Area was designated in 1979 and the 'Markfield Conservation Area Appraisal' was adopted in 2010.

4.27 Markfield was largely an agricultural community in the seventeenth and eighteenth centuries, with other trades – including several framework knitters – located within the village. By 1800, Markfield had been transformed into an industrial rural community with over 100 knitting frames in operation (Hinckley & Bosworth Borough Council, 2010).

4.28 The Conservation Area comprises the historic core of the village and does not have a single unifying street pattern, building style or material. The buildings also variously relate to the agricultural and industrial heritage of Markfield which remains discernible in the built form, although the majority of these buildings have now been converted to domestic use.

4.29 The buildings around the Upper and Lower Greens are typified by brick and render elevations and are grouped around the Church of St Michael which acts as a focal point within this part of the Conservation Area. The rising topography to the north along Hillside allows for expansive views south across the village which is in contrast to the contained character of the surrounding streets. The sense of enclosure is particularly strong along Main Street where the historic buildings are built close to the pavement edge and the gaps between them have largely been lost to modern infill development.

Summary of Significance

4.30 The significance of the Markfield Conservation Area is vested in its historic and evidential value as a rural agricultural community which had developed into a thriving centre for framework knitting by

the nineteenth century. This heritage is reflected in the individually designed polite residences as well as the traditional cottages and farmsteads interspersed within the streetscene.

Setting

4.31 The Markfield Conservation Area is largely surrounded by modern housing development which reflects the expansion of the village from the twentieth century and prohibits expansive views from and to the Conservation Area. Some sections of the Conservation Area boundaries are adjacent to the surrounding fields; these are to the north along Ashby Road and Leicester Road and to the south along Hillside and Forest Road. As such, the Conservation Area is primarily experienced within a developed setting, although the limited views to the surrounding fields that are possible contribute to the understanding of its agricultural history.

4.32 The built development to the western side of Main Street and to the north of Forest Road means there is no inter-visibility between the Site and these areas of the Conservation Area.

4.33 The area of the Conservation Area closest to the Site is at the junction of Ashby Road, Leicester Road and Main Street where the Site is located c.60m to the west. However, inter-visibility between the Site and the Conservation Area is prevented by the intervening built development along Ashby Road, Upland Drive and The Elms and the 'Appraisal' does not identify any key views towards the Site from this location. As this part of the Conservation Area is therefore already experienced within an urbanised setting, the undeveloped quality of the Site beyond the housing makes no contribution to the Conservation Area's significance in this location. Instead, the views of the open fields to the northern side of Ashby Road and Leicester Road provide a stronger evocation of its rural location.

4.34 The Site is situated c. 340m to the north of Hillside and there is a footpath which runs from the Conservation Area across the intervening fields to the south-west of the Site. The Site may form part of distant seasonal views from Hillside and also on the approach to and exit from the Conservation Area along this footpath. However, given the distance between the Conservation Area and the Site and the extent of the intervening open space, topographical changes and built development already experienced in this view, it is considered that only the undeveloped land immediately adjacent to Hillside contributes to its significance, with the Site lying outside of this area. The 'Appraisal' also does not identify any key views from Hillside towards the Site.

4.35 It is therefore considered that the Site comprises a neutral element of the setting of the Conservation Area.

Nature of Impact

4.36 The Site has been assessed as a neutral element of the wider setting of the Conservation Area. Whilst its immediate undeveloped setting to the north of Hillside positively contributes to its significance, the location of the Site beyond this area means there will be no impact on the present contribution of this part of its setting and the ability to experience the Conservation Area within it. The Site has also been established to provide no contribution to the northern part of the Conservation Area at the junction of Ashby Road, Leicester Road and Main Street.

4.37 Due to the topographical changes and the intervening vegetation to the north of the Conservation Area from Hillside, any visibility of the proposed development will be experienced distantly and as part of glimpsed views. Additionally, in views to the west from the junction of Ashby Road, Leicester Road and Main Street, where the proposed housing within the Site may be visible it will be viewed in conjunction with the existing built development and will not be experienced as an incongruous addition.

4.38 It is therefore considered that whilst the proposed development of the Site may result in a negligible visual change within some distant, limited views from the Conservation Area, the development would not appear as an incongruous or harmful addition and will maintain its present neutral role within the Conservation Area's setting.

Summary

4.39 The proposed development of the Site is therefore in accordance with the statutory duties of Section 66 of the 1990 Act as there is no direct impact on any Listed Building and their settings are preserved, and Section 72 is not relevant as this only applies to development within a Conservation Area. With regard to the NPPF, the development of the Site is in accordance with Section 16 and local policies DM11 and DM12 which require that new development minimises or avoids impacts on heritage assets. The scheme is also compliant with Policy M9 of the emerging Neighbourhood Plan.

5 CONCLUSION

- 5.1 This Built Heritage Statement has been researched and prepared by RPS for Cerdia Planning on behalf of Glenalmond Developments Ltd. It addresses built heritage considerations in relation to the proposed residential development of land at Hill Lane, Markfield, Leicestershire
- 5.2 This Statement meets the requirements of the NPPF and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.
- 5.3 This report has established that no built heritage assets will be affected by the development of the site. The site does not form part of the setting of the Church of St Michael (Grade II* Listed Building) or The Old Rectory (Grade II Listed Building) and comprises a neutral element within the wider setting of the Markfield Conservation Area (designated 1979). As such, the site does not contribute to the respective significance of these built heritage assets and they will not be harmed by the proposed development. Whilst there may be a slight visual change within the wider setting of the Conservation Area, the proposed development will appear in-keeping with development already experienced within this part of its setting and will have no impact on its significance.
- 5.4 The proposed development of the site is therefore in accordance with the statutory duties of the Planning (Listed Buildings & Conservation Areas) Act 1990 and conforms to the requirements of the NPPF and the Council's *Local Plan* with regard to built heritage.

