

HERITAGE STATEMENT &
IMPACT ASSESSMENT

**LAND AT HIGH STREET,
STOKE GOLDING, CV13 6HF**

JULY 2025



Figure 1: Existing site plan (TBC)

PROJECT	0436A - Land at High Street, Stoke Golding, CV13 6HF
DATE	June - July 2025
DOCUMENT	Heritage Statement & Impact Assessment
AUTHOR	Jacob William Billingsley, BA (Hons), MSt (Cantab)
REVIEW	David Billingsley, MA, DipArch (Cantab)

Table of Contents:

CHAPTER	PAGE
1.0 - Introduction	4
2.0 - Legislation and Policy	11
3.0 - Assessment of Significance	22
4.0 - Proposal and Impact Assessment	42
5.0 - Summary and Conclusions	53

Table of Figures:

FIGURE	DESCRIPTION
1	Existing Site Plan (Hayward Architects)
2	Historic England Asset Map (Historic England)
3	Proposed Site Plan (Hayward Architects)
4	Satellite image of the Site (Google Earth)
5	Map of sites identified by the Parish Council and assessed as reasonable alternatives for the SEA
6	Table for site 4 of the Reg 14 Environmental Report
7	Circa 1910 photograph of the centre of Stoke Golding
8	Leicestershire OS map; surveyed 1887
9	Leicestershire OS map; revised 1901
10	Leicestershire OS map; revised 1927
11	Leicestershire OS map; revised 1962
12	Map of the Stoke Golding Conservation Area
13	Aerial photograph of the site of the Battle of Bosworth Field
14	Map of locally valued heritage assets (non-designated heritage assets)
15	Proposed Site Plan (Hayward Architects)

1.0 – INTRODUCTION

- 1.1 This Heritage Statement and Impact Assessment has been prepared by Cambridge Heritage on behalf of the Applicants (Cartwright Homes) in relation to the submission of a planning application for the construction of 19 dwellings, including 8 affordable homes, on Land at High Street, Stoke Golding, CV13 6HF, [henceforth referred to as the “site” and the “application site”].
- 1.2 The site is an undeveloped parcel of land to the east of the High Street in Stoke Golding. It is currently accessed via a track from the High Street adjacent to a residential property known as “Springbank”. The site is formed of two enclosed fields which are surrounded by strong boundary features including hedges and trees. At ground level, the fields have a ridge-and-furrow landscape pattern, previously forming part of the agrarian open field system in the area.
- 1.3 With regards to built heritage designations, the site is in the Stoke Golding Conservation Area. The area was first designated in June 2004, with its character being ‘primarily derived from the agricultural origins of the settlement.’¹ The site is also located approximately 50-200m to the east of one Grade II listed building, known as “The Birches”, which is situated on the west side of the High Street. As shown on Figure 2, the site is within the wider setting of the Registered Battlefield which is the location of the final battle of the War of Roses.
- 1.4 In addition to these designated heritage assets, along the High Street in Stoke Golding there are several non-designated heritage assets (NDHA), noted as ‘important local buildings’ in the Stoke Golding Conservation Area Appraisal.² The only NDHA which has the capacity to undergo change to its setting, by virtue of its proximity to the site and location on the east side of the High Street, is 54-56 High Street.³ The local heritage value of this building is addressed in Chapter 3.
- 1.5 The planning application is for the construction of 19 high-quality residential dwellings at the site, including the provision of 8 affordable units. It includes

¹ Stoke Golding Conservation Area Appraisal, page 3, para. 5.1

² Ibid, pages 9-10.

³ This building is not included as an important local building in the Stoke Golding Conservation Area Appraisal but is included as such in the Stoke Golding Neighbourhood Development Plan.

demolition of the house known as “Springbank” which is not a heritage asset. The scheme has been designed by Hayward Architects. In addition to the residential units towards the LPA’s housing stock, the proposal also includes the delivery of heritage and public benefits which are discussed in Chapter 4 of the report.

- 1.6 The Local Planning Authority (LPA) and determining authority for the planning application at this site is Hinckley and Bosworth Borough Council (H&BBC). The purpose of this Heritage Statement & Impact Assessment is to assist the LPA with the determination of the application by examining the potential effects of the proposal on the significance of the historic environment, namely on the character and appearance of the Stoke Golding Conservation Area, on the setting and significance of the Listed Building known as “The Birches”, and on the setting and significance of the Battle of Bosworth Registered Battlefield. The impact of the proposal on archaeology is dealt with by a separate Archaeological Assessment prepared by Abrams Archaeology.

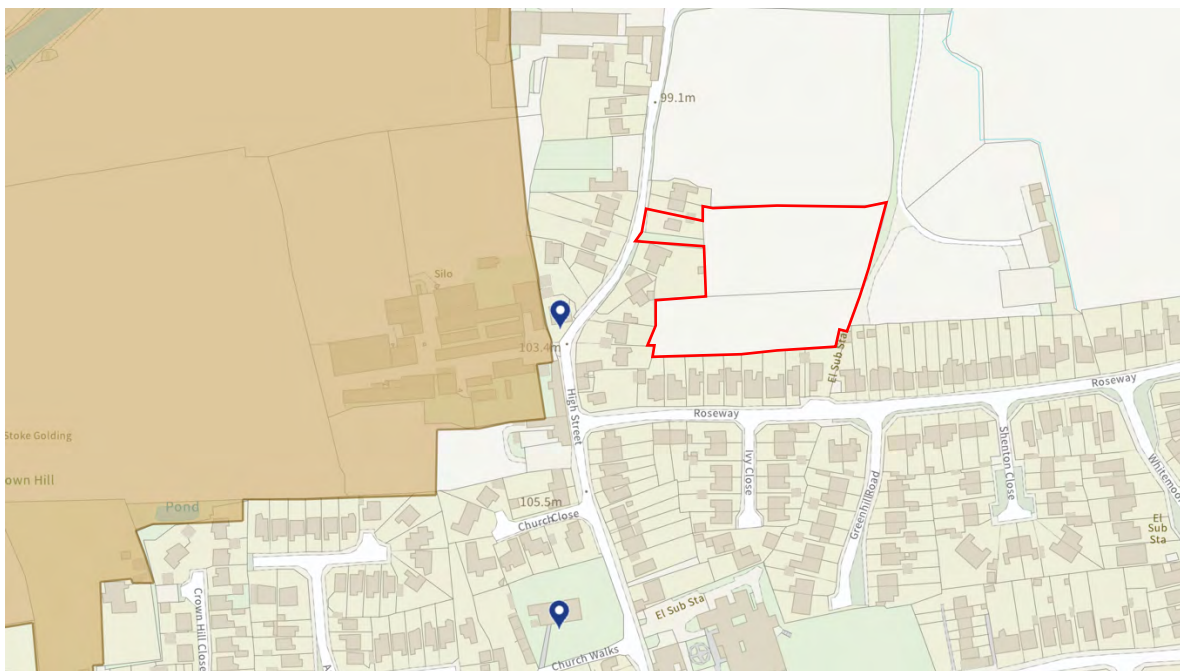


Figure 2: Historic England Asset Mapping (© Historic England)

Designations

- 1.7 Three designated heritage assets have been assessed in Chapter 3 of this report:
- Stoke Golding Conservation Area.
 - Grade II Listed Building known as “The Birches”.
 - Registered Battlefield; site of the Battle of Bosworth Field.

1.8 The non-designated heritage assets relevant to this application are:

- The site itself has the capacity to be considered a non-designated heritage asset. The land is an area of ridge-and-furrow agricultural landscape.
- Important local building at 54-56 High Street.

Planning History

1.9 There is no planning history relevant to the application site.

1.10 On the opposite side of the High Street, an application for demolition of the existing Mulberry Farm buildings, retention of Mulberry Farmhouse and the proposed erection of 25no. residential units with associated parking, amenity space, landscaping, village green, drainage and paddock was submitted in July 2022 [reference: 22/00661/FUL]. **This application has been approved subject to pending S106 agreement (July 2025).**

New Planning Application

1.11 The planning application proposes the construction of 19 new dwellings, including eight affordable units, on land within the Stoke Golding Conservation Area and immediately adjacent to the settlement boundary. The layout, scale and design of the proposed development have been carefully considered to reflect the village's historic grain and character. In response to the site's sensitive location, several measures have been incorporated to enhance the proposal's relationship with the historic environment and to deliver meaningful public and heritage benefits. These include:

- **A heritage interpretation board.** This to be installed on-site, providing educational information about the village's history, the significance of the Stoke Golding Conservation Area, and the site's proximity to Crown Hill and the registered Bosworth Battlefield. This board will aim to enhance public understanding and appreciation of the local historic environment.
- **Use of locally distinctive materials.** For example, red brick boundary walls with blue brick coping stones, to reflect the traditional construction

methods and palette found throughout the village. These elements will be incorporated into selected plot frontages and boundary treatments.

