

Heritage Statement

Land off Belton Road, Epworth

On behalf of Millea Land (Epworth) Ltd & Camstead Ltd

Date: July 2023 | Pegasus Ref: P22-1544



Document Management.

Version	Date	Author	Checked / Approved by:	Reason for revision
1	July 2023	L. Garcia BA (Hons), MCIfA Director - Heritage	Gail Stoten BA (Hons), MCIfA, FSA Executive Director - Heritage	n/a
2	July 2023	L. Garcia BA (Hons), MCIfA Director - Heritage	Gail Stoten BA (Hons), MCIfA, FSA Executive Director - Heritage	QA

Contents.

Document Management.....	i
1. Introduction.....	4
2. Site Description and Planning History.....	8
3. Methodology.....	9
4. Policy Framework.....	13
5. The Historic Environment.....	14
6. Impact Assessment.....	24
7. Conclusions.....	37
Sources.....	38
Appendix 1: Gazetteer.....	41
Appendix 2: Figures.....	59
Appendix 3: Assessment Methodology.....	60
Appendix 4: Legislative Framework.....	66
Appendix 5: National Policy Guidance.....	68
Appendix 6: Relevant Development Plan Policies.....	75

Plates:

Plate 1: Site Location Plan.....	4
Plate 2 View southeast across Site from Belton Road – adjacent to northern Site boundary the very tips of the finials of the tower of the grade I Church of St. Andrew are just visible over the tree canopy – not a clear or distinctive view	10
Plate 3 View south from track way to north of Site looking at the northern portion of the Site. The built form of the dwelling and outbuildings at the northern boundary of the Site are visible	10
Plate 4 View south from track to north of Site looking along eastern boundary. The Site would be visible on the horizon.....	11
Plate 5 View west from Church Walk across open space to north of High Street – note the Site is not visible	29
Plate 6 Grade I Church of St. Andrew	31
Plate 7 View northwest from PRoW outside northern boundary of churchyard illustrating the view over fields to the water tower beyond – the Site is not visible, shielded by the belt of vegetation to the northwest.....	31

Plate 8 View southwest from ProW looking towards the church and church yard (church shielded by vegetation). Modern built form visible on left side of the picture. The eastern Site boundary is visible as a band of vegetation on the righthand-side of the picture. No visibility of the Site or any built form within.....	32
Plate 9 View south from PRow looking towards church. Tower visible as is the modern built form visible on left of photograph. The Site is located behind the vegetation belt to the righthand-side of the picture – there will be no visibility of built form within the Site.	32
Plate 10 Maw’s Mill.....	34
Plate 11 View southeast from near Maw’s Mill showing view including the Site with the finials of St. Andrew’s Church just visible (marked with red arrow). Built form within the Site will not obscure this view.....	34
Plate 12 View southwest from Maw’s Mill mound looking towards Epworth centre showing extensive views containing a mix of residential dwellings, large-scale agricultural buildings and some open land.....	35
Plate 13 Oblique aerial view of the proposed site clearly showing the lack of strip fields within the proposed site and the different boundaries compared with the surviving strip fields to the west, north and east.....	36

1. Introduction

- 1.1. Pegasus Group have been commissioned by Millea Land (Epworth) Ltd and Camstead Ltd (the clients) to prepare a Heritage Statement to support a full planning application for mixed-use development a land off Belton Road, Epworth, as shown on the Site Location Plan provided at Plate 1.



Plate 1: Site Location Plan

- 1.2. The Site is located to the north of the settlement of Epworth in North Lincolnshire. A small portion of the Site

(two fields) is located within the Epworth Conservation Area with the remainder outside the boundary. There are a number of designated heritage assets in the vicinity of the Site, including the Grade I listed Church of St. Andrew located approximately 80m east of the Site boundary.

- 1.3. The Site is currently a mix of agricultural land used for arable and the commercial premises of a garden centre and car park. The fields located within the Conservation Area are currently overgrown grassland.
- 1.4. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 194 of the Government's *National Planning Policy Framework* (the *NPPF*) which requires:

"...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".¹

- 1.5. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the [historic environment/archaeological resource], following paragraphs 199 to 203 of the *NPPF*, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.

¹ Department for Levelling Up, Housing and Communities (DLUHC), *National Planning Policy Framework (NPPF)* (London, July 2021), para. 194.