REFERENCES

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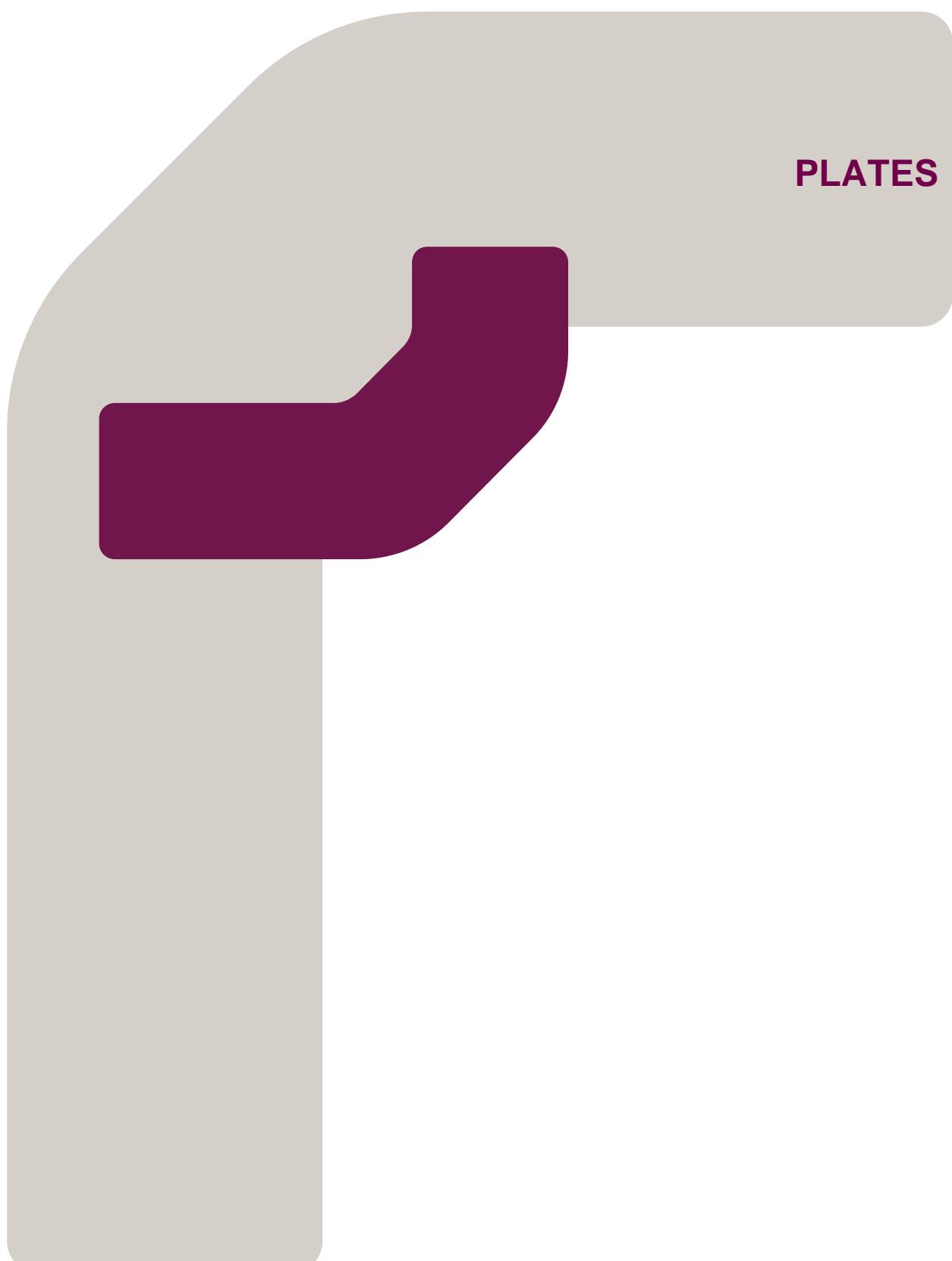
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PLATES



Plate 1: View across the western part of the Site towards the north with housing along Ashby Road visible to RHS



