

# Land South of Kirby Lane Melton Mowbray Leicestershire

## *Heritage Settings Technical Note*



for

Melton Borough Council

CA Project: 660856

CA Report: 17082

February 2017



Land South of Kirby Lane  
Melton Mowbray  
Leicestershire

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## SUMMARY

**Project Name:** Land South of Kirby Lane  
**Location:** Melton Mowbray, Leicestershire  
**Application No:** 16/00515/OUT  
**NGR:** 475699 317254

In February 2017, Cotswold Archaeology was commissioned by Melton Borough Council to undertake a Heritage Settings Assessment in relation to land at Kirby Lane, Melton Mowbray. The assessment has considered the setting of Burton Lazars Scheduled Monument, which is located approximately 240m south of the Site, in light of consultation comments provided by Historic England and previous heritage assessment undertaken by CgMs.

The existing CgMs report provides a comprehensive assessment of the setting and significance of the Scheduled Monument, informed by detailed documentary research and field assessment, undertaken in accordance with Historic England guidelines relating to the setting of heritage assets. The identification of 'less than substantial harm' to the significance of the Scheduled Monument is appropriate, and justified through detailed discussion of its heritage values. Whilst Cotswold Archaeology agree that the experience of the Scheduled Monument will be altered by the change brought about by the proposed development, it is considered that the resultant harm is extremely limited, and resides at the very lower end of 'less than substantial harm'. In such instances, the NPPF states that the identified harm should be weighed against the public benefits of the proposals.

In contrast, Historic England identify 'substantial harm' to the significance of the Scheduled Monument, as the proposed development would break through 'key parts of the historic boundaries' within the setting of the Scheduled Monument. As National Planning Practice Guidance states, 'substantial harm is a high test', and has been shown by recent planning judgements to be a level of harm approaching total loss of significance. Having reviewed the significance of the Scheduled Monument in detail, the boundary line identified by Historic England appears to have no obvious historic association with the Scheduled Monument. As such, the loss of the boundary and a small area of adjacent ridge and furrow earthworks would have no obvious impact on the significance of the Scheduled Monument, and the identification of 'substantial harm' is considered to be unjustified upon consideration of the heritage evidence.

## 1. INTRODUCTION

- 1.1. In February 2017, Cotswold Archaeology were commissioned by Melton Borough Council to undertake a Heritage Settings Assessment in relation to proposed development at land south of Kirby Lane, Melton Mowbray (NGR 475699 317254, Fig 1), hereafter termed the 'Site'.
- 1.2. The purpose of this assessment is to consider the significance of Burton Lazars Scheduled Monument, how its setting contributes to its significance, and the potential effects of the proposed development on this significance. The assessment also provides a critique of the previous assessments undertaken in support of the scheme, and the consultee comments provided by Historic England.
- 1.3. The Site is situated on the southern outskirts of Melton Mowbray, and comprises approximately 67ha of agricultural land to the south of Kirby Lane. The Site is bordered to the east by Melton Road, to the south and west by further agricultural land within the parishes of Melton Mowbray and Burton Lazars, and to the north by existing residential development. The Site is located at approximately 100m AOD, and 1.2km to the south of the River Wreake, on land that rises gently to the south towards the ridgeline upon which the settlement of Burton Lazars is located.

## 2. METHODOLOGY

- 2.1. The methodology employed for this assessment is based upon key professional guidance including *The Setting of Heritage Assets* (HE 2015b). The following resources were also consulted to inform the assessment:
- Leicestershire Historic Environment Record (HER);
  - Historic England National Heritage List;
  - Leicestershire Records Office;
  - Key published sources, including *Leper Knights: The Order of St Lazarus of Jerusalem in England, c.1150–1544* (Marcombe 2003) and *The Medieval Earthworks of North-East Leicestershire* (Hartley 1987); and
  - A Site visit and Scheduled Monument walkover survey (undertaken on 14 February 2017).
- 2.2. Historic England's document, *Historic Environment Good Practice Advice in Planning Note 3: the Setting of Heritage Assets* provides guidance on setting and development management, including assessment of the implications of development proposals. Quoting the Framework, this guidance reiterates that 'the setting of a heritage asset is the surroundings in which a heritage asset is experienced'. Its extent is not fixed, and may change as the asset and its surroundings evolve.
- 2.3. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. The extent and importance of setting is often expressed by reference to visual considerations, but may also comprise other elements that contribute to the ways in which a heritage assets is experienced, including factors such as noise, vibration and other pollutants or nuisances; tranquillity, remoteness, 'wildness'; sense of enclosure, seclusion, intimacy or privacy; the rarity of comparable survivals of setting, and associative relationships between heritage assets. The methodology for the assessment of the setting of the Scheduled Monument employed by Cotswold Archaeology has been informed by this guidance.

### 3. THE SETTING OF BURTON LAZARS SCHEDULED MONUMENT

3.1. This is not an exhaustive account of the historic development of the Order of St Lazarus at Burton Lazars, which is provided elsewhere (Marcombe 2003). The significance of the earthwork remains is already recognised, and led to its designation as a Scheduled Monument (in December 1951). Specifically, this is an assessment of the important elements of the setting of the heritage asset that contribute to its significance, as informed by a detailed understanding of its significance.