1.6. As required by paragraph 194 of the *NPPF*, the detail and assessment in this Report is considered to be *"proportionate to the asset's importance"*.²

1.7. As part of this application process, pre-application advice was requested from North Lincolnshire Council. The Conservation Officer provided a response on 14th September 2022. Within this, they provided a summary of advice which stated:

"The proposed development has the potential to impact designated and non-designated heritage assets.

In accordance with NPPF94 . A heritage statement (detailed below) is required to assess setting and significance of the heritage assets and resulting impacts by the development, how this has informed the design of the new development and mitigation of any harm identified. I have included a pro forma as part this consultation.

This advice details primarily focus on the built heritage assets on the site. Alison Williams the councils archaeologist can provide advice regarding impacts on the historic landscape (LC14 area) and archaeological requirements for the application site which needs to be included in the heritage statement.

The key built heritage assets that need to be particularly assessed are the character and appearance and setting of the Epworth conservation

area and St. Andrew Church Listed Grade I and Maws Mill listed grade II"

1.8. Further detail was provided in the response. The Conservation Officer noted that the Site contains a modern building in the form of the existing garden centre and that the rest of the site still has the character of *'naturalistic agricultural landscape.'* The Conservation Officer accepts that the current garden centre has had a detrimental effect upon the Site. They go on to state:

"This is the last remaining original open part of the setting of the conservation area. The remaining has been built on which increases its importance. The application site therefore makes an important contribution to the setting of the Epworth Conservation Area and the adjacent listed buildings."

1.9. Pegasus would not agree with this description, noting there are significant open areas to the north and northeast of the conservation area, beyond the Site, which remain free from development. As such, the Proposed Scheme would not represent the removal of the last piece of open ground surrounding this conservation area. Further detail on this is set out in the relevant section below.

1.10. The Conservation Officer stated that the basic identity of the site would change from agricultural to *'concentrated modern housing'* which would result in a negative impact on the setting and significance of the listed buildings and

² DLUHC, *NPPF*, para. 194.

conservation area and would require evaluation within a heritage statement.

1.11. The Conservation Officer made particular mention of the grade I Church of St. Andrew and the potential for noise impacts as well as changes to setting.

1.12. The pre-application response from the Historic Environment Officer received on 4th October 2022 set out a summary of advice on an initial scheme design (subsequently amended):

“• The proposed development site lies within and would adversely affect the Area of Special Historic Landscape Interest of the Isle of Axholme (Local Plan Policy LC14)

• This area is designated for its unique historic landscape retaining the pattern of ancient open strip fields and enclosures surrounding the villages on the Isle

• The application site is located in Church Field, one of the best preserved areas of the Ancient Open Strip Fields (AOSF), the core historic landscape character type of the highest sensitivity, and affects the setting of St Andrews Church (Grade I listed), Epworth Conservation Area, local landmark windmill and water towers

• The Historic Environment Record OBJECTS to the principle of development in this area because the proposed development would be an unacceptable visual intrusion and extension of the built environment into the core AOSF historic landscape contributing to adverse character change and affecting the setting

and legibility of the core historic landscape of both Church and Ellers Fields, and the listed buildings and landmark structures that share this setting

• I would recommend REFUSAL of any planning application for development in this location as it would adversely affect the character, appearance and setting of the historic landscape contrary to the NPPF, Core Strategy Policies CS5 and CS6 and Local Plan policies LC14, LC7, RD2 and DS1

• Any planning application for development in this location would require a Heritage Statement, in accordance with NPPF194; an application in this location should not be validated without an adequate heritage statement

• The application site also has potential for significant archaeological remains of prehistoric and Roman date that require Pre-Application archaeological field evaluation and assessment in accordance with planning policy”.

1.13. Following these initial responses, work was undertaken on the layout to address these comments, looking to reduce harms where possible. The changes made from the version presented to Officer in the pre-app consisted of:

- Moving built form to the west, to be within the Epworth development limits;
- Increasing the open space on the southeastern portion of the Site to be a substantially sized area in the part of the site nearest to the Church, to allow for a physical set back of built form but also reducing effects of any noise from the scheme;

- Improvement and significant increase in landscaping along the eastern boundary; and
- Movement of built form to retain views of the church tower whilst moving through the scheme.

1.14. The Conservation Officer was consulted on these changes and responded in an email of 8th November 2022. Within this they repeated some comments made within the pre-app but also stated:

This still stands however it is noted that whilst there is impact on the wider setting of St. Andrews Church the impact on the immediate setting is reduced with the new layout.