Plate 2: View across south-western part of the Site towards the north-east



Plate 3: View across the south-eastern part of the Site towards the west



Plate 4: Remains of a shed in the eastern part of the Site



Plate 5: View across the north-western part of the Site towards the north-west

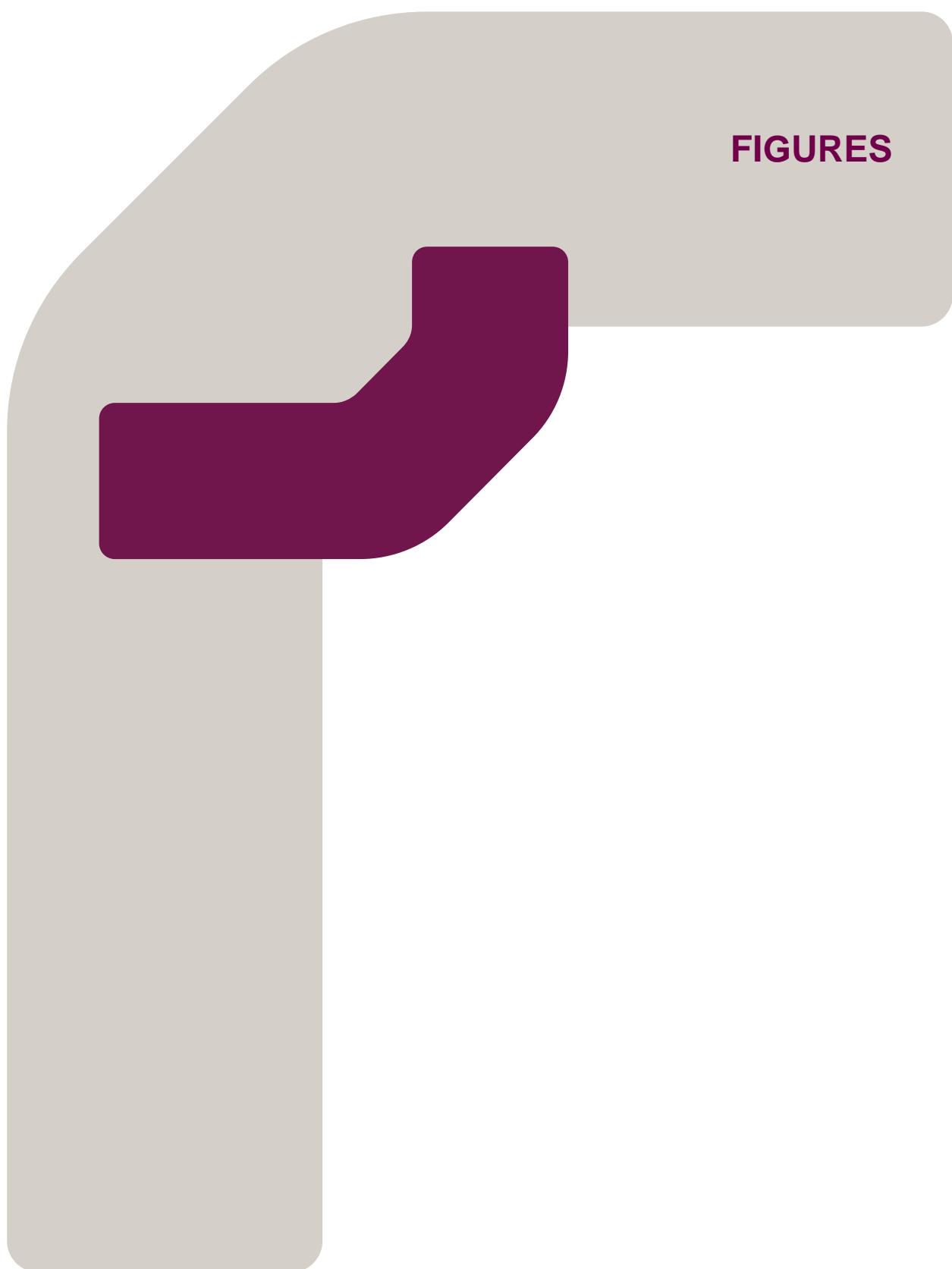


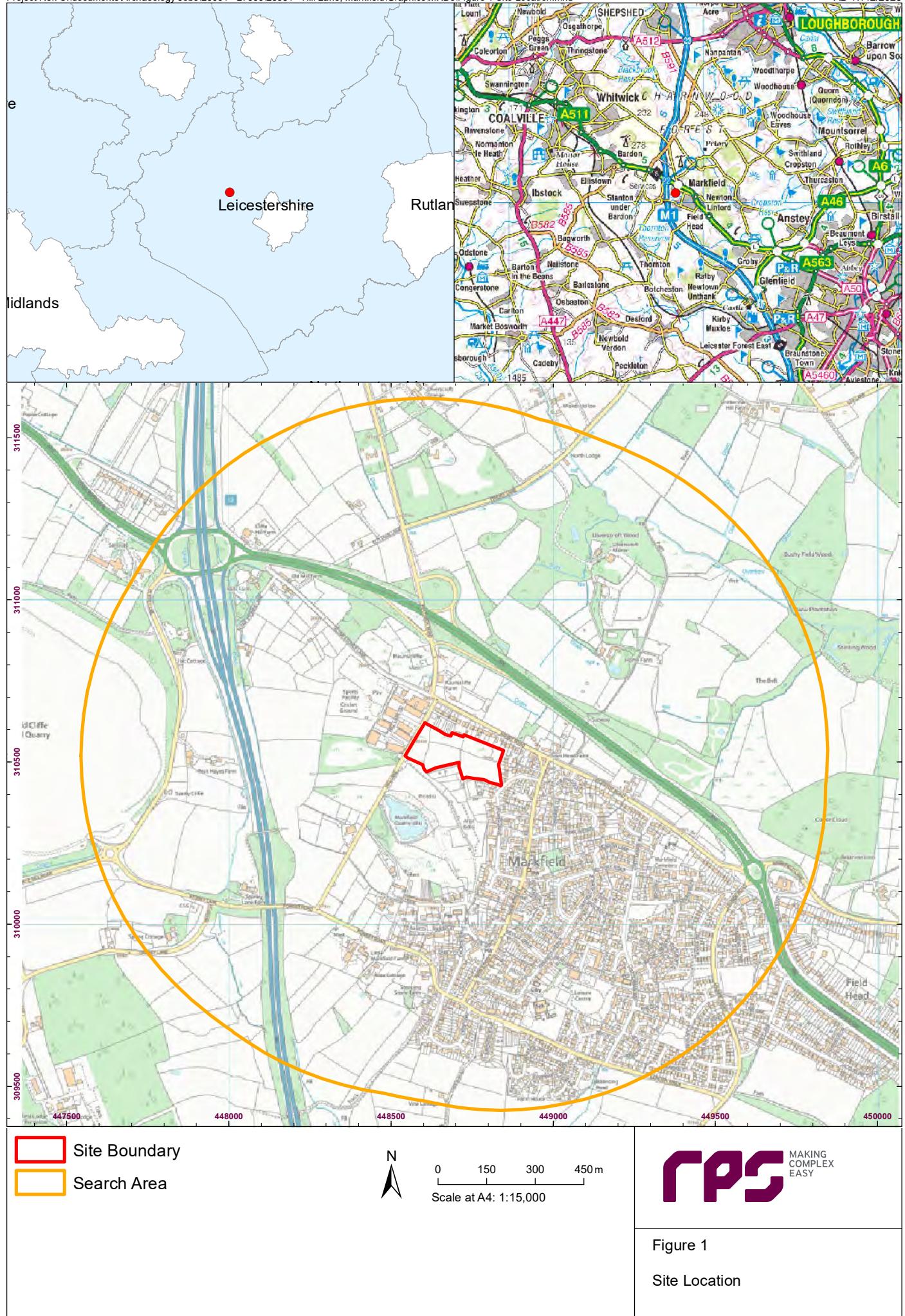
Plate 6: View south from north-western corner of the Site