3.2. As Historic England guidance notes (HE 2015b, 4), the setting of a heritage asset can change considerably over time. This is the case in relation to Burton Lazars Scheduled Monument, and as the interpretation board at the Scheduled Monument highlights, the earthworks in their current form 'comprise a mixture of earthworks representing development over a long period of time'. There are considered to be three significant phases in its historic development:

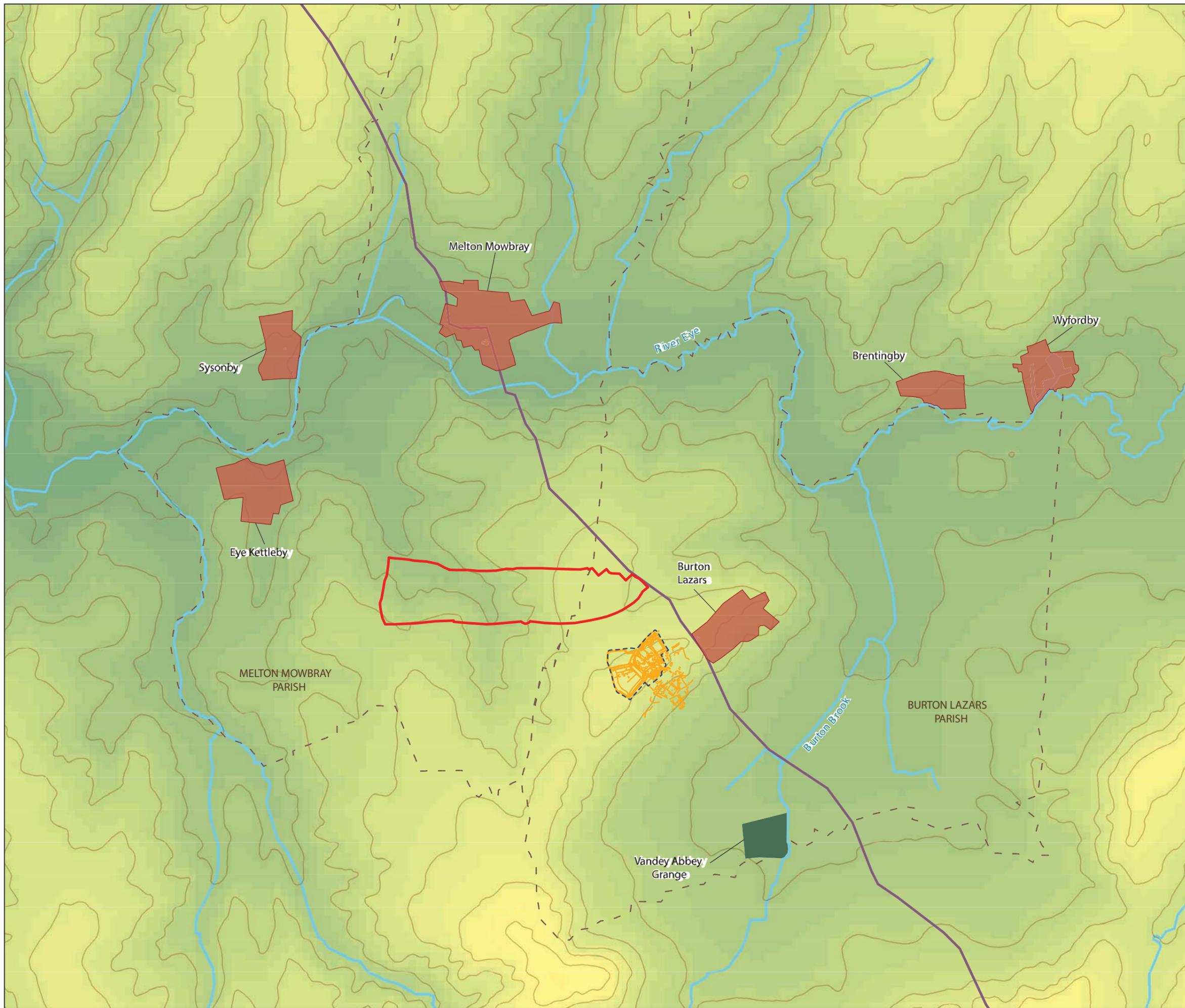
- The Medieval Hospital (12th century);
- The Preceptory of the Order of St Lazarus (12th – 16th century); and
- The Mansion House associated with the Hartopp family (17th – 18th century).

3.3. The following discussion considers the important elements of the setting of each of the above phases of the Scheduled Monument's historic use.

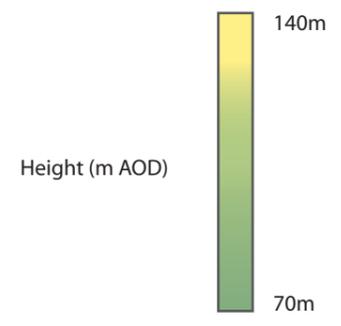
#### ***The Medieval Hospital (founded AD1138 – 1162)***

3.4. The original leper hospital at Burton Lazars appears to have been short-lived. Land at Burton Lazars was granted to the Order of St Lazarus in c.AD1157, and whilst it may have initially served as a leper hospital, it appears that the leper institution was shifted to a new site at Tilton approximately 12km to the south of Burton Lazars in AD1184 (Marcombe 2003, 154). As such, it appears that Burton Lazars served as a leper hospital for less than 30 years, if indeed it served that purpose at all.