Regarding this application it will be recommended that the identified harm to the heritage assets should be balanced with the public benefits of the proposal as required by the NPPF. "

1.15. It is the case that the changes to the layout have clearly ameliorated concerns and that the matter is now one of planning judgment for the decision-maker.

1.16. Further consultation has taken place with the Historic Environment Officer with regards to the requested pre-determination archaeological fieldwork, as set out within the pre-app response.

1.17. A geophysical survey was undertaken across the Site in December 2022. Following this, a programme of archaeological evaluation has been discussed and the scope of works agreed with the Historic Environment Officer. This will also include a metal detecting survey. This work is due to commence imminently. Whilst the work is underway, there will be communication with the Historic Environment Officer and site monitoring visits will also be undertaken to ensure that the results of the work can be fed back into the deliberations for this application whilst within the determination period.

Proposed Development

1.18. The proposed development is a mixed-use scheme comprising residential development including provision of elderly accommodation and commercial and retail development, with associated access, landscaping and car-parking.

2. Site Description and Planning History

Site Description

- 2.1. The proposed site is located to the north of the settlement of Epworth in North Lincolnshire. It consists of a number of different parcels and a mixture of different current uses. It covers an area of approximately 7.2ha.
- 2.2. The site contains two narrow fields and a larger, open field which forms the northern portion of the site. The larger field is in agricultural use and the two narrow fields are currently scrubland. The site also contains a large car park for the extant garden centre which is also located within the site. The buildings of the garden centre are proposed for demolition as part of the proposed scheme.

- 2.3. The site is bounded by Belton Road and property boundaries on the western side, to the north and east by extant field boundaries and to the south by the car park boundary and the rear boundaries of properties along High Street.

Planning History

- 2.4. A search of the North Lincolnshire Planning Portal did not identify any relevant planning history for the Site.

3. Methodology

- 3.1. The aims of this Report are to assess the significance of the heritage resource within the site/study area, to assess any contribution that the site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.
- 3.2. This assessment considers archaeology, built heritage and the historic landscape.

Sources

- 3.3. The following key sources have been consulted as part of this assessment:
- National Heritage List for England;
 - North Lincolnshire Historic Environment Record;
 - North Lincolnshire Council for information on Epworth Conservation Area;
 - Online sources – including Historic England Aerial Photo Explorer;
 - Cartographic sources.
 - Other online resources, including Ordnance Survey Open Source data; geological data available from the British Geological Survey and Cranfield University's Soilscales Viewer; Google Earth satellite imagery; and LiDAR data from the Environment Agency.

- 3.4. For digital datasets, information on designated assets was sourced for a 1km study area measured from the boundaries of the site. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site.
- 3.5. For non-designated assets, a search area of 500m from the Site boundary was utilised. This was sufficient to establish an archaeological baseline and to understand the wider archaeological context of the Site.
- 3.6. A gazetteer of recorded sites and findspots is included as **Appendix 1** and maps illustrating the resource and study area are included as **Appendix 2**.
- 3.7. Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary. [
- 3.8. Digital terrain model LiDAR data, at 1m resolution, is freely available from the Environment Agency. This was processed using ArcGIS software. Multiple hill-shade and shaded-relief models were created, principally via adjustment of the following variables: azimuth, height, and 'z-factor' or exaggeration. The models created were colourised using pre-defined ramps and classified attribute data. The DTM shaded relief model, with azimuths graduated by 45o intervals from 0-360o, is provided in Appendix 2.
- 3.9. Heritage assets in the wider area were assessed as deemed appropriate.

Site Visit

- 3.10. A site visit was undertaken by a Heritage Director from Pegasus Group on 30th June 2022 during which the site and its surrounds were assessed.



Plate 2 View southeast across Site from Belton Road – adjacent to northern Site boundary the very tips of the finials of the tower of the grade I Church of St. Andrew are just visible over the tree canopy – not a clear or distinctive view



Plate 3 View south from track way to north of Site looking at the northern portion of the Site. The built form of the dwelling and outbuildings at the northern boundary of the Site are visible



Plate 4 View south from track to north of Site looking along eastern boundary. The Site would be visible on the horizon

Photographs

- 3.11. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development

proposals nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

- 3.12. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 3**. However, for clarity, this methodology has been informed by the following:

- ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment*;³
- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (hereafter GPA:2);⁴
- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter GPA:3);⁵

³ Chartered Institute for Archaeologists (ClfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).

⁴ Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (GPA:2) (2nd edition, Swindon, July 2015).