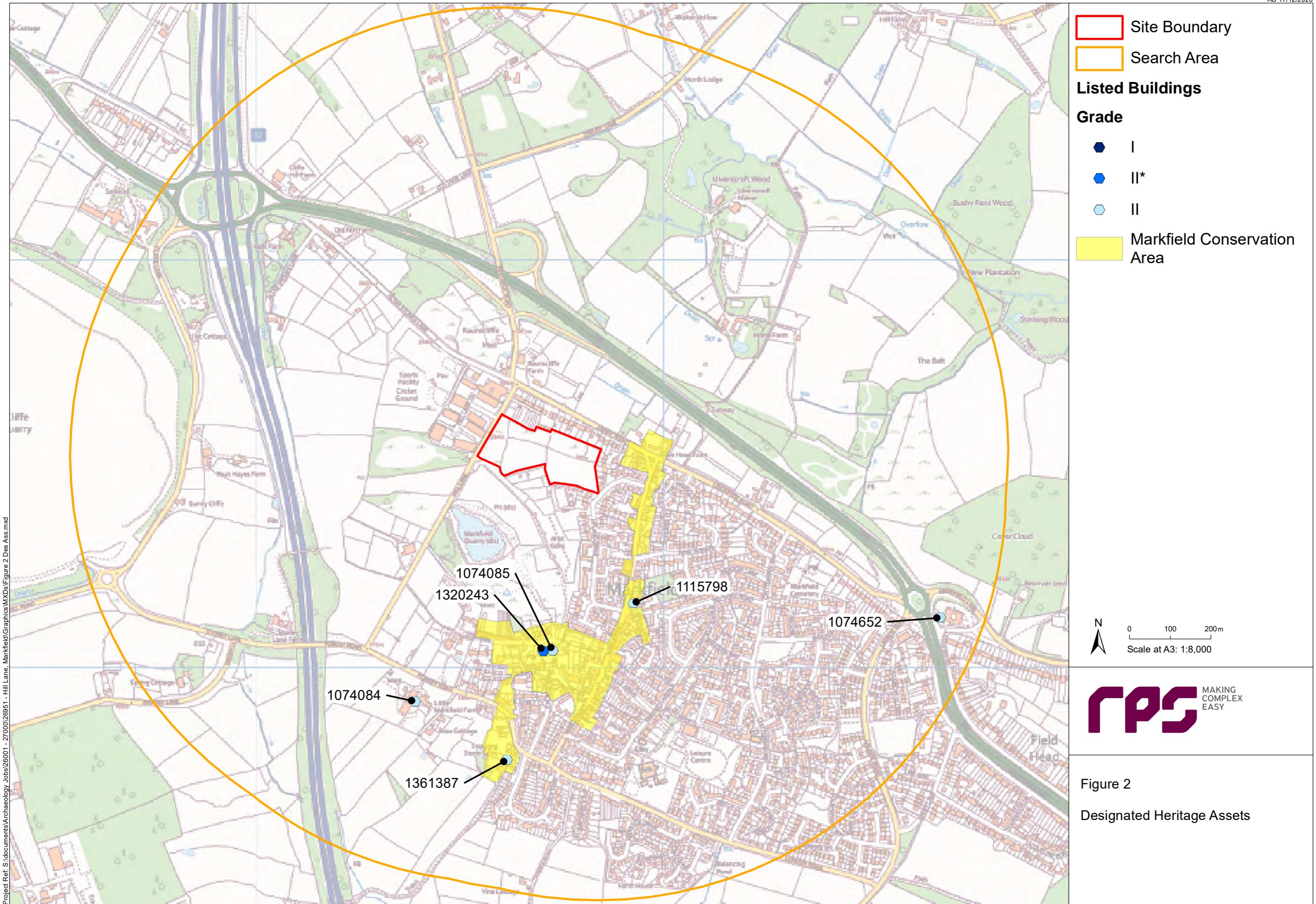


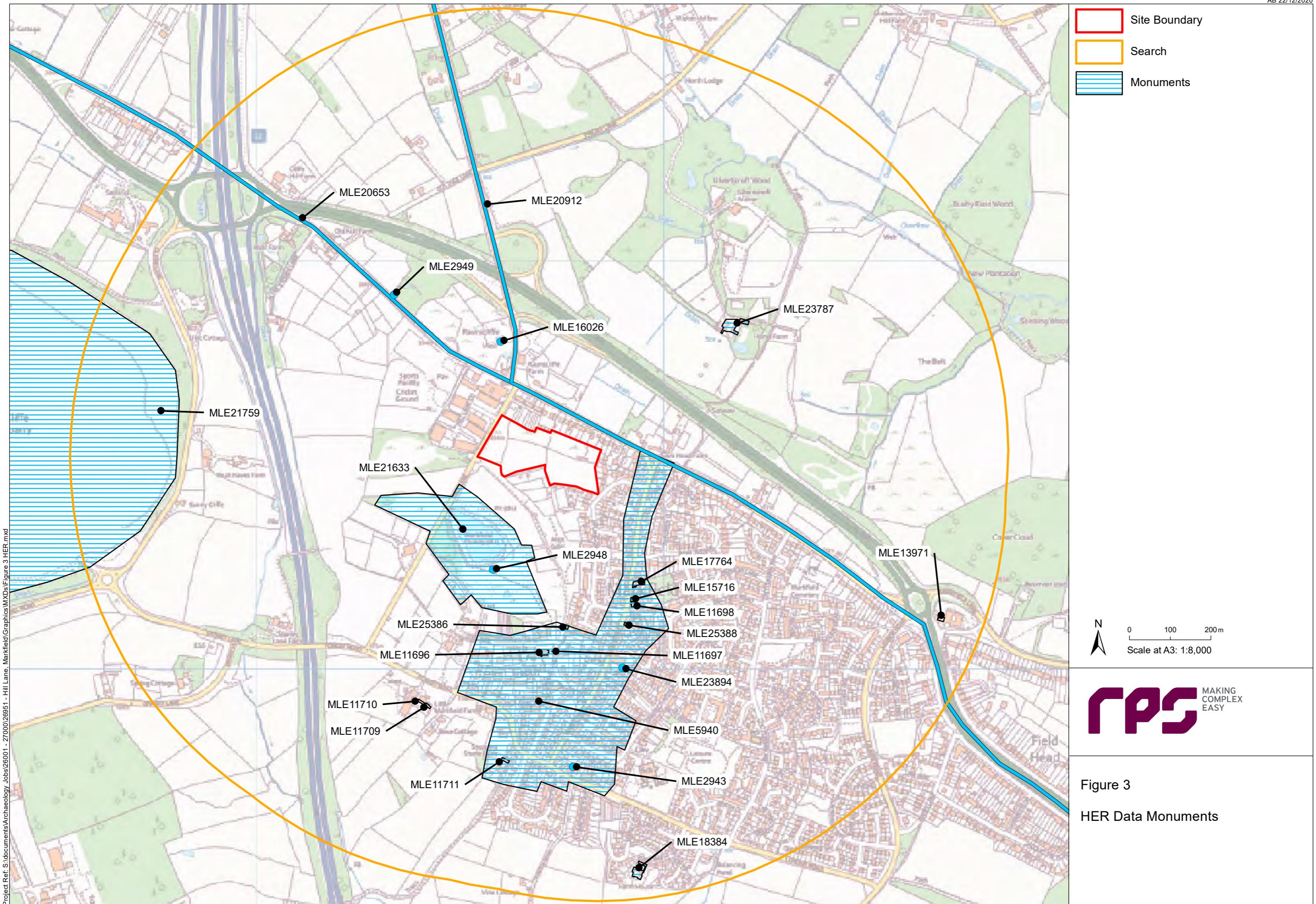
Plate 7: View north across the Site from south-eastern corner; housing along Ashby Road to LHS and Uplands Drive to RHS