- **Sensitive architectural detailing**, including the use of red and multi-stock bricks, decorative string courses, dentilled eaves, and chimney stacks. These details are designed to echo those found on historic buildings along the High Street and to ensure visual continuity with the surrounding built environment.
- **Reference to local vernacular plot forms**, such as narrow frontages, sash windows with gauged brick arches, and steeply pitched roofs. These features have been included to reinforce the established character and rhythm of development in Stoke Golding.
- **Consideration of locally inspired street and building names**: drawing on Stoke Golding's military and royal associations as well as local trades and families. These naming strategies aim to embed local heritage in the identity of the new development.
- **Opportunities for bespoke public realm enhancements**, such as heritage-inspired signage, paving details, or artwork. These elements could be developed in partnership with a local artist or school group, helping to strengthen community engagement and pride of place.
- **Support for archaeological monitoring or recording**, to be agreed in consultation with relevant specialists and the County Archaeologist. Given the site's proximity to the registered Bosworth Battlefield and its ridge-and-furrow landscape, this contribution would assist in enhancing the understanding of local historic land use and settlement patterns.

1.12 These measures demonstrate a clear and positive approach to the conservation and enhancement of the local historic environment and support the case that the proposed development will preserve the character and appearance of the Stoke Golding Conservation Area, while delivering public and heritage benefits that weigh positively in the planning balance. Full details of the proposed development are included in Chapter 4 of this report, which also provides a proportionate assessment of the potential effects of the application on the historic environment.

Purpose of this Report

1.14 The report provides a proportionate assessment of the significance of the relevant heritage assets, followed by an examination of the potential effects (positive, neutral and negative) of the proposal on that significance, in accordance with paragraph 207 of the National Planning Policy Framework. It been informed by a combination of desk-based research into the historic environment, carried out in combination with a site visit by Cambridge Heritage in July of 2025. The report should be read in conjunction with the full submitted drawing package, Planning Statement, and other supporting documentation prepared by various parties.



Figure 4: Satellite image of the Site (Google Earth)



Plates 1-2: Photographs of the site



Plates 3-4: Photographs of the site



Plates 5-6: Photographs of the site



Plates 7-8: Photographs of the site



Plates 9-10: Photographs of the site

2.0 – LEGISLATION AND POLICY

Legislative Background

- 2.1 In considering whether to grant planning permission and Listed Building Consent, and in accordance with Sections 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the decision maker must pay special regard to the desirability of preserving the significance of *Listed Buildings*. In reaching their decisions, LPA's should give considerable weight to the importance of preserving heritage assets and their settings.
- 2.2 Section 72(1) of the same Act places a broadly similar duty on the determining authority with respect to the preservation of the character and appearance of Conservation Areas. There is no provision within the legislation for the protection or preservation of non-designated heritage assets.
- 2.3 There is a strong presumption within the legislation against the granting of permission for works or development that would harm the significance of a heritage asset, i.e. a listed building or a conservation area, though the presumption will plainly be lessened if the harm is 'less than substantial' within the meaning in the National Planning Policy Framework (NPPF) as is explained further below.

National Planning Policy Framework

- 2.4 The NPPF constitutes the Government's current national guidance and policy regarding development in the historic environment. It is a material consideration and includes a succinct policy framework for local planning authorities and decision takers. The NPPF relates to planning law by stating that applications are to be determined in accordance with the local plans unless material considerations indicate otherwise. The document was published in 2012 and revised in 2018-2023, most recently in December 2024.
- 2.5 Paragraphs 207 to 211 of the NPPF deal with proposals affecting heritage assets, with much emphasis placed on "significance", defined in Annex 2 as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural

value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

- 2.6 Paragraph 207 of the NPPF places a duty on the Local Planning Authority (LPA) to require an applicant to describe the significance of any heritage assets affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interests. The setting of a heritage asset can also contribute to its significance.

- 2.7 Conservation (for heritage policy) is defined in Annex 2 of the NPPF as:

'The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'

- 2.8 The importance and relevance of this definition is that it does not suggest conservation to be the same as preservation. What sets conservation apart is the emphasis on proactively maintaining and managing change and not on a reactive approach to resisting change. In its simplest interpretation conservation could amount to a change that at least sustains the significance of a heritage asset.

- 2.9 Paragraph 210 of the NPPF states that in determining applications, LPA's should take account of:

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

- 2.10 The NPPF requires the impact on the significance of a *designated heritage asset* to be considered in terms of either "substantial harm" or "less than substantial harm" as described within paragraphs 212 to 215 of that document. There may also be no harm, or 'heritage benefits'. Harm is defined by Historic England as change which erodes the significance of a heritage asset.

2.11 National Planning Policy Guidance (NPPG) makes it clear that substantial harm is a high test, and recent case law has described substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.

2.12 Paragraph 215 of the NPPF deals with less than substantial harm to the significance of designated heritage assets, and states:

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

2.13 Paragraph 216 of the National Planning Policy Framework states that applications that directly or indirectly affect a *non-designated heritage asset*, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

2.14 Paragraph 219 states that LPA’s should look for opportunities for new development within conservation areas and World Heritage Sites, and within the setting of heritage assets, to better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourable.

2.15 Paragraph 220 of the NPPF acknowledges that not all elements of a conservation area ‘will necessarily contribute to its significance.’ This is also true of Listed Buildings and unlisted heritage assets: modifications / alterations may have been carried out to the asset or within its setting which do not contribute to the heritage value of that asset.

Local Planning Policy

Local Plan 2006-2026

4.13 The Core Strategy is the key Development Plan Document (DPD) in the Local Plan 2006 to 2026 (formerly Local Development Framework (LDF)) providing the vision and spatial strategy for the borough. It was adopted in December 2009. The document outlines the broad locations proposed for housing development and other strategic needs such as employment, retail and transport development. The

core strategy also draws on national and regional strategies that have implications for the future of the borough.

4.14 Spatial Objective 11 of the Core Strategy relates to the Built Environment and Townscape Character. It states: ‘To safeguard, enhance and where necessary regenerate the borough’s distinctive built environment including its wider setting particularly that associated with Conservation Areas, Listed Buildings and historic industries.’

4.15 Policy 11: Key Rural Centres Stand Alone is also relevant. In relation to Stoke Golding, this states that in order to support the local services and maintain rural population levels the council will:

- *Allocate land for the development of a minimum of 60 new homes. Developers will be required to demonstrate that the number, type and mix of housing proposed will meet the needs of Stoke Golding, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist in line with Policy 15 and Policy 16.*
- *Support additional employment provision to meet local needs in line with Policy 7. As part of this, look to provide small, flexible industrial/business/start up units to encourage self employment in niche markets as supported by the Stoke Golding Parish Plan.*
- *Support the improvement of the GP facilities in Stoke Golding to support the increase in population, to be delivered by the PCT and developer contributions.*
- *Address the existing deficiencies in the quality, quantity and accessibility of green space and play provision in Stoke Golding as detailed in the council’s most up to date strategy and the Play Strategy. In particular the parish plan has identified a need to improve the quantity of amenity green space in the village and provide more youth facilities such as BMX track, more skate parks, basketball court etc and provide additional allotments. New green space and play provision will be provided where necessary to meet the standards set out in Policy 19*
- *Implement the strategic green infrastructure network detailed in Policy 20. To achieve this, the following strategic interventions relating to Stoke Golding will be required: Disused Railway Line (Nuneaton – Shenton Station)*
- *Deliver safe cycle routes as detailed in Policy 14, in particular a walking/cycling route from Stoke Golding to Hinckley and seek to improve public transport provision between Hinckley and Stoke Golding, particularly on weekends.*
- *Encourage tourism by enabling development of tourist accommodation and improving links between the Ashby Canal and the village*
- *Seek improvements in the quality of the village hall and playing fields and pavilion as supported by the Hinckley & Bosworth Borough Council facilities audit*

- *Improve connections with the neighbouring villages of Dadlington and Higham on the Hill to increase the catchment area for local shops*
- *Require new development to respect the character and appearance of the Stoke Golding Conservation Area by incorporating locally distinctive features of the conservation area into the development.*

Site Allocations and Development Management Policies DPD

4.16 This document was adopted in July 2016. It allocates land to deliver the development requirements outlined in the Hinckley and Bosworth Core Strategy such as housing, employment, recreation, green spaces, community uses, and leisure uses. Policies of relevance to this built heritage assessment include:

- Policy DM10 – Development and Design.
- Policy DM11 – Protecting and Enhancing the Historic Environment.
- Policy DM12 – Heritage Assets.
- Policy DM12 – Preserving the Borough’s Archaeology.

4.17 **Policy DM10 – Design and Development** states that development will be permitted that the following criteria are met: (a) it would not have a significant adverse effect on the privacy and amenity of residents of adjacent building; (b) the amenity of occupiers of the proposed development would not be adversely affected; (c) it complements or enhances the character of the surrounding area with regards to scale, layout, density, mass, design, materials and architectural features; (d) the use and application of building materials respect the materials of existing buildings in the local area generally; (e) it incorporates a high standard of landscaping; (f) it maximises opportunity for the conservation of energy and resources through design; (g) where parking is to be provided, charging points for electric or low emission vehicles are included where feasible; (h) an appropriate SDS scheme is submitted; (i) it maximises natural surveillance and incorporates principle of Secured by Design.

4.18 **Policy DM 11 – Protecting and Enhancing the Historic Environment** states that the Council will protect, conserve and enhance the historic environment through carefully management of development that might adversely impact both designated and non-designated heritage asset. All development proposals which

might 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; (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 cause; and (d) any impact on archaeology in line with Policy DM13.

