



Ms Leanne Richardson
Hinckley and Bosworth Borough Council
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Direct Dial: 0121 625 6860

Our ref: P01455437

24 February 2022

Dear Ms Richardson

**T&CP (Development Management Procedure) (England) Order 2015 & Planning
(Listed Buildings & Conservation Areas) Regulations 1990
EARL SHILTON SUSTAINABLE URBAN EXTENSION (SUE), MILL LANE, EARL
SHILTON, LEICESTERSHIRE
Application No. 21/01511/OUT**

Thank you for your letter of 7 February 2022 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Summary

The proposed development comprises the mixed-use development of the Earl Shilton Sustainable Urban Extension (SUE), including up to 1,500 dwellings. The SUE would impact the historic environment within the site and have a negative impact upon the settings of the grade II* listed Church of St Simon & St Jude, and the Earl Shilton motte and bailey castle scheduled monument. It would result in harm to the significance of these designated heritage assets.

Historic England Advice

Significance

Earl Shilton is a historic ridge top settlement, with the church and castle located within the core of the village and around 650-750m to the west / northwest of the application site. The application site occupies lower lying land south and east of the settlement and forms part of its setting. In its current form, the application site helps us understand the character of the wider historic landscape which surrounded Earl Shilton, and which was controlled by the motte and bailey castle.

The ridge top context of the settlement and the placement of the church and castle can be positively experienced through views from within and looking across the application site. Although there is intervening modern development, the church spire is particularly visible in a number of these views. How we experience that visibility and the landmark qualities of the church is an important part of its setting and contributes to its overall significance. The spire also acts as a marker for the adjacent motte and bailey castle.



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Impact & Harm

The proposed development would negatively impact how the landscape context of the historic settlement is experienced. It would impact the setting of the two designated heritage assets.

There would be a loss of historic landscape within the setting of the castle. However, the intervening development and lack of direct visual impact (in views to and from) would minimise the negative effect of this. In our view any harm to the significance of the scheduled monument would be low.

Visual impacts to the setting of the grade II* church would be more apparent. There would be some adverse effects from the way the development interrupts, intrudes and distracts into the longer distance views towards the church spire. This would negatively impact how this historic landmark is experienced. It would result in a degree of harm to the significance of the grade II* listed building.

This harm would be less-than-substantial, and the application has included proposals to minimise the negative impact and number of lost of views. It would seek to retain views of the spire from public rights of way and ensure new or enhanced planting in green corridors gives consideration to avoiding, encroaching on or blocking views of the spire.

Policy and Position

It is important that the proposals to protect the spire views are firmly secured in any approval and subsequent reserved matters applications. On that basis, Historic England would raise no objection in principle to the application. Opportunities for interpretation could be considered alongside these plans, and we would encourage the applicant to also consider where else these types of views could be protected or enhanced (e.g. not just from the public rights of way).

This approach would be in line with National Planning Policy Framework paragraph 206, which encourages new development 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 should be treated favourably.

There would still be some harm to significance of the designated heritage. In determining this application your authority should be satisfied that there is clear and convincing justification for that harm, and that it is outweighed by the public benefits of this scheme (as per NPPF 200 and 202).

The effect of the application on the significance of the non-designated heritage should also be taken into account (NPPF 203). The application site contains areas of non-designated archaeological interest and there are elements of this which would be negatively impacted by the scheme.



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We would encourage you to explore opportunities to enhance and better reveal the historic environment within the site. This could be through new interpretation and using design, layout and green spaces to enhance or protect below ground archaeology or earthwork remains. We would recommend ongoing consultation with your archaeological advisors at Leicestershire County Council on the extent of the archaeology within the site, the necessary works to evaluate the resource, the mitigation of any adverse impacts, and the opportunities for better preservation or presentation.

Recommendation

Historic England has no objection to the application on heritage grounds. There would be some harm to the significance of the designated heritage. The level of harm would be less-than-substantial.

The application should be assessed in line with paragraphs 200, 202, 203 and 206 of the National Planning Policy Framework. You should also bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Proposals to protect views of the grade II* listed church spire would help reduce impact and these measures should be secured (and enhanced where possible) within any approval. Opportunities should be considered where design or layout could help facilitate the preservation and presentation of non-designated archaeology within the application site.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

Nick Carter

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Inspector of Ancient Monuments

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