FIGURES









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Site Boundary

Figure 4

Plan of Part of the Parish of Markfield 1847

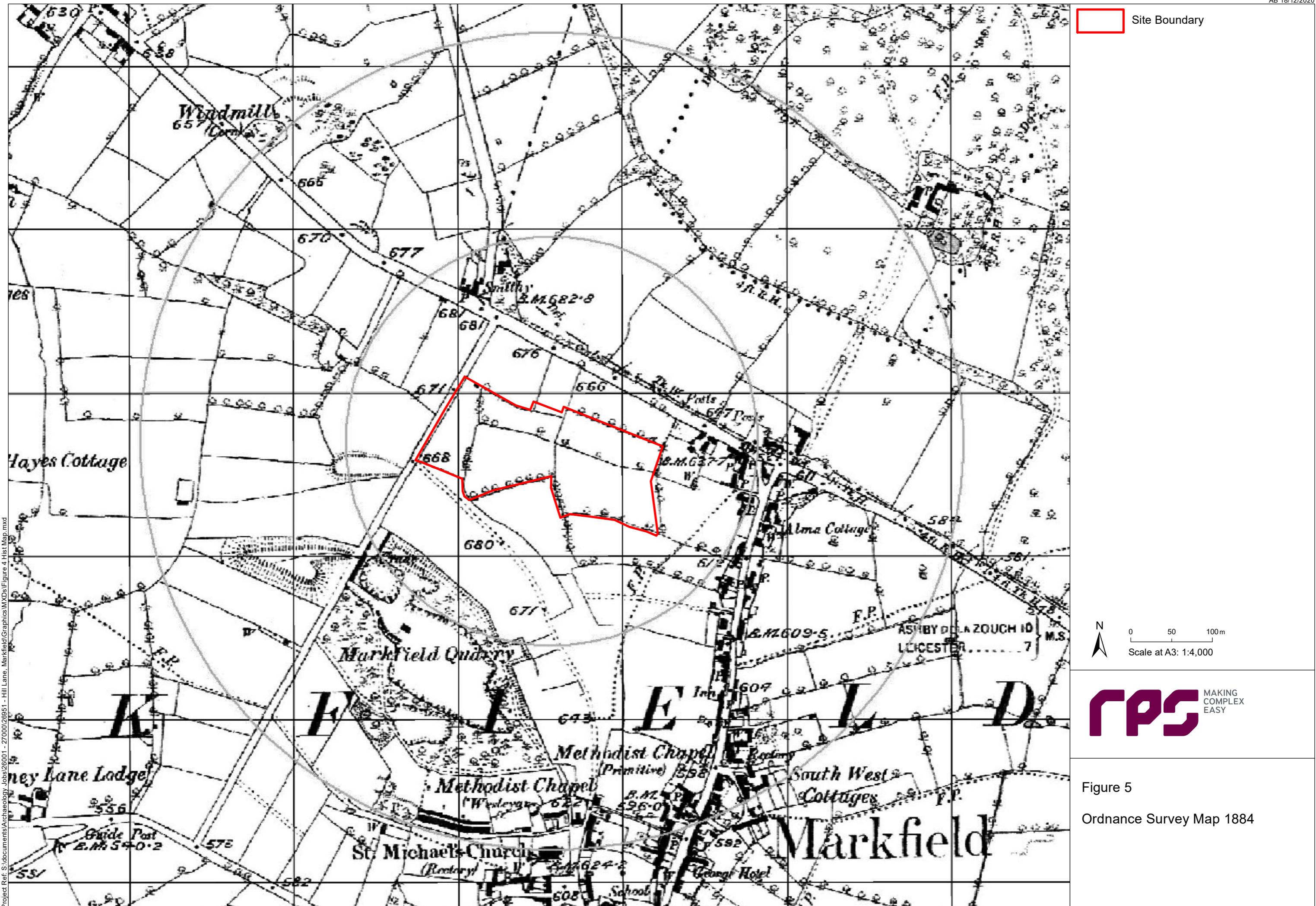
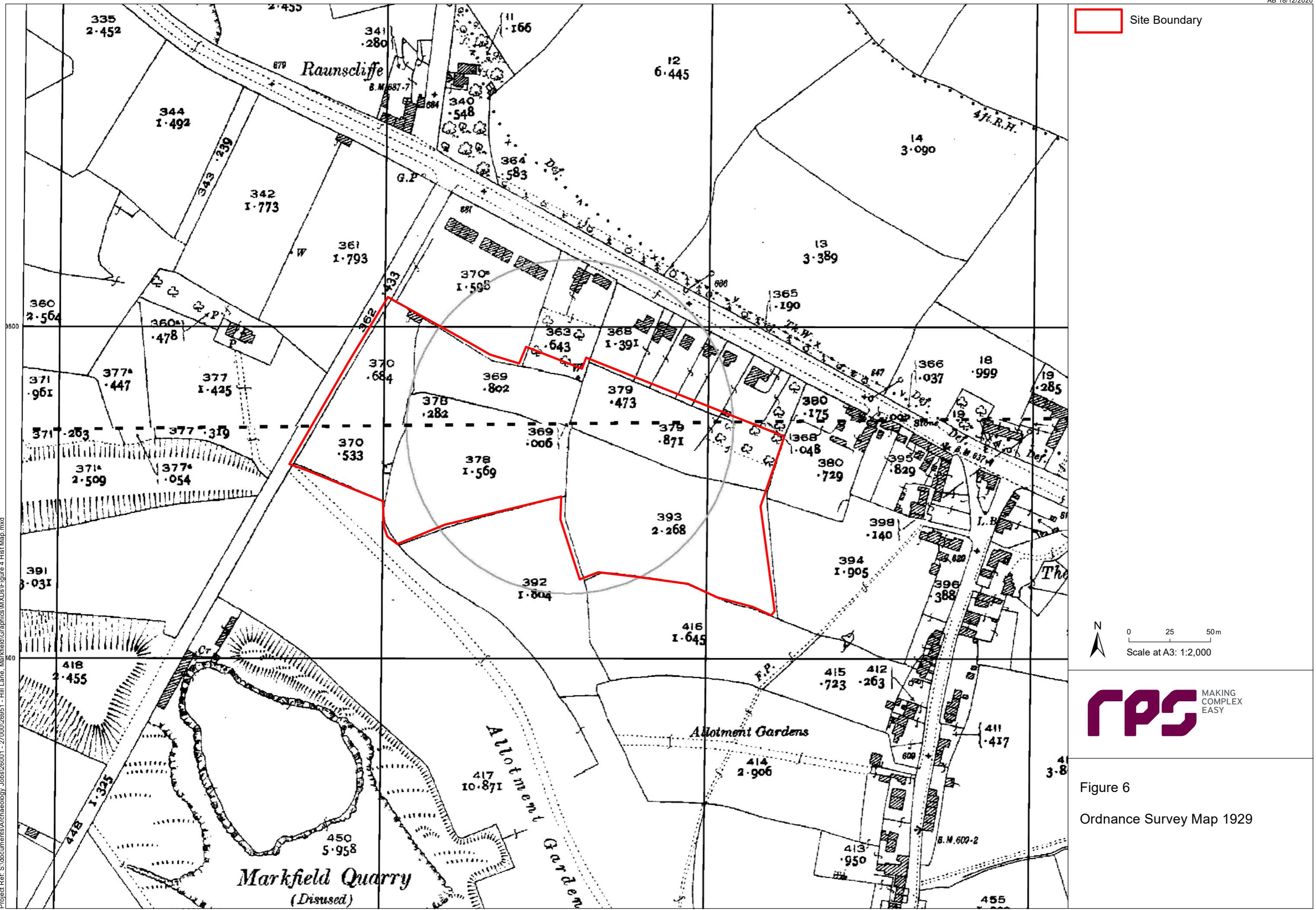