3.5. Whilst it is a commonly held belief that such institutions were positioned in isolated locations, Burton Lazars hospital appears (likely many such hospitals) to have been strategically positioned to exploit local population centres and routes of movement (see Fig. 1; Rawcliffe 2009). Whilst detached from the medieval village in a relatively peripheral location within the parish, topographic analysis of the hospital



- Site
- Scheduled Monument
- Medieval settlement
- Moated grange
- ||||| Earthworks relating to Preceptory
- Watercourse
- Main road
- Parish boundary



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FIGURE TITLE  
**The setting of the 12th-century  
 Hospital**

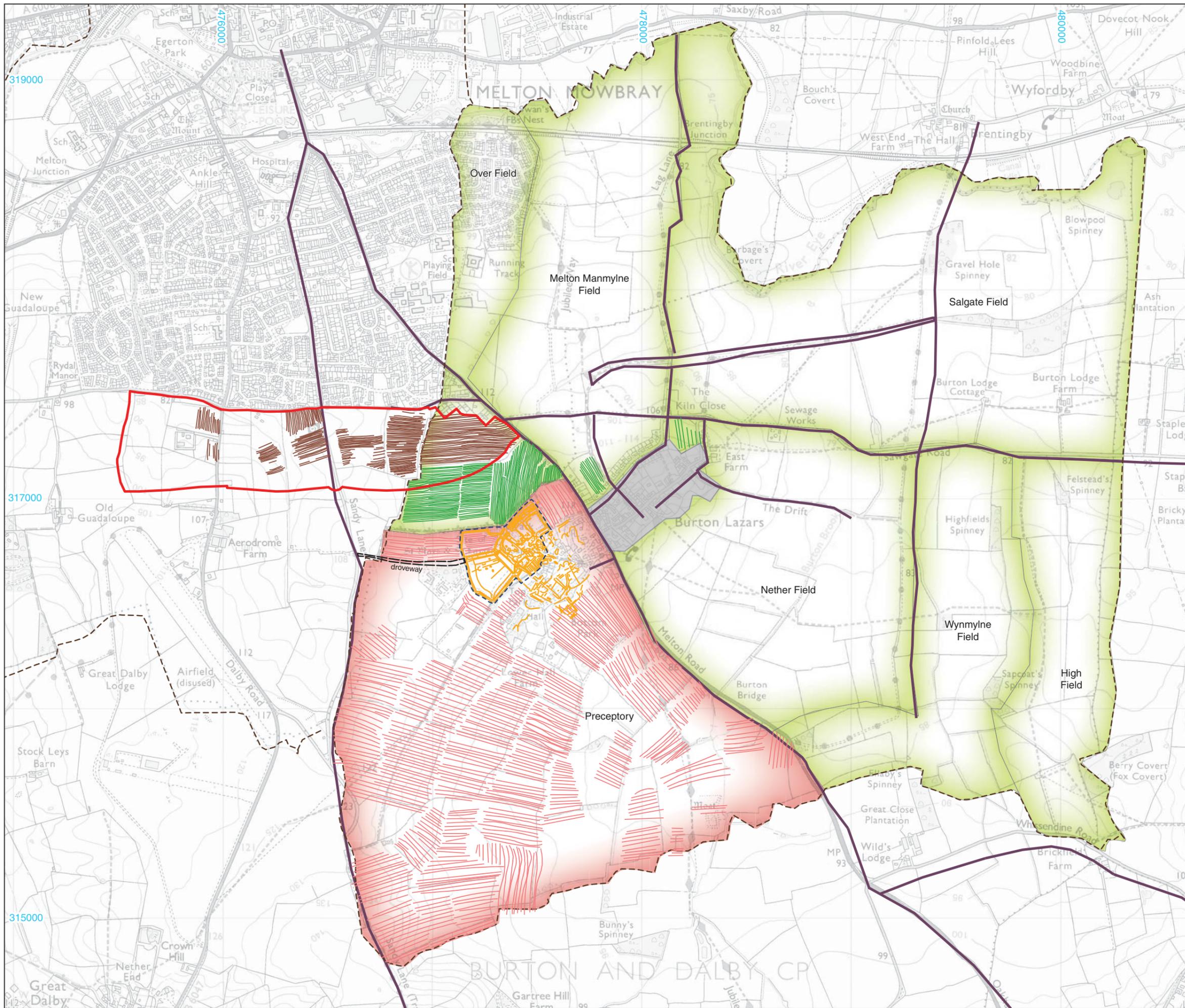
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site indicates that it was located on the same ridgeline as the medieval settlement, and only separated from the village by the road to Melton Mowbray (see Fig. 1).

- 3.6. Had isolation from local population centres been an important factor in the positioning of the hospital, there are far more remote locations within the parish – for instance the further eastern reaches of ‘Salgate Field’ or ‘High Field’ (see Fig. 2). The proximity of the hospital to the nucleated settlement at the core of the parish does not reflect a desire for isolation. As highlighted by the previous assessment (CgMs 2016), the proximity of a local population centre and a relatively busy main road, are likely to have been the driving forces behind the siting of the hospital.
- 3.7. The early Order was on a c.20ha estate, defined by a bank and ditch boundary, carved out from the area under cultivation within the parish of Burton Lazars, which in the 12th century had two open fields totalling 1,700ha (the later elements of which are depicted on Fig. 2). Documentary sources cite elaborate waterways at the complex, constructed to make use of ‘healing springs’ (CgMs 2016), but the extent of any such features is obscured by the remains of subsequent activity at the complex.
- 3.8. During this initial period of the complex’s use, it appears that the Order comprised a relatively modest component of the parish. The important elements of the setting of the 12th-century hospital at Burton Lazars are depicted on Fig. 1 and comprise:
- The proximity of the medieval settlement at Burton Lazars and the Melton Mowbray Road;
  - Its topographic context on a slight ridgeline to the west of the village; and
  - The apparent proximity to spring heads that potentially served a complex network of waterways.