- 4.19 **Policy DM 12 – Heritage Assets** states that all development proposals affecting heritage assets will be expected to secure their continued protection or enhancement, contribute to the distinctiveness of the area in which they are located and contribute to the wider vibrancy of the borough. All development proposals affecting the significance of assets and their settings will be assessed in accordance with Policy DM11. All development will also need to accord with Policy DM10. With regards to listed building, Policy DM12 states that proposals affecting these assets, or their settings, will only be permitted where it is demonstrated that the proposals are compatible with the significance of the assets and their settings.
- 4.20 In relation to conservation areas, Policy DM12 states that development proposals should ensure that the significance of the area is preserved and enhanced through the consideration and inclusion of important features as identified in the appraisals, including but not limited to: (a) appropriate boundary treatments which reflect the local style; (b) preservation and enhancement of views and/ or vistas in and out of the areas; (c) the replacement of dead or dying important trees and hedgerows; (d) reinforce or mirror the historic street pattern and plan form where feasible; (e) the use of sensitively style street furniture; (f) use natural building materials, preferably locally sourced; and (g) retain key spaces within the conservation area.
- 4.21 With regards to historic landscapes, the policy states that proposals within or adjacent to the Battle of Bosworth Field should seek to better reveal the significance of the area. Proposals which seek to encourage tourism or educational engagement with the Scheduled Battlefield will be encouraged where they comply with other policies.
- 4.22 With regards to non-designated heritage assets, the policy states that locally important buildings should be retained and enhanced wherever possible. It further

adds that the significance of these assets and the impact of the proposed development on that significance should be demonstrated.

- 4.23 **Policy DM 13 – Preserving the Borough’s Archaeology** states that where a proposal has the potential to impact a site of archaeological interest, developers should set out in their application and appropriate desk-based assessment, and where applicable, the results of a field evaluation detailing the significance of any affected asset. Archaeology is dealt with in a separate assessment prepared by Abrams Archaeology.

Stoke Golding Neighbourhood Development Plan

- 4.24 Policies of relevance to this built heritage statement within the Stoke Golding Neighbourhood Development Plan include Policy SG14: Locally Valued Heritage Assets and Policy SG15 Design:

Policy SG14: Locally Valued Heritage Assets

The determination of planning applications which would affect locally valued heritage assets (as listed below and shown on Map 10 and the Policies Maps (pages 66 and 67)) will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset. New development should take opportunities to enhance heritage assets or better reveal their significance.

Policy SG15: Design

Only development that reflects the traditional character of Stoke Golding will be supported unless the development is of exceptional quality or innovative design. Development must also:

- 1. Be in keeping with the scale, form and character of its surroundings; 2. Protect and where possible enhance important features such as jitties, traditional walls, hedgerows and trees; 3. Have safe and suitable access; 4. Integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site; 5. The amenities of residents in the area should not be significantly adversely affected, including by loss of daylight/sunlight, privacy, air quality, noise and light pollution; 6. As appropriate to the scale of development create a place with a locally inspired or otherwise distinctive character and:*
 - i) Protect and where possible enhance the setting of the canal and battlefield site, particularly through the integrity of farmsteads and dispersed built form on the main approaches to the village; ii) Protect and where possible enhance Stoke Golding’s historic street pattern, including jitties and yards; iii) Development in Stoke Golding Conservation Area should respond to the prevalent 18th and 19th century styles which*

incorporate a range of domestic, industrial, agricultural, and commercial influences; 7. Take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates; 8. Ensure buildings are designed and positioned to enhance streets and spaces; 9. Be designed in a way that encourage low vehicle speeds; 10. Ensure parking is integrated so that it does not dominate the street; 11. Ensure public and private spaces are clearly defined and designed to be attractive, well managed and safe; and 12. Provide adequate external storage space for bins and recycling as well as vehicles and cycles.

Figure 3.1: Sites identified by the Parish Council and assessed as reasonable alternatives for the SEA

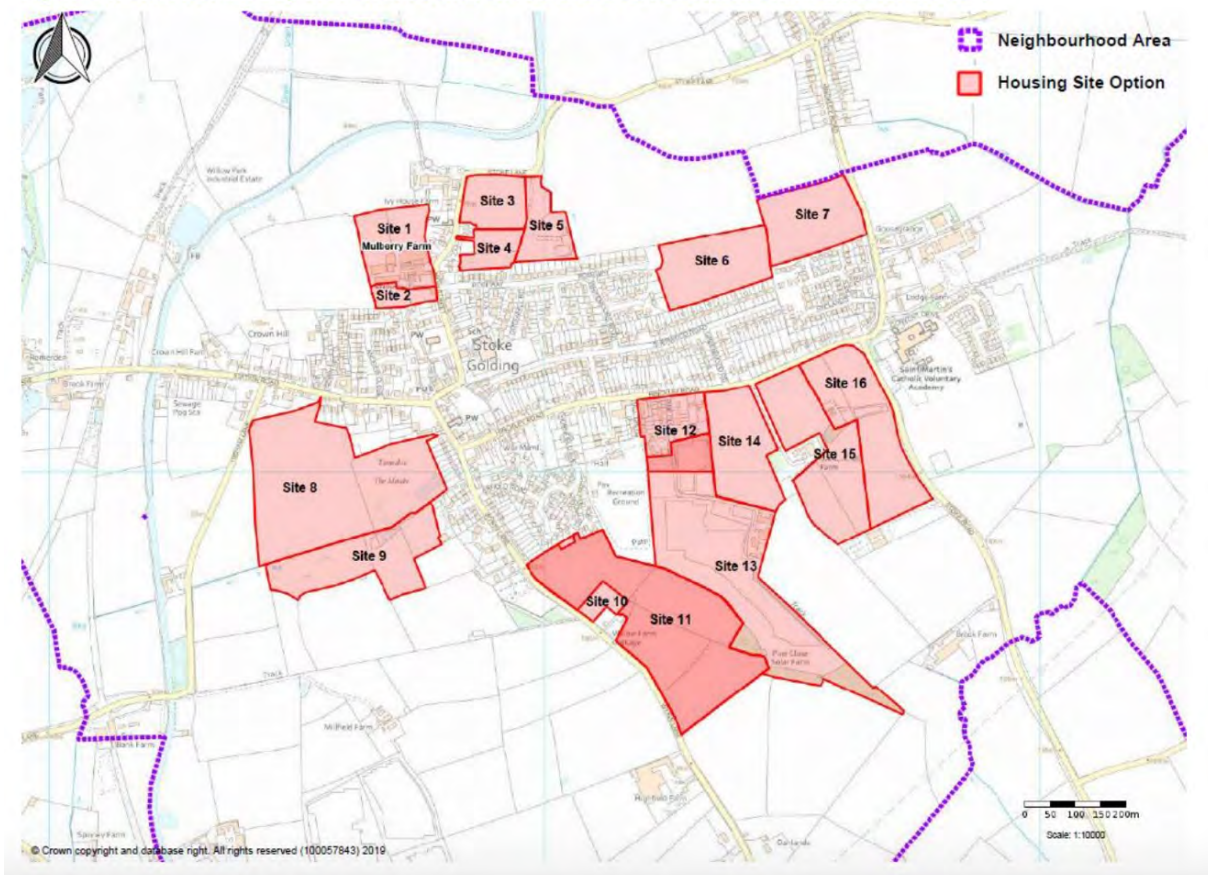


Figure 5: Map of sites identified by the Parish Council and assessed as reasonable alternatives for the SEA⁴

⁴ SEA for the Stoke Golding Neighbourhood Development Plan; Reg 14 Environmental Report [<https://www.stokegolding.co.uk/wp/wp-content/uploads/Stoke-Golding-NDP-Environmental-Report-Final-Report-.pdf>]

Site Reference: 4	Location: Land rear of 58 High Street	
SEA Objective	Criteria	SEA Score
1. Biodiversity Protect, maintain and enhance the function and connectivity of biodiversity habitats and species; achieving a net environmental gain and stronger ecological networks.	Proximity to the Kendall Meadow SSSI. Proximity to a local wildlife sites, priority habitat, or site of wildlife significance.	Not affected by SSSI designation >300m of a designated area
2. Historic Environment Protect, enhance and manage the distinctive character and setting of heritage assets and the built environment of Stoke Golding.	Potential for development to impact Stoke Golding's heritage assets and distinctive character.	The site falls within the Stoke Golding Conservation Area. The site is also in close proximity to a listed building and a number of locally listed buildings. However, it is likely that impacts on these heritage designations can be avoided and mitigated.
3. Landscape Protect, enhance and manage the distinctive character and appearance of landscapes.	Relation to the built-up area of Stoke Golding. Visibility of the site from public vantage points.	Site adjacent to the built-up area and greenfield. Site well-screened but visible to some extent from vantage points to the north and along Stoke Road.
4. Population and Housing Provide everyone with the opportunity to live in good quality, affordable housing which meets the needs of occupiers throughout their life.	Appropriateness of the site to meet the needs of the community and its intended uses.	Site within 300m of community facilities (church and school) and green infrastructure (green space along Ashby-de-la-Zouch Canal)
5. Health and Wellbeing Protect and improve the health and wellbeing of residents in Stoke Golding by enhancing the quality and accessibility to open space, facilities for recreation and health.	Proximity to green/ open space Proximity to active transport network Proximity to healthcare facility	Under 200m of green space at St Margaret of Antioch Church and allotments. Within 200m of PROWs on the corner of High Street and Stoke Road. Over 800m from Pine close surgery.