⁵ Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (GPA:3) (2nd edition, Swindon, December 2017).

- *Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management* (hereafter *HEAN:1*).⁶
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter *HEAN:12*);⁷ and
- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.⁸

Consideration of Harm

- 3.13. It is important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "*substantial harm*" or "*less than substantial harm*" to the identified designated heritage assets, in the context of paragraphs 201 and 202 of the *NPPF*.⁹ With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 203 of the *NPPF*.¹⁰

- 3.14. The *PPG* clarifies that within each category of harm ("*less than substantial*" or "*substantial*"), the extent of the harm may vary and should be clearly articulated.¹¹

- 3.15. The guidance set out within the *PPG* also clarifies that "*substantial harm*" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development which is to be assessed.¹² In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

"...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."¹³

⁶ Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management (HEAN:1)* (2nd edition, Swindon, February 2019).

⁷ Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (HEAN:12)* (Swindon, October 2019).

⁸ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

⁹ DLUHC, *NPPF*, paras. 201 and 202.

¹⁰ DLUHC, *NPPF*, para. 203.

¹¹ DLUHC, *Planning Practice Guidance (PPG)*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹² DLUHC, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹³ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

4. Policy Framework

Legislation

- 4.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.¹⁴
- 4.2. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.¹⁵
- 4.3. Full details of the relevant legislation are provided in **Appendix 4**.

National Planning Policy Guidance

- 4.4. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework* (NPPF), an updated version of which was published in July 2021. The NPPF is also supplemented by the national *Planning*

Policy Guidance (PPG) which comprises a full and consolidated review of planning practice guidance documents to be read alongside the NPPF and which contains a section related to the Historic Environment.¹⁶ The PPG also contains the *National Design Guide*.¹⁷

- 4.5. Full details of the relevant national policy guidance is provided within **Appendix 4**.

The Development Plan

- 4.6. Planning applications within this area are currently considered against the policy set out within the North Lincolnshire Local Development Framework, the 2011 Core Strategy and the saved policies of the 2003 North Lincolnshire Local Plan. Relevant to the proposed site are policies LC14: Area of Special Historic Landscape Interest, HE2: Development in Conservation Areas, HE5: Development Affecting Listed Buildings and CS6: Historic Environment.
- 4.7. Details of the policy specific relevant to the application proposals are provided within **Appendix 6**.

¹⁴ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

¹⁵ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

¹⁶ Department for Levelling Up, Housing and Communities (DLUHC), *Planning Practice Guidance: Historic Environment* (PPG) (revised edition, 23rd July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

¹⁷ Department for Levelling Up, Housing and Communities (DLUHC), *National Design Guide* (London, January 2021).

5. The Historic Environment

5.1. This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains.

5.2. Designated heritage assets are referenced using their seven-digit NHLE number, HER 'event' numbers have the prefix [ELS] and HER 'monument' numbers have the prefix [MLS].

5.3. A gazetteer of relevant heritage data is included as Appendix 1. Designated heritage assets and HER records are illustrated on Figures 1-4 in Appendix 2.

Previous Archaeological Works

5.4. To support this application, a geophysical survey has been carried out in December 2022 by Pre-Construct Geophysics. There were areas of the proposed Site which were not suitable for survey. These included the current garden centre; the western portion of the Site as it meets Melton Road as this was too heavily wooded for accurate results; and the southeastern portion of the site. This latter area is covered in piles of modern debris and spoil, raising the ground-level and rendering the area not suitable for survey.

5.5. The geophysical survey was successful in identifying a small number of possible archaeological anomalies. Ridge and furrow was identified in the northern part of the site running east-west – in the opposite direction of the stripfields either side of the proposed Site. The ridge and furrow dissipates in the central and southern portion of

the site, indicating this has been removed by later cultivation.

5.6. The northwest corner of the proposed Site revealed a number of anomalies which have been interpreted as being possible evidence of burning or industrial activity, though a date and function cannot be ascertained.

5.7. There was limited evidence of possible ditch feature in the northern portion of the site and to the mid-eastern edge. A further possible ditch feature was identified in the two southern narrow strip fields, running east-west across these fields.

5.8. In summary, the survey identified a possible area of industrial activity in the northwestern corner, isolated, discrete examples of possible ditches in three areas and ridge and furrow across the northern portion of the site. None of the anomalies identified were indicative of settlement activity and the ridge and furrow running east-west across this area provides further evidence that this field in particular has been larger, with the strip field boundaries removed for a long period of time. This indicates that this field does not hold the same significance as the fields to the east and west which retain their strip field layout and appearance, nor do they contribute in the same way to the HLC area as a whole.