### ***The Preceptory of the Order of St Lazarus (12th – 16th century)***

- 3.9. From a review of documentary sources, it is apparent that there was a decisive shift in the function and economic basis of the Order not long after its establishment. It appears that the purpose of the Order shifted from one of medicinal/spiritual care, to an economic focus on the generation of wealth (as a Preceptory of the Order). The Order had an emphasis on agriculture, with facilities for livestock, fishponds, workshops and barns, as well as an associated open field system (see Fig. 2).



N

- Site
- Scheduled Monument
- Medieval settlement
- Elements of the medieval field system (after Brown 1996)
- Preceptory lands
- Ridge and Furrow remains (geophysics)
- Ridge and Furrow earthworks (extant-lidar)
- Former Ridge and Furrow earthworks (historic aerial photography)
- Earthworks relating to Preceptory
- Road / Track
- Droeway
- Parish boundary

0 1km

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 Land South of Kirby Lane,  
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FIGURE TITLE  
 The setting of the medieval Preceptory

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- 3.10. The Order functioned as a central point for the production and distribution of agricultural produce, and would have displayed some of the characteristics of a manorial complex (Marcombe 2003, 103). The Preceptory became the key focal point of the Order of Lazarus during the medieval period, up until its dissolution in the 16th century. Documents show that by 1291 the chief Preceptory at Burton was administering dependencies in several parts of the country (including the leper hospital at Tilton, Cold Newton, c.12km to the south).
- 3.11. During the medieval period the Order focused on land acquisition within the parish and the wider surrounds. As can be seen in the earthworks within the Order's grounds, as well as within the wider Preceptory estate to the south, there appears to have initially been a focus on arable agriculture and fish farming (see Fig. 2). The agricultural land of the religious estate was distinct from that of the secular parish (as suggested by Brown's reconstruction of the medieval parish, see Fig. 2), with the parish's open fields located beyond Melton Mowbray road to the east ('Nether Field' and 'Wynmylne Field') or beyond the Order's fish ponds to the north ('Over Field').
- 3.12. In 1276 the Order doubled their holdings within the parish, to approximately 100ha (two 'carucates'). Whilst the Order continued to acquire land, by the early 14th century the area used for arable was contracting (Brown 1996, 44), with an increasing focus on livestock rearing. The process of land acquisition continued through the 14th century, and by 1520, the Preceptory comprised a significant portion of the parish of Burton Lazars, incorporating approximately 310ha of the 1100ha parish (see Fig. 2). Marcombe highlights that the degree of manpower suggested by early 16th century sources would suggest a substantial demesne estate directly managed from the Preceptory, a point which fits well with the consolidation of land attested in the 13th century (Marcombe 2003, 115).
- 3.13. Whilst the question of specific land use is difficult to determine, there certainly is evidence for an interest in livestock, and the surviving earthworks would seem to confirm this, with several of the enclosures appearing to relate to the management and watering of livestock. Moreover, a wide trackway, or 'drove road', extends westwards from the Preceptory to connect with Sandy Lane and thence to Melton Mowbray (Marcombe 2003, 116; see Fig. 2). This was most likely used for the movement of livestock to the market town, again suggesting a shift in the economic focus of the Order.

- 3.14. By the early 16th century consolidation of holdings and enclosure had all but put an end to the common field system within the parish (Marcombe 2003, 117). The 16th century field system has been recreated by Brown (see Fig. 2), on the basis of cartularies and documentary sources, and suggests that by around the time of the Dissolution, a zone of early enclosed fields existed within the parish (Brown 1996, 34), in part reflecting the form of the medieval open field (see Fig. 2). In 1553 the Duke of Northumberland's lease of the former Lazarite demesnes certainly suggests an increase in the volume of livestock rearing (and 1563 figures indicate that only a third of it was arable).
- 3.15. Brown's reconstruction (see Fig. 2) suggests that the Preceptory's lands extended southwards from the Order itself to the parish boundary, approximately 1.5km to the south. The land to the north of the Order appears to have remained part of 'Over Field' (an element of the former open field) during the 16th century. Whilst the adjacent fields, both within Over Field and within Melton Mowbray parish, would have been visible to the north of the Order, these are unlikely to have been an important part of its setting, other than in providing a wider agricultural context.
- 3.16. As such, the important elements of the setting of the Order of St Lazarus during the medieval period comprised:
- The relationship between the Order and the associated lands of the Preceptory to the south, initially comprising open field cultivation;
  - The relationship between the emerging pasture lands within the Preceptory and the livestock management features within the Order itself, leading to increased enclosure by the early 16th century;
  - The droveway that extended westwards from the Order towards the parish boundary and Sandy Lane; and
  - The relationship between the Order and its broader land holdings both regionally and nationally, including Tilton leper hospital.