Figure 6: Table for Site 4 of the Reg 14 Environmental Report ⁵

Guidance Documents

The Good Design Guide (2020)

- 4.25 This report has had due regard to the Supplementary Planning Document prepared for Hinckley and Bosworth Borough Council, published in 2020. This states that Stoke Golding is a large village set into rolling farmland and that evidence for early activity in the village includes an Anglo-Saxon burial mound on land adjacent to Main Street, sitting alongside the remains of a medieval manorial farmstead. It is

⁵ SEA for the Stoke Golding Neighbourhood Development Plan; Reg 14 Environmental Report [<https://www.stokegolding.co.uk/wp/wp-content/uploads/Stoke-Golding-NDP-Environmental-Report-Final-Report-.pdf>]

noted from the document and elsewhere that the village has significant associations with the Battle of Bosworth, the protected site of which straddles the village boundary, incorporating Crown Hill: the site of the coronation of Henry VII. Originally an agricultural settlement, which still has an evident impact on its form, the village incorporated elements of the area's key industrial trends including development of hosiery manufacture with a key surviving factory on Station Road (now converted) as well as the social impact of industrialisation including the development of Victorian non-conformist chapels, pubs, and houses.⁶

4.26 It is noted additionally from the Good Design Guide that while much of the village and its periphery has been subject to extensive 20th century domestic growth, the northern and western approaches are peppered with significant farmsteads which not only mark the entrance to the village but also have a close association with maintaining the landscape setting of the battlefield site and Ashby Canal.

4.27 Design objectives for the area include:

- Protect the setting of the canal and battlefield site, particularly through the integrity of farmsteads and dispersed built form on the main approaches.
- Protect the historic street pattern, including jitties and yards, and open spaces around Park House.
- Development in the historic core should respond to the prevalent 18th and 19th century styles which incorporate a range of domestic, industrial, agricultural, and commercial influences.⁷

Historic England

4.28 Historic England's "The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2nd Edition)" notes that the NPPF is clear that the setting of a heritage asset is the surroundings in which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

4.29 Elements of a setting may make a positive or negative contribution to the significance of the asset, affect the ability to appreciate that significance, or may be neutral. The guidance adds that:

⁶ The Good Design Guide, 2020, p.120

⁷ Ibid, p.121

‘Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset’s surroundings.’

4.30 An assessment of the potential effects of the proposal on the setting and significance of a heritage assets should therefore consider using the following staged approach:

- Step 1: Identify which heritage assets and their settings are affected
- Step 2: Assess 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.
- Step 3: Assess the effects of the proposed development or work, whether beneficial or harmful, on that significance or on the ability to appreciate it.
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
- Step 5: Make and document the decision and monitor outcomes.

4.31 This guidance has been considered when assessing the contribution that setting makes to the significance of the heritage assets likely to see change as a result of the proposal, in this instance the Grade II listed The Birches.

3.0 – ASSESSMENT OF SIGNIFICANCE

History and Background

Stoke Golding Conservation Area

- 3.1 Stoke Golding is a village with deep historical roots, its name and development reflecting centuries of agricultural, political, and industrial change. The name “Stoke” is of Saxon origin and typically referred to a stockaded settlement or a log-built dwelling. By the mid-12th century, a family bearing the name “Stoke” or “de Stoke” had settled in the area, although it remains uncertain whether the family name derived from the village or vice versa. Recent historical research suggests that Stoke may once have formed part of a larger Saxon estate, likely functioning as its dairy farm.
- 3.2 The suffix “Golding” only emerges in historical records around 1570. Several explanations have been proposed for its origin, with the most plausible being that “Golding” evolved from “Stokeholden,” a name that appears to have been used locally. Records from 1605 refer to nearby fields known as “The Oulden,” situated near the parish boundary. Over time, “Stoke Holden” likely became corrupted to “Stoke Golding.”
- 3.3 Stoke Golding holds a remarkable place in national history. In 1485, the village is believed to have witnessed the symbolic crowning of Henry Tudor as King Henry VII, following his victory over Richard III at the Battle of Bosworth Field. This event marked the end of the Wars of the Roses and the start of the Tudor dynasty, a turning point in English history.
- 3.4 By the early 20th century, Stoke Golding had evolved into a modest yet largely self-sufficient village. Small-scale industries, including the production of socks, stockings, and shoes, played a prominent role in local employment. Several shops and three public houses served the community, while the Ashby Canal and later the Ashby and Nuneaton Joint Railway provided key transport links, connecting the village to regional markets and towns.
- 3.5 Agriculture remained the village’s primary economic activity for many centuries. However, the Industrial Revolution left a lasting legacy with the construction of the

Ashby Canal (completed in 1805) and the railway line (opened in 1873). Though now disused for commercial transport, remnants of this infrastructure remain, including the canal wharf and parts of the former railway station and yard.

- 3.6 The hosiery industry became particularly important in the 19th century. Around 1860, Daniel and James Payne introduced the stocking frame to Stoke Golding, and by 1882, local entrepreneur John Hall had established a sock-manufacturing firm. Several other hosiery and knitwear businesses followed, forming the backbone of village employment well into the 20th century. Today, one such factory survives in altered form as residential apartments, and a small trading estate has been developed on the site of the original railway station.
- 3.7 In Stoke Golding Parish, several designated heritage assets have already been formally recognised under national legislation. These include a scheduled monument, several listed buildings, the Registered Battlefield of Bosworth Field, and the Stoke Golding Conservation Area.
- 3.8 These assets contribute collectively to the unique character and appearance of the village. Importantly, heritage significance does not rest solely with prominent listed buildings or nationally recognised sites; it is also embedded in the everyday fabric of the village: the modest cottages, former industrial buildings, historic street layouts, and open spaces that together tell the story of Stoke Golding's past.



Figure 7: Circa 1910 photograph of the centre of Stoke Golding⁸

⁸ <https://www.hinckleytimes.net/news/local-news/gallery/a-history-of-stoke-golding-11823422>

Statement of Significance

Stoke Golding Conservation Area

- 3.9 The Stoke Golding Conservation Area derives a high proportion of its special interest from the village's strong agricultural origins, reflected in its historic farmsteads, open spaces, and enduring rural grain. Its historic evolution is visible in the layered fabric of farm buildings, domestic architecture, industrial heritage, and ecclesiastical landmarks, all of which contribute to its distinct character and local identity.
- 3.10 The character of the conservation area is rooted in its ancient street pattern, with irregular and winding lanes that contribute to a strong sense of place. The area is a mix of loosely arranged residential buildings interspersed with significant public and commercial buildings such as Park House, Baxter Hall, and the former Halls' hosiery factory. Visual and physical links to the surrounding countryside remain strong today, especially at settlement edges. Distinct clusters of nineteenth-century development are identifiable, particularly around the High Street (Old Swan public house) and Station Road (former Methodist Chapel).
- 3.11 The commercial heart of the village, known as Top Town, forms a key node in the conservation area, combining civic, religious, and residential uses. Views are often channelled along streets by built form and boundary treatments, often creating framed vistas or visual stops, such as the Birches or Ivy House Farm gables.
- 3.12 With regards to the architecture of buildings in the area, it is notable that there is no single dominant architectural style, but influences from Victorian Gothic, Arts and Crafts, and Dutch gables are evident. Buildings are mainly two-storey, constructed in red brick with plain or decorative detailing such as polychromatic brickwork, dentil eaves, and string courses.
- 3.13 Roofs are typically covered in dark blue plain clay tiles or Welsh slate, and original brick chimneys are prominent. Windows are mostly vertical sliding sashes, and many doors retain historic proportions, including fanlights and panelled designs. Key landmarks include the stone-built St Margaret's Church, which serves as the focal point of the area. Modern alterations, including render, concrete roof tiles, and car parking areas, tend to detract from the historic character.

- 3.14 Additionally, the conservation area benefits from several green and open spaces with visual permeability to the surrounding countryside. Boundary treatments, including historic brick walls with blue brick copings and mature hedgerows, reinforce both the urban grain and the rural edge character. The setting of key historic buildings, such as Park House and Crown Hill, is defined by a combination of built form and green landscape features.
- 3.15 It is also notable that post-1970s development around the church has altered the depth and density of the village's core. Some infill development, such as the Mulberry Farm buildings, is considered detrimental to the historic character and to the setting of important heritage sites such as Crown Hill. The appraisal notes that the conservation area would benefit from conservation-led improvements in identified areas where architectural or visual quality has declined. The appraisal identifies and summarises the significance of the Stoke Golding Conservation Area as follows:

11.1 The village's nationally important connection as the site of the crowning of Henry Tudor following the Battle of Bosworth Field

11.2 Distinctive townscape character featuring late Georgian and Victorian working class cottages and artisan housing interspersed with landmark buildings of significant architectural importance.

11.3 The retention of former farmhouses and agricultural buildings highlight the settlements rural origins.

11.4 The clusters of historic brick cottages and the prominent position of the Church highlight the rural character of the area.

11.5 Large scale mature trees are an important element in the rural village character of the historic core of Stoke Golding and reflect its history as a distinct village settlement within the Leicestershire countryside.

11.6 The importance of framed views within streets, through gaps between buildings and the vista to St Margaret's Church from the canal and beyond.