Figure 5
Ordnance Survey Map 1884



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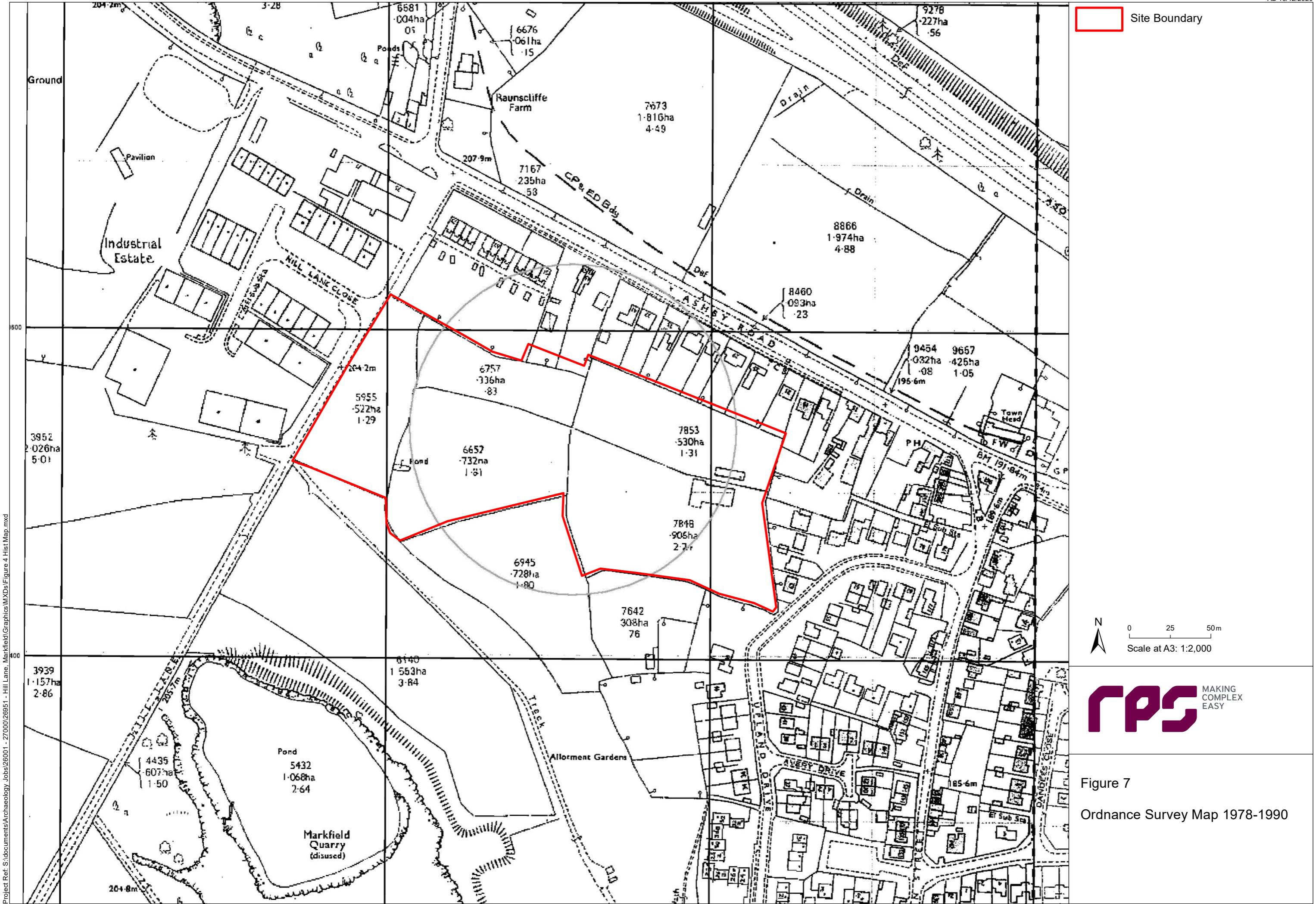


Figure 7
Ordnance Survey Map 1978-1990



Appendix A

HER Gazetteer

BUILT HERITAGE STATEMENT: HILL LANE, MARKFIELD, LEICESTERSHIRE

HER No.	Name and Description	Location	Date
	Monument		
MLE16026	Cold War monitoring post west of Raunscliffe Farm	SK 486 108	Modern
MLE2949	Windmill, Shaw Lane Mill	SK 483 109	Post-Medieval
MLE2943	Fishponds north-west of Allotment Gardens	SK 487 097	Medieval to Post-Medieval
MLE2948	Windmill at Markfield Quarry	SK 485 102	Post-Medieval
MLE23894	Site of a cruck barn, Markfield	SK 489 100	Post-Medieval
MLE11697	GATES ON EAST SIDE OF CHURCHYARD OF ST. MICHAEL, THE GREEN (EAST SIDE), MARKFIELD	SK 487 100	Post-Medieval to Modern
MLE20653	Turnpike Road, Leicester to Ashby-de-la-Zouch	SK 470 111	Post-Medieval
MLE20912	Markfield Turnpike	SK 4507 1410	Post-Medieval
MLE11711	STEPPING STONE FARMHOUSE, FOREST ROAD (OFF), MARKFIELD	SK 486 097	Post-Medieval to Modern
MLE11696	CHURCH OF ST. MICHAEL, THE GREEN (NORTH SIDE)	SK 487 100	Medieval to Modern
MLE11698	THE OLD RECTORY, THE NOOK, MARKFIELD	SK 489 101	Post-Medieval to Modern
MLE13971	FIELD HEAD FARMHOUSE, MARKFIELD LANE (N.) FIELD HEAD	SK 496 101	Post-Medieval to Modern
MLE5940	Historic settlement core of Markfield	SK 487 101	Saxon to Post-Medieval
MLE17764	Memorial and Miners Welfare Institute, 128, Main Street	SK 489 102	Modern
MLE18384	Lower Grange Farm, London Road	SK 489 095	Post-Medieval to Modern
MLE11709	LITTLE MARKFIELD FARMHOUSE, off FOREST ROAD (SOUTH SIDE)	SK 484 099	Post-Medieval to Modern
MLE11710	ATTACHED FARM BUILDINGS, LITTLE MARKFIELD FARM, off FOREST ROAD (SOUTH SIDE)	SK 484 099	Post-Medieval to Modern
MLE21633	Markfield Quarry 'Hill Hole', Hill Lane	SK 4850 1029	Post-Medieval to Modern
MLE21759	Old Cliffe Hill Quarry, Cliffe Hill Road	SK 4737 1060	Post-Medieval to Modern
MLE23787	HOME FARM, PRIORY LANE	SK 4917 1083	Post-Medieval to Modern
MLE25386	Former Methodist Chapel, 58, The Green	SK 4876 1010	Post-Medieval to Modern
MLE15716	Congregational Church, 112, Main Street	SK 489 101	Post-Medieval to Modern
MLE25388	Congregational Church Hall, 104, Main Street	SK 4890 1010	Post-Medieval to Modern
	Event		
ELE9295	2014 Heritage Statement, Markfield Memorial & Miners Welfare Institute, 128, Main Street, Markfield	SK 4893 1020	
ELE10284	2017 building survey, The Memorial and Miner's Welfare Institute, 128, Main Street, Markfield	SK 4893 1020	
ELE10344	Project Gargoyle, St Michael & All Angels, The Green	SK 4870 1003	