#### ***Possible Mansion House (17th – 18th century)***

- 3.17. Following the Dissolution, the manor of Burton and the Order's demesne passed to the Crown; before being granted by Elizabeth I to Robert Dudley in 1561 and then to the Bishopric of Ely in 1599 – who subsequently let a parcel of land previously leased by the Duke of Northumberland (see above) to William Hartopp of Little Dalby Hall. The Leicestershire HER refers to a post-medieval 'mansion house',

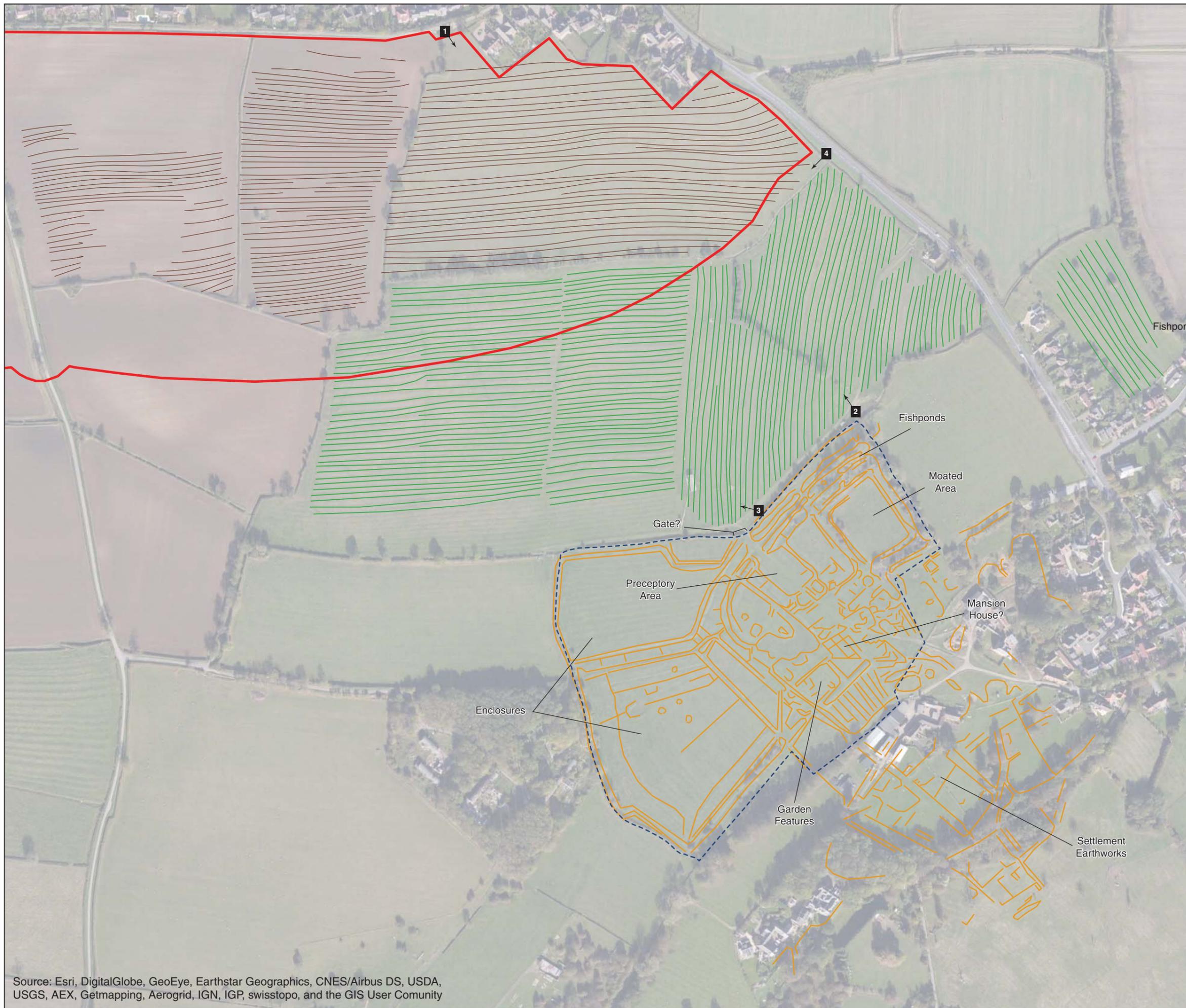
associated with the Hartopp family, that occupied the former site of the medieval hospital before being destroyed by a storm in 1705 (HER Ref. MLE20538). Prior to Marcombe's synthesis (2003), information regarding the mansion house was very vague – repeating and reinterpreting a reference made by Nichol in 1795:

*'Sir Thomas Hartopp, knt., had property here [in Burton Lazars] in 1642, which long continued in his name and family. The mansion house at Burton Lazars was blown down by an extraordinary high wind in 1705.'*

- 3.18. From this, it is ambiguous whether the mansion house was that of Sir Thomas Hartopp (or his heirs) – and indeed, where exactly it stood at Burton Lazars. A later account, dated 1882 but of unknown authorship, cites Nichols' statement regarding the house's collapse during a storm but suggests a location at the eastern edge of the village:

*'Coming at length to the eastern extremity of the place we arrive at Mr Benskin's, whose house appears to have been built out of the ruins of the old manor house, which our readers will remember was blown down in 1705 by an [extra]ordinary wind. ... On the north side of the road immediately in front of the house is the farm premises ... known as the Old Hall Yard ... [where] in digging ... came upon some foundation walls buried beneath the soil. ... There is not the least doubt that other foundations are beneath the earth thereabouts, or that these hidden walls point out the site of Burton Manor-house. ... It would seem that the old house was either rebuilt or enlarged in 1687 ... either under the bishop of Ely or just before it reverted to that Cathedral.'*

- 3.19. Rothery (1980) states that the farm in question was East Farm, located at the eastern end of Burton Lazars village; but much like the anonymous author of 1882, makes the presumption that this is Nichol's 'mansion house' – even though the farmhouse at East Farm has a keystone of 1687, which pre-dates the alleged destruction of the mansion house during a storm in 1705.
- 3.20. However, detailed archival research undertaken by Marcombe (2003) has found more promising documentary evidence of the existence of the 'mansion house' at the site of the former hospital – and its connection to the Hartopp family. In 1601, William Hartopp (see Section 3.16) sought permission *'to take down a ruined barn in the abbey yard a distance from the mansion house'* – which was *'situated at the top of a hill, in an open and bleak location'* (Marcombe 2003, 236 [our emphases]).



- Site
- Ridge and Furrow remains (geophysics)
- Ridge and Furrow earthworks (extant-lidar)
- Scheduled Monument
- Earthworks relating to Preceptory
- 1 ↙ Photo location



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**PROJECT TITLE**  
 Land South of Kirby Lane,  
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**FIGURE TITLE**  
 Earthwork plan and the setting of the  
 post-medieval mansion house

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Given this description, it is probable that the mansion house was situated on the brow of the ridgeline in the vicinity of the Scheduled Monument earthworks. Investigations during the construction of 19th-century Burton Hall, c.100m to the south of the Scheduled Monument, apparently yielded no remains of archaeological interest relating to an earlier mansion (Anon 1882, 102), thereby suggesting that this was not the location for the earlier hall.

- 3.21. Marcombe suggests that the mansion house may have had its origins as the Master's House of the Preceptory (see above); and cites a Parliamentary survey of 1648 that recorded a half-timbered house (comprising a hall, dining room, buttery, kitchen, rooms below stairs, and lodging rooms above stairs) with decaying roof timbers – and associated gardens, orchards and outbuildings (Marcombe 2003, 236).
- 3.22. At least some of the earthworks within the Scheduled Monument are likely to relate to post-medieval occupation (see Fig. 3). A survey conducted in 1996, to plot visible parch marks on an existing plan of the earthworks, identified the footprints of a number of possible buildings and observed flagstones within the central pond that could be the floor of the *'drowned cellars of the manor/Master's House before the Dissolution'* (Allsop and Hatton 1996) – although this appears to be a very tentative suggestion. A paper published in the same year by Brown considers that: *'The most prominent features of the site are the remains of a garden of 16th or 17th century date, with terraces, tree pits, prospect mounds and possible wilderness. These earthworks in part overlie the site of the hospital'* (Brown 1996, 33) – but the basis for this interpretation is not known.
- 3.23. Irrespective of the exact location of the mansion house, it was only held by the Hartopps for a century – and since it was apparently in a poor state of repair by 1648, with the Hartopp family seat being at Little Dalby Hall, may only have been occupied for a relatively short duration. Might it perhaps have served as a hunting lodge for the former/surviving deer park that existed in the locality (HER Ref. MLE8807)? The Parliamentary survey of 1648 (see above) suggests that it was supported by gardens, orchards and outbuildings; with the immediate environs likely comprising pasture, with the fields outlying the northern boundary of the Scheduled Monument being part of the enclosed agricultural landscape of the parish (see Fig. 3). On account of enclosure in the 18th century, and 19th–21st century development in the vicinity, little remains of the post-medieval landscape character.

As the CgMs Assessment highlights, the current setting does not ‘*contribute to an appreciation of the events after the Dissolution*’ (CgMs 2016, 51).

3.24. With this in mind, it is considered that the important elements of the setting of the post-medieval mansion house comprised:

- The relationship between the mansion house and its alleged gardens, orchards and outbuildings;
- The relationship between the mansion house and other landholdings of the Hartopp family, elsewhere at Burton Lazars (including land immediately to the south, at what is now Burton Lazars Hall) and at Little Dalby (c.2.5km to the south);
- The relationship between the mansion house and the village of Burton Lazars, c.250m to the east.

***The Site’s Contribution to the setting of Burton Lazars Scheduled Monument***

3.25. The Site is located, at its closest, 240m north of the Scheduled Monument. The majority of the Site is located within the parish of Melton Mowbray; and the below-ground remnants of ridge and furrow cultivation recorded by the previous geophysical survey (Fig. 2; Northamptonshire Archaeology 2008) largely relate to the open field system of Melton Mowbray, and do not appear to have had any association with the Order of St Lazarus. The small area of the Site that extends into Burton Lazars parish (approximately 12ha in extent) includes the remnants of the open field system of Burton Lazars parish. Specifically, these remnants comprise 2.5ha of earthwork ridge and furrow and approximately 9.5ha of furrow-like anomalies recorded during the geophysical survey (see Fig. 2). These remnants of ridge and furrow cultivation are likely to relate to the ‘Over Field’ element of the Burton Lazars open field (as indicated by the 1520 Plan of Burton Lazars) and do not appear to have formed part of the lands owned by the Order (Photo 1).