11.7 The importance of private greenery from rear frontages in residential streets.⁹

⁹ Stoke Golding Conservation Area Appraisal; page 7, paras. 11.0-11.7



Figure 8: Leicestershire OS map; surveyed 1887



Figure 9: Leicestershire OS map; revised 1901



Figure 10: Leicestershire OS map; revised 1927



Figure 11: Leicestershire OS map; revised 1962

Statement of Significance

3.16 First Grade II listed in November 1985, The Birches (LEN: 1294849) is of special architectural and historic interest as an early-to-mid 18th century red brick dwelling with features and historic detailing which are characteristic of the period(s) in which it was first constructed and subsequently altered.

“House. Early to mid-C18. Red brick with slate roof and brick end stacks. 2 storeys with pilaster quoins, band over first floor and dentilled brick eaves cornice. 3-window front with shallow central brick projection; glazing bar sashes in open boxes with gauged brick heads. Central half-glazed door in later C19 wooden surround with pentice hood. Later C19 wide square bay to left on ground floor. Undergoing repairs and refurbishment at time of resurvey (February 1988).”¹⁰

Cambridge Heritage

3.18 The significance of The Birches is discussed below with reference to the four key components of significance as detailed in the National Planning Policy Framework (NPPF, 2024):

Architectural interest: The Birches is a good example of early to mid-18th century domestic architecture. Constructed in red brick with a slate roof, the building exhibits restrained classical detailing typical of vernacular Georgian design. Notable features include:

- Pilaster quoins that articulate the corners of the building and give vertical emphasis and the horizontal band course above the first floor, helping to define the storey division.
- A dentilled brick eaves cornice, adding depth and shadow to the roofline.
- A shallow central projection on the principal elevation, providing architectural focus.
- Timber sash windows with glazing bars in exposed boxes and gauged brick heads, all characteristic of the period.
- Later 19th-century additions, such as the timber door surround with pentice hood and the square bay window on the ground floor, reflect typical Victorian adaptations while maintaining overall architectural coherence.
- The proportions, brick craftsmanship, and stylistic detailing contribute to the building's architectural value, representing a well-preserved and locally distinctive example of its type.

Historic interest: The Birches illustrates the gradual development of Stoke Golding during the Georgian period, likely linked to growing agricultural prosperity in the area. Its position within the conservation area and the characterful nature of its design suggest that it belonged to a person or family of some status within the village. The later 19th-century additions provide insight into the evolution of domestic buildings over time, especially in response to changing fashions and functions. The house stands as a physical record of two

key phases in English domestic history: Georgian and Victorian, each leaving clear marks on its form and appearance.

Artistic interest: While the building is not lavish or highly decorated, its restrained Georgian composition and elegant brick detailing carry a modest artistic quality. The pilaster quoins and dentilled cornice introduce classical references which were intended to express order and proportion. The later Victorian bay window adds depth and a visual accent, creating an engaging streetscape contribution. The interplay between Georgian symmetry and Victorian elaboration enriches the visual character of the building.

Archaeological interest: Although The Birches itself may not be associated with archaeological remains, as an 18th-century house within the historic core of the village, it contributes to the layered understanding of settlement development in Stoke Golding. There is some potential for archaeological interest in the grounds or fabric, particularly in relation to past uses, earlier structures, or service outbuildings that may have existed prior to or alongside the current house.



Plate 11: Photograph of the front elevation of The Birches from the High Street



Plate 12: Photograph of the side elevation of The Birches from the High Street

Summary of Heritage Value

- 3.19 In summary, The Birches is of architectural and historic interest as a well-preserved early Georgian dwelling, with later Victorian adaptations. Its value derives from its architecture, history, and its contribution to the streetscape and character of the Stoke Golding Conservation Area. Its listing reflects its architectural distinction, historical evolution, and ongoing role in illustrating rural domestic life across over two centuries.

Contribution of Setting to Significance

- 3.20 The following analysis provides details of the contribution that the setting of the listed building makes to its significance, with reference to the checklist of attributes detailed in GPA3:

The Asset's Physical Surroundings

Topography: The Birches stands on gently undulating terrain within the historic core of Stoke Golding. The topography does not impose on or particularly elevate the asset, but instead contributes to its integration within a largely level village setting.

Aspect: The house faces directly onto the High Street, with its principal elevation fronting a key village route. This direct orientation to the street reinforces its presence in the local townscape.

Other heritage assets: The Birches is located within the Stoke Golding Conservation Area, in proximity to a number of other buildings of local and national significance. These include listed buildings and positive contributors such as St Margaret’s Church, nearby historic farmhouses, and 19th-century villas. This surrounding context reinforces the heritage value of The Birches through group value and shared historic character.

Definition, scale and grain of the surrounding streetscape: The surrounding area features a tight-knit grain of development, typical of a historic village. Buildings are generally two-storey with limited set-back, creating a strong sense of enclosure. The Birches aligns with this pattern, contributing positively to the established scale and historic street enclosure.

Formal design: hierarchy and layout: Although modest in form, The Birches’ shallow central projection and classical detailing suggest a degree of architectural intent and social status. Its location on the High Street—among a range of houses and public buildings—places it within the hierarchy of domestic and semi-formal buildings in the village.

Orientation and aspect: The front elevation is directly engaged with the public realm, enabling clear views from the street and creating a reciprocal relationship between the building and its surroundings.

Historic materials and surfaces: The red brickwork, slate roof, and gauged brick window heads are typical of the period and add to the coherence of the local vernacular. These materials are echoed in nearby buildings and boundary treatments, reinforcing local distinctiveness.

Green space, trees and vegetation: The Birches is set within a relatively hard-surfaced village context, but the wider conservation area benefits from occasional green spaces, mature trees, and gardens. These contribute positively to the visual character and the setting of heritage assets.

Openness, enclosure and boundaries: The building is tightly enclosed by adjacent structures and defined boundary treatments. Brick walls and low frontages help channel views along the High Street and enhance the asset’s contribution to the sense of place.

Functional relationships and communications: Historically, The Birches would have functioned as a substantial domestic property in a semi-public location. Its relationship to other domestic, religious, and commercial buildings remains legible and meaningful today.

History and degree of change over time: The Birches has evolved over the 18th and 19th centuries, as evidenced by its Victorian additions. Despite this, the building remains highly legible in its historic form and retains integrity within a relatively well-preserved historic townscape.

Experience of the Asset

Surrounding landscape or townscape character: The character of Stoke Golding is rooted in its agricultural origins and Georgian/Victorian expansion. The Birches reflects and reinforces this mixed historic character through its built form and prominent position within the village.

Views from, towards, through, across and including the asset: Key views of The Birches are available from the High Street in both directions. These views allow the building to be appreciated in its entirety, including the distinctive brick detailing and Victorian bay window. Its visibility contributes to the richness of the street scene.

Intentional intervisibility with other historic and natural features: There is no evidence of a designed or intentional visual relationship with other assets, but The Birches sits comfortably within a network of buildings of similar age, material, and scale.

Visual dominance, prominence or role as focal point: While not visually dominant in absolute terms, The Birches has a strong visual presence due to its prominent position, historic detailing, and quality of materials. It acts as a local landmark and contributes positively to the rhythm of the street.

Noise, vibration and other nuisances: There is no significant intrusion of noise or vibration that would detract from the appreciation of the asset's setting.

Tranquillity, remoteness, 'wildness': The setting is semi-rural in character, with elements of tranquillity associated with the historic village context. However, the proximity to the main street introduces some busyness and vehicular activity.

Busyness, bustle, movement and activity: There is regular pedestrian and vehicular movement along the High Street, which forms part of the asset's historic setting as a publicly engaged domestic building. This level of activity reinforces its context rather than undermining it.

Scents and smells: While not assessed in detail, there are no known smells or industrial activities in the vicinity that detract from the appreciation of the asset.

Diurnal changes: The asset experiences typical changes in lighting and shadow throughout the day. Its brickwork and projecting elements may take on varying tonal qualities as daylight shifts.

Sense of enclosure, seclusion, intimacy or privacy: The Birches forms part of an enclosed historic village streetscape. Its visual relationship with the

footpath and other properties generates a sense of intimacy and enclosure, appropriate to the historic grain of the area.

Land use: The building is currently in residential use, consistent with its historic function. This continuity enhances the legibility of the asset and contributes positively to its character.

Accessibility, permeability and patterns of movement: The High Street is a well-used public thoroughfare, ensuring that the building remains accessible and legible within its setting.

Degree of interpretation or promotion to the public: The asset is not formally interpreted to the public but is readily visible and contributes to the public appreciation of Stoke Golding's heritage.

Rarity of comparable survivals of setting: The Birches is one of a number of well-preserved historic properties in the village, but its Georgian origins, combined with Victorian adaptations and streetscape prominence, make it a relatively rare survival in terms of composition and clarity.

Cultural associations: There are no widely documented cultural or literary associations known at this time.

Celebrated artistic representations: None are known.

Traditions: None are known directly related to the building, though it contributes to the broader historic traditions of rural domestic architecture in the Midlands.

- 3.21 In summary, the setting of The Birches makes a generally positive contribution to its heritage significance. Its close visual and spatial relationships with the other historic buildings along the High Street, its coherence with townscape elements in the locality, and the relatively intact historic character of its surroundings all reinforce the building's value. The setting of the asset is integral to understanding and appreciating the building's architectural interest and historic function.

Contribution of Site to Setting

- 3.22 The application site, which is located to the east of The Birches on the other side of the High Street makes only a very limited contribution to the setting of the asset. From the site or its immediate surroundings, the listed building is not experienced or appreciated. The only limited contribution that the site makes to the setting of

the asset is due to the land forming one part of its wider agrarian surroundings, although intervisibility is very limited.