5.9. The search of the North Lincs HER identified a number of other fieldwork events. None, other than the recent geophysical survey, are located within the Site boundary. A full list of the events is given in Appendix 1, and located on Figure 3. A number of the events are the records of

aerial photograph sorties and building recording events which have no bearing on this assessment.

- 5.10. There are a number of fieldwalking events (ELS754, ELS755) recorded in the study area which have yielded a large volume of artefacts which are discussed in the section below.
- 5.11. Events which may be of relevance to this assessment comprise:
- ELS2169 – Watching brief, Land at Hollingsworth Lane, Epworth 2003. APS;
 - ELS2224 – Watching brief at St. Andrew’s Church, Epworth 2004. Ed Dennison Archaeological Services Ltd;
 - ELS2453 – Excavations at Vinegarth. Dept. of the Environment;
 - ELS3171 – Geophysical Survey at The Old Rectory, Epworth. 2007. Lindsey Archaeological Services;
 - ELS3202 – Trial trenching on land at Hillcrest, Epworth. 2009. M&M Archaeological Services;
 - ELS4348 & ELS4349 – Geophysical survey at Vinegarth, Epworth 2017. APS; and

- ELS4624 – Geophysical Survey, Land at Yealand Flats, off Belton Road, Epworth. ASWYAS.

Topography and Geology

- 5.12. The topography of the site varies. The site rises from west to east, with the line of Belton Road at the western boundary at a lower level (16mAOD) than the eastern boundary of the Site (24mAOD), and the land again slopes down from north to south with the settlement of Epworth lying in a slight hollow at a lower level (17mAOD at High Street).
- 5.13. The geology of the Site is mixed. The bedrock geology is formed from Mercia Mudstone Group – Mudstone. The superficial geology divides the Site from north to south, roughly halfway across. The western half of the Site has a recorded geology of Sutton Sand Formation – Sand. The eastern half of the Site has no recorded superficial geology.¹⁸

Archaeological Baseline

Prehistoric (pre-43 AD)

- 5.14. There are a number of records of prehistoric findspots identified during fieldwalking events within the HER though none are located within the Site boundary.
- 5.15. Flint scatters ranging in date from Mesolithic scrapers to the Neolithic have been found across the study area (MLS22656, MLS2456, MLS2457, MLS22419). The largest

¹⁸ British Geological Survey, *Geology of Britain Viewer*, <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>.

concentration (MLS19444) comprised four cores, 52 flakes and one chunk. This scatter was found to the northeast of the Site, near to the grade II listed Maw's Mill.

- 5.16. The HER also records the location of possible ring ditches and rectilinear features. Two possible ring ditches were recorded on aerial photographs (MLS2455) located at the eastern edge of the study area. A watching brief carried out during road widening operations along the C208 Epworth-Belton Road in 2012 on one of the possible features did not identify any archaeological deposits. In addition, fieldwalking in the vicinity of the possible features did not identify any finds which could be related to a prehistoric ring ditch.
- 5.17. Another two possible ring ditches (MLS17989) were identified to the north of the Site, just west of Belton Road on aerial photographs of 1972. They have been identified as possible Bronze Age ring ditches, however it is also noted within the HER that a WWII searchlight battery was located within this area and would have created a very similar, circular cropmark with a similar diameter to a ring ditch. Therefore it is the case that these features cannot be definitively described as Bronze Age, nor can it definitively be used as evidence of prehistoric activity in this area.
- 5.18. Given the quantity of flint objects found within the study area, there is the potential for prehistoric activity, however there is no firm evidence for any settlement activity.

Romano-British (AD 43 – 410)

- 5.19. As with the prehistoric period, a number of Roman finds and artefacts have been recorded within the study area

arising from fieldwalking events. To the north and east of St. Andrew's Church, fieldwalking has located a number of Roman finds including coins and pottery (MLS17537, MLS17301, MLS17306, MLS17511, MLS17405) with MLS17306 and MLS17301 both being identified within the field to the east of the Site though it is noted these finds consisted of pottery sherds which also included a volume of medieval and post-medieval pottery.