**Photo 1. View south across the Site towards the Scheduled Monument from Kirby Lane**

- 3.26. As such, the Site does not form part of the physical surroundings of the Scheduled Monument that have a clear historic association with any phase of its use. The boundaries that occur within the Site are likely to relate to piecemeal post-medieval enclosure – by which time the Order had been dissolved. Around 1600, a parcel of the Order’s former lands was passed to the Hartopp family. There are documentary records of a ‘mansion house’ but its exact location is unknown and occupation was short-lived as it collapsed in 1705. The eastern part of the Site may have formed part of the Hartopp’s post-medieval estate, as it is shown on an 1881 estate map; but no direct and meaningful association with the mansion house has been identified.



**Photo 2. View north towards the Site from the north-eastern boundary of the Scheduled Monument**

- 3.27. Views from the Scheduled Monument extend northwards across agricultural land that encompasses parts of the Site – which comprises an area of enclosed fields in the middle distance, on the outskirts of Melton Mowbray (Photo 2). The character of the agricultural landscape visible to the north of the Scheduled Monument is defined by Leicestershire Council's Historic Landscape Characterisation as 're-organised Piecemeal Enclosure' and is clearly of post-medieval character. Whilst these views provide a historic agricultural character to the setting of the Scheduled Monument, they do not emphasise any historic association between the earthworks and the wider landscape (Photo 3).



**Photo 3. View north-west towards the Site from the northern boundary of the Scheduled Monument**

DRAFT

## 4. CRITIQUE OF PREVIOUS HERITAGE ASSESSMENTS

- 4.1. Previous heritage assessments have been undertaken in relation to development schemes within the Site, including an Outline Application for development within the eastern part of the Site (Ref: 15/00127/OUT) as well as an Outline Application for development within the whole Site (Ref: 16/00515/OUT). The results of the following assessments have been reviewed:
- Heritage Assessment – The Setting of Heritage Assets: South East Melton Mowbray (CgMs 2015);
  - Heritage Assessment – Land South Of Melton Mowbray (CgMs 2016); and
  - Environmental Statement – Chapter 9 Heritage Assessment.
- 4.2. The CgMs Assessments present a detailed review of the historic development and significance of Burton Lazars Scheduled Monument. The 2016 assessment identified some harm to the significance of Burton Lazars Scheduled Monument ‘*by the increase in the modern environment*’ (CgMs 2016, 62) which ‘*will erode some of the remaining field boundaries which characterised the monument in its Post-medieval state after c.1520*’ (CgMs 2016, 61). This was considered to equate to ‘less than substantial harm’ to the significance of the monument.
- 4.3. From a review of the historic environment evidence, this is an appropriate assessment conclusion to reach. If anything, it is considered that further clarification could have been provided to articulate that the harm identified resides at the very lower end of ‘less than substantial harm’, derived from changes to the experience of the heritage asset.
- 4.4. Overall, it is considered that the previous CgMs Assessments provide a considered and informed assessment of the setting of the Scheduled Monument, undertaken in accordance with relevant guidance. Whilst additional assessment has (see Figs. 1–3; and Section 3, above), and could (through detailed documentary research), provide further information on the setting of the Scheduled Monument, the CgMs Assessments provide sufficient information to inform an understanding of the development effects upon the significance of the Scheduled Monument – and provides a proportionate level of assessment in the context of national and local policy.

## 5. CRITIQUE OF HISTORIC ENGLAND COMMENTS

- 5.1. Historic England has provided comment in relation to proposed schemes within the Site on a number of occasions, all of which highlighted concerns regarding the setting of the Scheduled Monument. Specifically, Historic England stated that the proximity of the proposed development to the Scheduled Monument will result in harm to its significance. The rationale and validity of the consultation comments has been reviewed below.

### **Correspondence dated 26 March 2015**

- 5.2. Dr Helen Woodhouse, Assistant Inspector of Ancient Monuments for Historic England, provided comment in March 2015 on an Outline Planning Application (Ref: 15/00127/OUT) for the Site. This consultation response stated that:

*'The surrounding open, rural landscape which forms part of the setting of the scheduled monument serves to safeguard the physical separation of the historic hospital site from the urban character of Melton. We consider this experience of physical separation to be a key aspect of the character and significance of the monument.'*

- 5.3. As has been shown within Section 3 above, and the previous CgMs Assessment (CgMs 2016), current understanding of medieval leper hospitals has sought to dispel the concept that these establishments were located in isolated settings. Furthermore, the remains at Burton Lazars Scheduled Monument are no longer considered to represent a medieval hospital, and more likely relate to a later medieval Preceptory or post-medieval mansion and gardens. As such, the physical separation of the Scheduled Monument is not considered to comprise an important part of its setting. The Historic England advice went onto state:

*'Of all such leper hospitals Burton Lazars was the most important in England.... In our opinion the distance and clear physical removal and separation from areas of settlement at Melton and the village of Burton Lazars represent key aspects of the nature of the site. Hence the intervening landscape itself makes a very strong and positive contribution to the significance which the monument derives from its setting.'*