Figure 13: Aerial photograph of the site of the Battle of Bosworth Field¹¹

Registered Battlefield

Battle of Bosworth Field, 21st August 1485

- 3.23 The Registered Battlefield (LEN: 1000004) was designated listed in June 1995 and the official listing entry was most recently amended in June 2013. It extends across five parishes¹² and encompasses a relatively large area focused in the valley bottom to the south of Shenton, west of Dadlington and extending as far as Upton Park.
- 3.24 Bosworth Battlefield is of national importance given that it is the location of one of the most pivotal moments in English history. It marked the end of the Wars of the Roses, the death of Richard III (the last Plantagenet king and the last English monarch to die in battle) and the beginning of the Tudor dynasty under Henry VII. The outcome of the battle permanently altered the English monarchy, government, and power structures for centuries to come. Its consequences shaped the national identity and politics for over a century.

¹¹ <https://www.webbaviation.co.uk/aerial/picture.php?/7480>

¹² The five parishes are: Sheepy, Higham on the Hill, Stoke Golding, Sutton Cheney and Witherley.

3.25 The battle has many associations with important historical figures. It has direct and powerful associations with key national figures including Richard III, Henry VII, and the Stanleys, whose intervention decisively changed the course of the conflict. The battlefield itself also has exceptional archaeological potential, particularly with regards to:

- Artefact scatters (lead shot, badges, personal items) indicating combat zones
- Marshland deposits that may preserve organic materials or evidence of fighting
- Undisturbed burial pits, including sites near Dadlington churchyard
- Traces of the windmill near Apple Orchard Farm, where the Duke of Norfolk was killed

3.26 Recent metal-detecting surveys (2009–10) have recovered significant battlefield material, most notably lead shot and a gilt boar badge, Richard III's emblem, confirming the location and providing insight into tactics and troop movements.

3.27 Key historic features within the battlefield include King Richard's Well, which is the site of the King's last drink, now marked by an early 19th century commemorative structure, Apple Orchard Farm, which is the site of the windmill near where the Duke of Norfolk reportedly fell, and Crown Hill, believed to be the location of Henry Tudor's crowning following the battle. Albion Hill, which is the traditional campsite of Richard III, is also included within the registered battlefield.

3.28 Bosworth Battlefield is also significant as a commemorative landscape. It has become a site of continued national memory and education, elements which reinforce its cultural and symbolic importance. The place names and monuments within the battlefield also reflect how the landscape has been symbolically embedded with the events of 1485. For example, Crown Hill, Richard's Well and various other memorials also reflect the history of the battle. The site also inspires ongoing artistic and scholarly interpretation, playing a role in public narratives regarding justice, betrayal and legacy.

3.29 Another key element of the battlefield is its landscape integrity, which despite 19th century changes such as enclosure, drainage, canal and railway construction, has managed to retain its key features. Fen Lane and the marshy valley bottom have

been retained, meaning that the battlefield continues to be read and understood in-situ.

- 3.30 There are also distinctive views and vistas across and towards the battlefield from a range of locations. Long open views across the valley and ridge lines assist in facilitating interpretations of the movement of troops, and the marshlands also play a strategic role in how the battle is understood.
- 3.31 In summary, the Registered Battlefield of Bosworth is of exceptional historic and archaeological significance as the decisive battle that marked the end of medieval England and the rise of the Tudor dynasty. Its strong historical association, confirmed archaeological remains, symbolic topographic and surviving historic features and commemorative landmarks make it one of the most important and best understood battlefields in England.
- 3.32 Bosworth Battlefield was registered, as noted in the listing description, for the following principal reasons:
- **Historical importance:** an iconic event in English history, the Battle of Bosworth brought the Tudor dynasty to the throne and saw the last death of an English king in battle.
 - **Topographic integrity:** while agricultural land management has changed since the battle, the battlefield remains largely undeveloped and permits the site of encampments and the course of the battle to be appreciated.
 - **Archaeological Potential:** recent investigation has demonstrated that the area of the battlefield retains material which can greatly add to our understanding of the battle.
 - **Technological significance:** Bosworth is one of the earliest battles in England for which we have clear evidence of significant use of artillery.

Contribution of Site to Setting

- 3.33 The setting of the Registered Battlefield is a very large area which encompasses the surroundings of the asset from which it is experienced and appreciated. The site does not make a meaningful contribution to its setting, with little to no intervisibility by virtue of the development along the High Street in Stoke Golding.

There does not appear to be any functional relationship between the site and the battlefield. For these reasons, the Registered Battlefield has been excluded from a detailed assessment of the effects of the proposed development on its setting and significance.

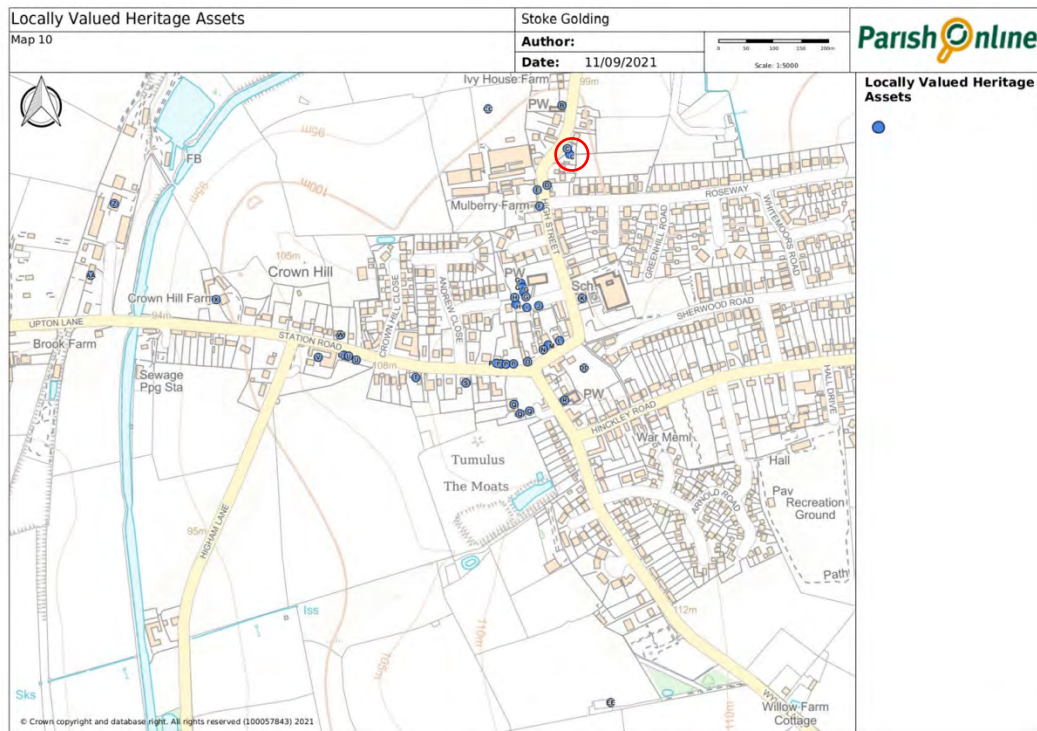


Figure 14: Map of locally valued heritage assets. Please note 54-56 High Street circled in red.

Non-Designated Heritage Assets

54-56 High Street (NDHA)

- 3.34 This non-designated heritage asset is formed of two cottages set at an angle to the High Street with its main elevation facing south-west. The rear and side elevations partially face towards the application site, although somewhat obscured by planting to the east along the boundary of the site. Both buildings have modern windows set within historic openings and feature slate-covered roofs to the front and rear.
- 3.35 The cottages are primarily built from brick, with the cottage nearest the High Street being rendered to conceal the structural brickwork. Both have porches/ pitched roof additions to the front elevation and more modern extensions at the rear. To the front façade they are two-bays wide demarcated by the corresponding

windows. Both have central chimney stacks with the rendered cottage also having a gable-end stack close to the High Street and a further stack to the outrigger.

- 3.36 It appears from the site visit and position of the original chimney stacks that the pair of cottages were built to a standard ‘lobby-entry’ plan, with the main central entrance leading to a small lobby in front of main hearth and two rooms either side. It is speculated at the staircase is behind the main stacks at the rear leading to a two-room first-floor arrangement. They are shown on the 19th century OS maps and appear to have been first constructed in the 18th century, although the lobby entry plan was first prevalent during the preceding century.
- 3.37 The heritage value of the 54-56 High Street derives from the following elements:
- Its use of traditional, locally distinctive materials, such as red brick and slate for the roof coverings.
 - The vernacular character and form of the cottages, although both have been altered and extended with unsympathetic additions.
 - The position of the original chimney stacks in the centre of the plan, suggesting a lobby-entry arrangement.
 - The fact that the cottages stand as physical reminder of the past, illustrating the history and building practices of this part of Stoke Golding.

Contribution of Setting to Heritage Value

- 3.38 The setting of the locally important buildings at 54-56 High Street makes a broadly positive contribution to their heritage value, with many of the domestic buildings in the local area reinforcing the character, appearance, and historic function of the cottages. In particular, the use of red brick in the houses in immediate surroundings corresponds with the historic materials found at the site.
- 3.39 The site makes a neutral or minor positive contribution to the surroundings in which the cottages are experienced and appreciated. While intervisibility is somewhat limited by the vegetation and trees in between the site and the cottages, where glimpsed views are apparent, the site forms part of the verdant, agricultural setting of the cottages.