BUILT HERITAGE STATEMENT: HILL LANE, MARKFIELD, LEICESTERSHIRE

ELE9024	2004 walkover survey for M1 Junctions 21-30	SK 4839 1376	
ELE9592	1997 watching brief, St Michael's church	SK 4870 1004	
ELE7276	2010 historic building assessment of buildings at Lower Grange Farm, Markfield	SK 489 094	
ELE7277	2010 desk-based assessment for land at Lower Grange Farm, London Road, Markfield	SK 489 095	
ELE7279	2010 geophysical survey, land adjacent to Lower Grange Farm, Markfield	SK 490 095	
ELE8439	2011 trial trenching at Lower Grange Farm, Markfield	SK 490 095	
ELE8729	2013 building recording of Markfield Memorial and Miners Welfare Institute	SK 4893 1020	
ELE7150	2007 LIDAR analysis, M1 Junction 21-30 widening	SK 4855 1517	
ELE9949	2015 desk-based assessment for land at London Road, Markfield, Leicestershire	SK 4931 0945	
ELE10069	2016 desk-based assessment for land south of London Road, Markfield, Leicestershire	SK 4890 0940	
ELE10257	2015 trial trenching, land at Little Markfield Farm, Forest Road, Markfield, Leicestershire	SK 4816 0958	
ELE10337	2017 geophysical survey, land off London Road, Markfield, Leicestershire	SK 4890 0940	

Appendix B

Statutory List Description

Church of St Michael. Grade II* Listed Building.

NHLE: 1320243. Date listed: 7th November 1966.

MARKFIELD THE GREEN SK 41 SE (north side) 1/30 Church of St Michael 7.II.66 G.V. II*

Parish Church. C12, C13, C14, C16, 1826 by Daniel Knight, extended and restored 1865 by Millican and Smith. Random coursed Mount Sorrel granite, ashlar dressings, slate roofs, stone coped gables, South western tower, nave, aisles, chancel, south porch, vestry. C14 2 stage tower with stepped set back buttresses, chamfered offset to belfry stage, embattled parapet and recessed short spire with 2 tiers of lucarnes in alternating directions. In the west wall a 2 light C14 window with cusped ogee heads to the lights and a chamfered pointed surround. To the belfry stage are single matching 2 light windows in the 4 directions, with quatrefoils over. In the west wall of the north aisle is a large C14 4 light window with Geometric tracery and a smaller matching 2 light window to the north. In the north aisle wall are 2 three light windows and a single 2 light window, all with pointed heads to the lights and chamfered rectangular surrounds. The vestry has a doorway to the north with plain chamfered surround and to the east a 2 light C19 window with pointed heads to the lights and a trilobe over. In the chancel east wall is a 3 light C19 window with cusped and pointed lights and Geometric tracery to the pointed head. In the east wall of the south aisle is an oversize C19 3 light window with intersecting tracery with chamfered and pointed surround. On the south side are 3 two light windows, 2 with C19 cusped heads and rectangular surrounds, the southernmost is pointed with Y - tracery. The c.1826 gabled south porch has an embattled parapet and a chamfered 4 centred outer arch with moulded head, To left is a shield of arms with a balancing shield to the right now hacked off. C19 inner door is continuously moulded and filleted. Interior: C13 moulded south arcade of 3 bays with octagonal shafts and responds, moulded capitals and double chamfered arches. The north arcade is C19 with circular shafts and capitals and double chamfered arches. C19 roofs with 2 tiers of corbels to the south aisle and with reused C14 wooden corbels in the nave. C19 chancel arch double chamfered and moulded with annular corbels with dogtoothing. Continuously double chamfered C13 tower arch at the west end of the south aisle and at the east end is a C19 arch matching the chancel arch. In the chancel north wall is a pointed and chamfered vestry doorway and in the south wall is a broad double chamfered archway to the south aisle. Fittings are all C19 including the circular ashlar pulpit with integral eagle lectern and stiff leaf corbel to the cornice, the circular bowl font supported on shafts with stiff leaf capitals.

Listing NGR: SK4870510039

The Old Rectory. Grade II Listed Building.

NHLE: 1115798. Date listed: 28th February 1989.

MARKFIELD THE NOOK SK 41 SE 1/32 The Old Rectory 28.2.89 II

Former rectory now house. Late C18 with some C20 alterations. Red brick in Flemish bond with ashlar dressings, slate roof. 3 storey, 3 bay front having angle pilasters and a full height giant order centrepiece, slightly advanced with a semicircular head and open pediment. First and second floor sill bands, the latter to the centre only, moulded parapet. Central C20 door with fanlight, flanked by plain sashes. All ground floor openings are in wide recessed panels with semicircular arched heads. To first floor are 3 glazing bar sashes and to the third floor three similar smaller openings. All windows have splayed rubbed brick flat arches. Interior retains 6 panelled doors, 2 semi circular headed recessed cupboards and a moulded cornice.

Listing NGR: SK4892610156



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