- 5.20. A couple of Roman coins and two Roman brooches along with some Roman pottery have been located to the northwest of the Site, near the grade II listed Maw's Mill (MLS17395, MLS17407, MLS17309) with a further Roman coin of Valerian and a spindle whorl located to the south of the Site (MLS17517, MLS17338) within the settlement of Epworth.
- 5.21. It is the case that the number of fieldwalking events in this area have been the source of this large volume of finds. Whilst these finds have obvious intrinsic value, their value as indicators of further activity must be consolidated with archaeological evidence. Manuring of fields could be the source of a number of the finds in this area, and if this area was on a traveling route, this is also likely to be the source – through objects dropped during transit.
- 5.22. The sheer volume of finds in this area does provide an indication that there is potential contemporary Roman activity within the surroundings, but this has not been proven. There is also no evidence within the study area for Roman settlement activity.

Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

- 5.23. Only one asset is recorded within the HER located within the study area: an Anglo-Saxon coin (MLS2661) found near the grade II listed Maw's Mill to the northwest of the Site. However, the settlement of Epworth is recorded in the Domesday survey, meaning that the settlement was established in the early medieval period.
- 5.24. Epworth is recorded as *Epuerde* within Domesday, with most of the economy base on farming. During the medieval period, Epworth began to expand, with the construction of the grade I Church of St. Andrew having its first foundations in the 12th century with the nave arcades and the chancel added in the 14th century. The majority of the church dates to the 14th and 15th centuries.
- 5.25. Medieval foundations (MLS22633) were discovered in the church yard of St. Andrew's in the 19th century which were thought to be associated with the medieval manor house of Mowbray (MLS2447) and chantry founded by the first Lord of the manor, Lord Mowbray in 1344. It was Lord Mowbray who helped the town gain its first market charter in 1380, with the economy, as first set out in Domesday, being reliant on agriculture, particularly arable crops.
- 5.26. The manor house mentioned above may have had earlier origins, but it fell into disuse in the 16th century and is no longer extant.
- 5.27. Other HER records from this period include a possible medieval holloway (MLS20058) located at Hollingworth Lane (located to the east of the Site); a findspot of a coin of Henry VIII and a key near Maw's Mill (MLS17406); a

quantity of medieval pottery sherds to the south of the Site (MLS1737); and, more unusually, there is a record of fifty statues of angels, saints and martyrs being recovered from the yard of the Kings Head in Epworth (MLS2449). The validity of this record is unknown.

- 5.28. During this period, the proposed Site was likely utilised for agricultural purposes. A number of areas of ridge and furrow have been identified which may be medieval or post-medieval in date, including within the Site boundary.

Post-medieval (1540 – 1900)

- 5.29. It was during the post-medieval period, in the 1620s, that the wider Isle of Axholme (along with many other areas in the country) was drained under drainage schemes designed by Sir Cornelius Vermuyden. This had a significant impact on the landscape, opening up vast areas for agriculture. As can be expected, this opening up of new areas of agriculture did not benefit the majority of the population. The new land was given to existing landowners and the rights to common land were actually reduced in Epworth. The increase in agricultural land did indirectly benefit the wider population however as this new land required workers and farmers to harvest and plough the fields and tend to livestock. It is recorded within the Epworth Conservation Area Appraisal that between 1590 and 1640, around 100 cottages were built in Epworth to house these new workers.
- 5.30. The vast majority of records identified within the study area date from the post-medieval period. Within these a large number are 18th and 19th century buildings which are not listed, but are located within the boundary of the Epworth Conservation Area and have been identified as being Buildings of Townscape Merit. This indicates that

these buildings make a positive contribution to the special interest of the Epworth Conservation Area and add to the architectural interest of the asset. These buildings are too numerous to list out individually here, but are included within the gazetteer in Appendix 1.

- 5.31. These buildings help to demonstrate the expansion of Epworth (MLS9584) during the post-medieval period with development stretching along High Street and around the Market Place to the east. This expansion was stimulated by the draining of the Isle of Axholme area undertaken in the 17th century which led to a massive growth in agricultural prosperity in the wider region, Epworth included. The rise in available agricultural land required workers and it was this influx of workers in the early 18th century which was the catalyst for the expansion of Epworth beyond its medieval limits.
- 5.32. A number of sites of former buildings established within this expansion period are recorded within the HER and comprise:
- Site of a dovecote (MLS21985);
 - Site of a tithe barn (MLA21983); and
 - Site of a hemp kiln (MLS21982).
- 5.33. In the later 18th and 19th centuries, the settlement continued to expand and to service the increasing population, and civic, leisure, recreation and education needs of the population. There are a number of assets related to this within the HER including the Epworth Gas Works (MLS22386), most of which has been demolished with the eastern structure converted into a dwelling; the Old School Inn (MLS22384) a former primary school, now

a public house; the Old Courthouse (MLS22687) a former police station, now a dwelling; and the former National School (MLS22388), now demolished.