Plate 13: Photograph of front (south-west) elevation of 54-56 High Street (NDHA)



Plate 14: Photograph of rear (north-east) elevation of 54-56 High Street (NDHA)



Plate 15: Photograph of rear (north-east) elevation of 54-56 High Street (NDHA) from the Site

4.0 – PROPOSAL AND IMPACT ASSESSMENT

4.1 This chapter of the report provides a proportionate assessment of the potential effects of proposed development on the historic environment, namely on the character and appearance of the Stoke Golding Conservation Area and the setting and heritage value of The Birches and 54-56 High Street (NDHA), in accordance with paragraph 207 of the National Planning Policy Framework.



Figure 15: Proposed Site Layout (Hayward Architects) - TBC

Planning Application

Summary of Proposed Development

4.2 This planning application is for a residential development of 19 units within the Stoke Golding Conservation Area. Of the 19 proposed units, 8 are designated as affordable housing (highlighted with yellow stars on the above site layout plan). The site covers an area approximately 0.79 hectares and includes 1,2030 m² of open space.

- 4.3 It is proposed for the site to be accessed via a new internal road from the High Street to the west. This is to be facilitated by the demolition of a single existing dwelling, which is not a heritage asset, meaning an increase of 18 units overall. The new internal access road is proposed to loop around the site and provide access to all dwellings via private driveways and shared surfaces.
- 4.4 With regards to the design and housing mix, the development includes a combination of detached, semi-detached and terrace houses, labelled on the site layout plan. The layout has been arranged to accommodate the required housing mix, as per Hinckley and Bosworth Borough Council policy. The affordable houses are distributed across Plots 13-19, on the western portion of the site.
- 4.5 Several existing trees are identified for retention, though their Root Protection Areas (RPAs) are still to be confirmed. A balancing pond is proposed in the north-east corner of the plot to support adequate drainage and landscape amenity. Hedgerows along the boundary of the site are mostly retained and reinforced, with limited sections of the hedges to be removed or trimmed to allow for access and visual permeability.
- 4.6 It is also notable that the public open space along the northern boundary of the site has been included to form a buffer between the new housing and the open fields to the north. This will assist in maintaining rural views and the open character of the broader landscape. Views are identified on the plan to the north of the site, looking outwards across the open countryside beyond.

Heritage/ Conservation Benefits

- 4.7 In response to the site's sensitive location within the Stoke Golding Conservation Area, several measures have been incorporated to enhance the proposal's relationship with the historic environment and to deliver meaningful public and heritage benefits. These include:
- A heritage interpretation board. This to be installed on-site, providing educational information about the village's history, the significance of the Stoke Golding Conservation Area, and the site's proximity to Crown Hill and

the registered Bosworth Battlefield. This board will aim to enhance public understanding and appreciation of the local historic environment.

- Use of locally distinctive materials. For example, red brick boundary walls with blue brick coping stones, to reflect the traditional construction methods and palette found throughout the village. These elements will be incorporated into selected plot frontages and boundary treatments to add variation.
- Sensitive architectural detailing, including the use of red and multi-stock bricks, decorative string courses, dentilled eaves, and chimney stacks. These details are designed to echo those found on historic buildings along the High Street and to ensure visual continuity with the surrounding built environment.
- Reference to the local built vernacular such as narrow frontages, sash windows with gauged brick arches, in addition to steeply pitched roofs. These features have been included to reinforce the established character and rhythm of development in Stoke Golding.
- Consideration of locally inspired street and building names: drawing on Stoke Golding's military and royal associations as well as local trades and families. These naming strategies aim to embed local heritage in the identity of the new development.
- Opportunities for bespoke public realm enhancements, such as heritage-inspired signage, paving details, or artwork. These elements could be developed in partnership with a local artist or school group, helping to strengthen community engagement and pride of place.
- Support for archaeological monitoring or recording, to be agreed in consultation with relevant specialists and the County Archaeologist. Given the site's proximity to the registered Bosworth Battlefield and its ridge-and-furrow landscape, this contribution would assist in enhancing the understanding of local historic land use and settlement patterns.

4.8 In combination, these measures demonstrate a clear and positive approach to the conservation and enhancement of the local historic environment and support the

case that the proposed development will preserve the character and appearance of the Stoke Golding Conservation Area, while delivering public and heritage benefits that weigh positively in the planning balance.

Impact Assessment

Stoke Golding Conservation Area

- 4.9 The application site lies within the Stoke Golding Conservation Area, a designated heritage asset valued for its historic agricultural origins, layered street pattern, and vernacular building character. While the development introduces new housing on the periphery of the settlement, the scheme has been sensitively designed in terms of layout, form, scale and materiality, and incorporates a series of targeted heritage benefits which serve to mitigate any potential harm and contribute positively to the historic environment.
- 4.10 The proposed scheme introduces built form onto an area of open land which contributes to the rural fringe setting of the Conservation Area. As such, there will be a degree of change to the character and appearance of this part of the Conservation Area, which will result in a low level of less-than-substantial harm to its significance, as defined by paragraph 215 of the NPPF and associated Historic England guidance.
- 4.11 Any low level of harm to the character and appearance of the Conservation Area resulting from the loss of the agrarian land is, however, assessed as being outweighed and mitigated through the following heritage/ conservation benefits which are included as part of the submission:
 - The development adopts a layout and built form which is consistent with the established grain of the settlement, including narrow frontages, traditional proportions, and pitched roofs, helping to integrate the scheme into the wider townscape.
 - The use of locally distinctive materials such as red brick, blue brick copings, and clay roof tiles will ensure visual continuity with historic buildings in the Stoke Golding Conservation Area.

- Architectural detailing, such as chimneys, brick string courses, and traditionally styled windows and doors, further supports and reinforces the character and appearance of the Conservation Area.
- Detailed Landscape design, including low brick walls and hedge planting to front gardens, reflects the typical boundary treatments found in Stoke Golding and supports a positive streetscape.
- The provision of a heritage interpretation board will actively enhance public understanding of the area's historic development, the importance of Crown Hill and the Bosworth Battlefield, and the significance of the Conservation Area.
- Historically inspired street naming and potential for heritage-themed public realm elements (e.g. paving details, signage or artwork) offer long-term cultural and community benefits tied to the village's identity.
- The applicant has additionally indicated willingness to support archaeological monitoring, in recognition of the site's location within a historically sensitive landscape, including possible medieval ridge and furrow patterns.

4.12 Taken together, these measures deliver a meaningful set of public and heritage benefits which weigh positively in the planning balance. They help offset the identified low-level harm by reinforcing the character and legibility of the village, while providing new interpretation opportunities and contributing to the area's historic narrative.

4.13 In line with national and local heritage policy (including NPPF paragraph 215 and adopted Hinckley and Bosworth Local Development Framework), the proposal will preserve and enhance the significance of the Stoke Golding Conservation Area, delivering a carefully designed scheme that responds sensitively to its historic context. It is assessed that there is preservation for the purposes of the decision maker's duty under Section 72(1) of the Act.

Impact Assessment

The Birches (Grade II)

4.14 As noted in Chapter 3, The Birches is located to the west of the proposed development site. There is no intervisibility between the listed building and the

development site due to intervening built form and mature vegetation. Consequently, the listed building will not experience any visual intrusion or loss of spatial context as a result of the development.

- 4.15 The following analysis utilises the checklist and detailed list of attributes of the proposal to assist in assessing the potential effects of the proposed development on the setting and significance of The Birches:

Location and siting of Works:

- **Proximity to the Asset:** The development lies within the wider setting of The Birches but at sufficient distance to avoid direct spatial impact.
- **Position in Relation to Topography and Watercourses:** The development site is located on slightly lower ground and is physically and visually separated by the topography and intervening built and natural features.
- **Position in Relation to Key Views:** There are no designed or incidental key views to, from, or across The Birches that include the application site. Nevertheless, the proposed development has been designed as a sensitive housing scheme which complements the listed building with regards to form, layout, design and materiality.
- **Orientation:** The orientation of the development does not face or frame The Birches in any significant way.
- **Isolation of Asset:** The development will not physically or visually isolate The Birches from its historic setting or context. It will continue to be read, appreciated and understood in exactly the same way from its surroundings.

Form and Appearance of Development

- **Prominence/Dominance:** The proposed dwellings are modest in height and scale (two storeys), and not visible from the surroundings of The Birches. There is no potential for dominance or overbearing impact. The asset will continue to be read and appreciated in the same way.

- **Competition/Distracted:** No visual or spatial competition with the listed building arises from the proposed development. The development would not compete with the asset.
- **Scale and Massing:** Designed to reflect the local village vernacular, the form and massing of the proposed development is appropriate to the character of the built grain of the Conservation Area and does not detract from the listed building.
- **Visual Permeability and Reflectivity:** The development is not within sight of the listed building and does not include the use of highly reflective or incongruous materials.
- **Materials and Design:** Traditional materials such as red brick, historic roof coverings and brick detailing have been selected to respond to local architectural character of the asset. The materials and detailed design of the proposed development is respectful of the historic building and will allow the houses to assimilate with the surrounding built environment.
- **Movement/Activity:** Normal residential activity is anticipated, which will have no impact on the tranquillity or understanding of the listed building.
- **Diurnal/Seasonal Change:** No effect.