- 5.4. As mentioned at paragraph 5.3, academic opinion of Burton Lazars suggests that it only served as a leper hospital for a very short period, if indeed, it served such a purpose at all (Marcombe 2003). Historic England consider that the sense of

separation is of such importance as they interpret the Scheduled Monument as the remains of a leper hospital. Detailed research of the monument suggests this is not the case, and indeed, the earthwork remains are very likely to relate to the medieval Preceptory of the Order and a post-medieval mansion house and associated gardens. The setting of these historic complexes did not rely on isolation/separation from the domestic world. The Historic England response went on to state that:

*'The excellent preservation of ridge and furrow associated with the scheduled monument coupled with the distinct southern boundary to development within Melton serves to provide a striking change in the landscape character which contributes positively to the sense of the hospital site being located well beyond the limits of settlement... Since this sense of separation from settlement is of such importance to monuments of this type, and since the retention of the open rural character of the surrounding landscape is so important to ensuring the persistence of that physical separation, we consider that development within this landscape in such close proximity to the monument will be harmful to the significance of the nationally important leper hospital remains.'*

- 5.5. Whilst the ridge and furrow recorded to the north of the Scheduled Monument (see Fig. 2) is a landscape feature contemporary to the medieval Preceptory (at least during the earlier part of the medieval period), historic documentary sources suggest that it was not directly associated with the Preceptory and most likely formed part of the open field of Burton Lazars parish, beyond the land ownership of the Preceptory. The medieval settlement of Burton Lazars appears to have been within 200m of the Preceptory, suggesting that the Order established the hospital in the vicinity of the village.

**Correspondence dated 30 August 2016**

- 5.6. Historic England provided further comment on the current scheme to Melton Borough Council on 30 August 2016. Whilst the correspondence refers to '*detailed advice*' previously provided by Historic England (which was not available during this current review) the key concerns are articulated within this correspondence. The correspondence refers to:

*'...the tipping point in harm around breaking through historic hedge boundaries into the more immediate visual and historic landscape setting of the monument....were the scheme to be built out and serviced in a manner which broke through key parts*

*of the histoic [sic] boundaries towards the south side of the application area it would (avoidably) cross into substantial harm to the significance of the monument.'*

- 5.7. The boundary defined by Historic England (Photo 4) has been reviewed in the context of the setting of the Scheduled Monument, and does not appear to have any clear historic association with it. The boundary was probably established in the post-medieval period (after the monument's use as a medieval Order had ended) and relates to the historic enclosure of the former open field of Burton Lazars parish. The boundary bears no obvious relationship to the 12th century hospital, the medieval Preceptory, or indeed, the 17th century mansion house. As such, it is unclear how the removal of this boundary would cause any harm to the significance of the Scheduled Monument, let alone 'substantial harm', which is a very high test (see National Planning Practice Guidance). It is the opinion of Cotswold Archaeology that the loss of this boundary in no way harms the significance of Burton Lazars Scheduled Monument.



**Photo 4. View westwards along the post-medieval boundary identified by Historic England, north of the Scheduled Monument**

- 5.8. Whilst the proposed development will be clearly visible in views northwards from the Scheduled Monument, extending the built envelope of Melton Mowbray to within

approximately 250m of the Scheduled Monument's northern boundary, it is not considered that this change to the monument's setting is especially harmful to its significance.

- 5.9. Overall, Historic England's advice appears to have been provided on the assumption that the earthworks within the Scheduled Monument predominantly relate to a medieval leper hospital. From a review of available historic environment information, this does not appear to be the case. Furthermore, Historic England's identification of a post-medieval field boundary as a key defining element of the setting of the Scheduled Monument (beyond which built development would result in 'substantial harm') appears to have no clear evidence base (or, at the least, none is provided by Historic England). The hedgerow boundary identified by Historic England extends across the historic parish boundary and across part of the medieval open field system (part of 'Over Field') to the north of the Scheduled Monument. It appears to represent a largely arbitrary division within the setting of the monument. As such, it is considered that the concerns raised by Historic England are based on assumptions regarding the interpretation of the monument that have been superseded by current understanding of the monument and its associated historic environment.

## 6. INITIAL CONCLUSIONS

- 6.1. This assessment has considered the setting of the Scheduled Monument, taking into consideration the important elements of its setting and how these have altered throughout the heritage asset's existence. This has identified marked transitions in the Scheduled Monument's fortunes, evolving from a short-lived use as a 12th century hospital, to it emerging as an economic hub of a powerful medieval religious Order, through to its use as a mansion house for a local family in the 17th century.
- 6.2. The setting of the monument changed throughout these periods of use. However, the Site does not appear to have formed an important part of the setting of the monument during any of these periods, being largely located within the open field of an adjacent parish. Indeed, the small element of the Site that extends into Burton Lazars parish does not appear to have formed part of the medieval Preceptory. It may have formed part of the land leased by the Bishopric of Ely to the Hartopps from c.1600, for it is included on a map of the Hartopp Estate in 1881, but does not appear to have had any clear association with the mansion house beyond this.
- 6.3. The results of this assessment concur with the CgMs Assessment, in concluding that a sense of *'separation is not a key aspect of the site at Burton Lazars'* (CgMs 2016, 52). It is considered that Historic England's concerns regarding the perceived importance of a sense of separation are not supported by the historic evidence. Indeed, the very proximity of local settlements and main roads appears to have been a key determining factor in the establishment of the Order of St Lazarus at Burton Lazars.

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