- 5.34. During the 18th century, Epworth had a flourishing textile industry with four factories producing sacking however, in the 19th century, the industry began to decline due to external international competition.
- 5.35. There are records of ridge and furrow located within the Site boundary, observed in aerial photographs. Some ridge and furrow is visible in the LiDAR (Figure 10) but this shows very narrow ridge and furrow, running west-east in the opposite orientation to the longer, sinuous strip fields to the east where the ploughing has clearly followed the line of the field and runs north-south. The narrow-ness of the furrows is an indication that the earthworks have resulted from recent ploughing and are not survivals from the medieval period. The Site was in use for agricultural purposes in this period. From 1795 – 1803, the common land in Epworth was enclosed, resulting in changes to the economy.
- 5.36. The series of historic maps (Figures 5–9) shows that in 1846, as indicated by the tithe map, the Site was part of Epworth Fields – common land. By the 1885 Ordnance Survey Map, the Site is shown as a large, open field with no internal field boundaries. The eastern boundary of the Site is roughly formed by a footpath leading north from the Church but there are no distinguishing features. There are no major changes on the mapping during the post-medieval period within the Site.
- 5.37. Epworth has prominence as the home of Methodism which was established in this period. The tomb of Samuel Wesley is located within the churchyard (MLS21926) of

the Church of St. Andrew and is grade II listed (1083273) though the listing notes this asset was designated for its historic interest. Samuel Wesley was the Rector of Epworth in 1696 until his death in 1735 and was the father of John and Charles Wesley, along with another 17 children. John Wesley was educated at Oxford and became a Deacon. He returned to Epworth to assist his father but in 1728, returned to Oxford where he became the leader of an emerging religious group called the Methodists which his brother Charles had founded. John returned to Epworth for Whitsun week in 1742 in June to preach these new teachings. He was not always allowed to officiate within the Church of St. Andrew itself and when this happened, he preached from his father chest tomb outside. Eventually, the Methodists split from the Church of England in 1784, becoming a religious order in its own right, which still exists today. Indeed, there is a Methodist chapel within Epworth which has replaced earlier version, including one built in 1772 (MLS22502, MLS22385, MLS7509, MLS17507, MLS17505).

- 5.38. Associated with the agricultural production of this area, there are a number of windmills in the vicinity of the Site, including the grade II listed Maw's Mill to the northwest and Brooks Mill (MLS6532) which is now a dwelling. There were more windmills in the post-medieval period than are extant today as the HER records (MLS21564) a now removed mill shown on the 1887 OS map which is no longer extant.
- 5.39. The HER also records a number of farmsteads established in this period within the study area, some of which have lost most of their historic fabric, some of which are simply the record of a location recorded from historic mapping. These comprise:

- White House Farm, significant loss of historic buildings – MLS25874;
- Mill House Farm, only farmhouse survives – MLS25629;
- Unnamed farmstead, demolished – MLS25628; and
- Unnamed farmstead, partially extant – MLS25627.

- 5.40. Once again, a number of findspots are recorded within the HER within the study area from this period. These include a ring and buckle (MLS17403), two jetons (MLS17400) and a coin of James II (MLS17512).

Modern (1901 – present)

- 5.41. The northern portion of the Site has continued in use for agricultural activity during the modern period. Parcels of land on the eastern side of Belton Road which would have once formed part of the field of the Site have been sold off during the 20th century for piecemeal development, with the Site boundary wrapping around the rear boundaries of these properties.
- 5.42. The southern portion of the Site became the site of a garden centre with associated car-parking and outdoor storage. The garden centre extends to both sides of the trackway which runs east to west from Belton Road with the garden centre buildings to the north and the car-parking to the south. The buildings of the garden centre stretch almost all the way across the eastern Site boundary, with an area of spoil or banded material occupying the remainder of the space. This has the effect of almost cutting off the open area of field to the north, the northern portion of the Site, from the rest of

Epworth. This is particularly evident on modern aerial photographs of the Site. Unlike the fields to the east of the Site which extend, unimpeded to the trackway and beyond to link directly with the historic built form of Epworth.