Wider Effects of Development

- **Changes to Built Surroundings/Spaces:** The development contributes to the defined village edge, reinforcing historic grain and not altering the surroundings of The Birches.
- **Changes to Skyline/Silhouette:** No change in skyline or silhouette from the perspective of the listed building is anticipated.
- **Noise, Dust, Odour:** Temporary construction effects will be managed through standard practices. Long-term use as housing will not introduce intrusive effects.
- **Lighting and Light Spill:** Lighting will be low-level domestic and sensitive to rural character. No light pollution will affect The Birches.

- **Change in Character:** There will be no perceptible change to the setting or ambience of The Birches.
- **Access and Amenity:** No change to public access or experience of the asset is proposed. The information board will improve public understanding of the listed building and wider conservation area.
- **Land Use, Tree Cover, Communications:** No detrimental changes will result. The scheme maintains green buffers and supports permeability.
- **Ownership/Fragmentation:** No change to the ownership of the listed building, through fragmentation or any other change is anticipated.
- **Economic Viability:** The introduction of affordable housing and new dwellings supports local sustainability, which may indirectly support ongoing maintenance of local heritage buildings.

Permanence of Development

- **Anticipated lifetime/temporariness:** The development is permanent but has been designed to harmonise with local character and to age sympathetically within the setting.
- **Recurrence:** There is no recurring or transient impact associated with the development.
- **Reversibility:** While the scheme is not intended to be temporary, the lack of physical or visual impact on the listed building means its effects could theoretically be reversed with little or no trace.

Summary of Impact

The Birches (Grade II)

4.16 In summary, the proposed development as part of the planning application will preserve and enhance the setting and significance of the Grade II listed building. There is preservation for the purposes of the decision maker's duties under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. In conclusion, there would be a neutral to low beneficial impact on this listed building due to the sensitive design, materials employed, and the range of heritage and public benefits which would result.

Impact Assessment

54-56 High Street (NDHA)

- 4.17 The cottages at 54–56 High Street are recognised as making a positive contribution to the character and appearance of the Stoke Golding Conservation Area. Although not statutorily listed, they are of local heritage value, primarily for their vernacular architectural features, historic form, and their contribution to the linear and historic grain of the High Street.
- 4.18 The proposed development of 19 dwellings, situated to the east and behind the main High Street frontage, has been carefully designed to preserve the setting and local heritage interest of 54–56 High Street. The scheme is modest in scale, utilises locally appropriate materials, and includes landscaping and boundary treatments that reflect the village’s historic character.
- 4.19 Given that the development is positioned to the rear of the High Street, on land historically separated from the roadside by garden plots and rear yards, this back-land location avoids direct encroachment or dominance over the NDHA. The visual relationship between the development and 54–56 High Street will be very limited due to existing landscape features.
- 4.20 The new dwellings are two-storey in height, consistent with the scale of development typical in the Conservation Area. In addition, the proposed architecture reflects local vernacular forms, with pitched roofs and traditional detailing that respects the character of historic environment, including the NDHA’s.
- 4.21 Furthermore, the rear aspects of 54–56 High Street facing north-west does not display the same architectural interest as the main elevations, which face south-east, and any views toward the development site are partial and secondary. The development would not intrude upon principal views or disrupt the spatial or functional relationship between the buildings and the street. Accordingly, the NDHA’s immediate setting remains entirely legible and coherent.
- 4.22 On account of the filtered visibility and the subservient design of the development, the proposals will not detract from the architectural or historic significance of 54–56 High Street. There will be no loss of fabric, plan form, or associative value, and the development will not undermine the building’s contribution to the Conservation Area.

In summary, therefore, the proposed development would preserve the setting and local heritage value of the non-designated heritage asset at 54–56 High Street. Its local heritage interest will be preserved, and its setting will be respected.

Policy Compliance

- 4.18 The proposed development has been carefully designed to reflect the historic character of Stoke Golding and minimise any impact on the nearby designated heritage assets, notably the Stoke Golding Conservation Area and The Birches (Grade II listed building).

Core Strategy and Spatial Objectives

- 4.19 **Spatial Objective 11 – Built Environment and Townscape Character:** The proposal meets this objective by safeguarding and enhancing the local distinctiveness of the area. The design draws on traditional village forms and integrates local materials such as red brick and slate, respecting the character of the conservation area and maintaining the setting of nearby listed buildings.
- 4.20 **Policy 11 – Key Rural Centres (Stoke Golding):** The site helps deliver the local housing requirement in a sustainable manner while also incorporating opportunities to
- Enhance local character through sensitive design;
 - Improve public understanding of heritage via proposed interpretation boards;
 - Complement the historic fabric by reinforcing the rural edge character;
 - Maintain landscape integrity around key approaches into the village.

Development Management Policies (Site Allocations DPD)

- 4.21 **Policy DM10 – Development and Design:** The scheme responds positively to design principles and reflects local scale, massing and architectural detailing. It uses appropriate and locally distinctive materials and integrates landscaping to soften built form. Furthermore, it respects privacy and amenity through appropriate layout and orientation whilst supporting energy efficiency.

- 4.22 **Policy DM11 – Protecting and Enhancing the Historic Environment:** A detailed understanding of the significance of heritage assets underpins the scheme design. There will be no adverse effect on the setting or significance of The Birches or the wider conservation area. In addition, modest public benefits have been embedded to mitigate any residual harm and enhance the village's historic character.
- 4.23 **Policy DM12 – Heritage Assets:** The design preserves the special character of the conservation area and contributes positively to its distinctiveness. No harm will result to the listed building or its setting. The proposed heritage information board, landscaping improvements, and use of appropriate materials align with this policy's aim of enhancing local character and heritage appreciation.
- 4.24 **Policy DM13 – Archaeology:** A separate archaeological assessment has been prepared by Abrams Archaeology, addressing potential impacts and ensuring compliance.

Stoke Golding Neighbourhood Development Plan

- 4.25 **Policy SG14 – Locally Valued Heritage Assets:** While the site does not affect any locally listed building directly, the development reflects the traditional character of the village and takes the opportunity to better reveal the significance of the conservation area through careful urban design and interpretation proposals.
- 4.26 **Policy SG15 – Design:** The scheme has been developed in accordance with this comprehensive policy. It respects scale, layout, and the prevailing grain of the village. It retains and reinforces landscape features and boundary treatments. It enhances connections to the wider village fabric and creates a locally inspired and contextually responsive development. It will help conserve the rural edge setting and avoids adverse urbanising effects whilst also responding to the traditional 18th/19th century building forms through massing and architectural detailing.

5.0 – SUMMARY AND CONCLUSIONS

- 5.1 This Heritage Statement & Impact Assessment has been prepared by Cambridge Heritage on behalf of the Applicant (Cartwright Homes) in relation to the submission of a planning application for the construction of 19 dwellings, including 8 affordable homes, on Land at High Street, Stoke Golding, CV13 6HF.
- 5.2 The site is an undeveloped parcel of land located on the east side of the High Street in Stoke Golding. It is evident from the cartographic progression that the plot has not previously been developed and was historically part of the wider open-field agricultural system prior to the enclosure of the landscape in the post-medieval period.
- 5.3 This Heritage Statement & Impact Assessment has been prepared to assist the LPA with the determination of the application through the provision of a proportionate examination of the potential effects of the proposed development on the historic environment, namely on the character and appearance of the Stoke Golding Conservation Area, the significance and setting of The Birches (Grade II), the significance and setting of the Registered Battlefield, and on the setting and local heritage value of the 54-56 High Street.
- 5.4 The proposed development would preserve the setting and significance of the Registered Battlefield which is important as the location of the Battle of Bosworth, the final and decisive battle in the War of the Roses. There would be no harm to its setting or significance, with the development being located outside of the registered boundary of the battlefield and not detrimentally impacting upon its setting. In this regard, paragraphs 213-215 of the NPPF are not engaged.
- 5.5 The proposed development would similarly preserve the setting and significance of the Grade II listed building known as The Birches and would not lead to any devaluation or harm to its significance. Indeed, the surroundings in which the asset is appreciated and understood would not be altered. As such, there is preservation for the purposes of decision makers duties under Section 66(1) of the Planning (listed buildings and conservation areas) Act, 1990.

- 5.6 The proposed development would preserve the local heritage value of 54-56 High Street, Stoke Golding. The use of an appropriate scale and design, with complementary materials and features for the new houses would reinforce the key characteristics of these cottages and would assimilate with their surroundings. The balanced judgement required under paragraph 216 should recognise that there would be no physical harm or detrimental change to their surroundings.
- 5.7 In the professional opinion of the author of this report, the proposed development would however result in a low level of less-than-substantial harm to the character and appearance of the Stoke Golding Conservation Area. This is because of the loss of the undeveloped agrarian land forming the site which is within the boundary of the conservation area.
- 5.8 In accordance with paragraph 215 of the NPPF, the low level of less-than-substantial harm to the character and appearance of the area should be weighed against the public benefits of the scheme, which include but are not limited to, the provision of 19 units towards the LPA's housing stock (including eight affordable homes), the installation of a heritage information board, the use of locally distinctive materials, architectural detailing and landscape design, historically inspired street naming, and a willingness to support archaeological monitoring.
- 5.9 Overall, it is assessed that the proposed development is in compliance with all national, regional and local heritage planning policy. This includes the historic environment chapter of the National Planning Policy Framework and the Local Development Framework in Hinckley and Bosworth Borough.