- 5.43. At some point in the late 20th century, the footpath which once ran north from St. Andrews Church, and which would have formed the eastern Site boundary was removed. This may have been when the garden centre was constructed but it is not clear.
- 5.44. The HER has three records dating from the modern period, none of which lie within the Site boundary.
- 5.45. Two of the assets are war memorials. The first is an early war memorial – a playing field (MLS21670) purchased in 1921 and registered with the Charity Commission with the idea of creating a field to honour the memory of the soldiers who died in World War I. Later in 1938, gates were erected at the entrance off Station Road with a commemorative plaque. In 1946, a second plaque was added, to commemorate those who had fallen during World War II.
- 5.46. A more recent memorial (MLS21671) is the new Royal British Legion memorial stone located on Albion Hill. It was unveiled in a ceremony of 2008 and is a stone boulder bearing a plaque location within a memorial garden.
- 5.47. The other modern record is the site of the Epworth railway station (MLS22564). This was located to the north of Station Road and part of the Axholme Joint Railway. It opened in 1903 and closed to passengers in 1933.

Unknown & Marginal Monuments

- 5.48. There is one record on the HER which cannot be assigned to a period. This is not located within the Site boundary. It is the record of a possible post mill (MLS26779), identified during a geophysical survey at Yealand Flats, located to the northwest to the Site boundary. The anomaly was not distinct, however there are other mills in this area so it is not an unlikely proposition. It was also considered possible that this anomaly was agricultural in origin.
- 5.49. The North Lincolnshire HER records a number of Marginal Monuments. These are records which are either vague in terms of recorded location of a findspot, of uncertain provenance or otherwise uncertain in terms of definition or function. These are not plotted onto a figure, given the grid reference for these are often only 4-figure references which gives a broad 1km grid square rather than anything more precise. Within Epworth, the following Marginal Monuments are recorded:
 - 3622 perforated stone axe- Epworth, North Lincolnshire hammer – findspot
 - 2452 stone axe hammer & Roman Epworth, North Lincolnshire coin – findspot
 - 17516 marginal Roman brooch, Epworth, North Lincolnshire Epworth – findspot
 - 17402 post medieval coins & token, Epworth, North Lincolnshire Epworth, 1982 – findspot
 - 17401 two Roman coins, Epworth findspot Epworth, North Lincolnshire

- 17399 pm coin & token, Epworth, Epworth, North Lincolnshire 1982 – findspot
- 17398 medieval strap ends, n of Epworth, North Lincolnshire Epworth, 1982 – findspot
- 17397 coin of Henry v, n of Epworth, North Lincolnshire Epworth, 1982 – findspot
- 17396 Roman coins, n of Epworth, Epworth, North Lincolnshire 1982 – findspot
- 17508 possible site of battle of Epworth, North Lincolnshire Maserfelth, Epworth – battlefield.

5.50. With regards to the possible battle of Maserfelth or Maserfield – this is a battle of 642AD between the Northumbrian king Oswald, who was killed by the Mercian king, Penda. It is widely accepted that the location of this battle is uncertain. Suggestions have been made that the Isle of Axholme was the location but later sources suggest this is improbable.

Historic Landscape Character (HLC)

5.51. The proposed site is located within the Isle of Axholme Historic Landscape Character Area as shown on Figure 4, which is covered by local policy LC14 and specifically in the historic landscape character area of Areas of Open Strip Fields (AOSF) with the Site located in an area labelled as Isle of Axholme. This is not a designated heritage asset.

5.52. The data behind Figure 4 and the HLC was derived from a 1997 study undertaken by Keith Miller called *The Isle of Axholme Historic Landscape Characterisation Project*¹⁹ and created to provide a framework for future management of the area. This study looked at a large area. Within this, Miller identified a number of landscape character zones, for example Ancient Open Strip Fields, Early Enclosed Land, Transport and Communication, Recently enclosed land etc.

5.53. The Site is located in an area of Ancient Open Strip Field (AOSF) in an area further refined to be described as Isle of Axholme. These are remnant areas of medieval farming which carried on beyond this period within the Isle of Axholme area due to the peculiarity of the area, historically an island bounded by rivers which created a fenland landscape, drained in the 1620s. Following this, instead of turning to more modern farming practices, the farmers retained the older, strip field system of farming. This led to a stark contrast with the surrounding areas which were farmed in a more standard manner with boundaries and enclosures and became an area of preserved medieval historic landscape. The evidence from the Miller 1997 study was the basis for Local Policy LC 14.

5.54. The importance of the Isle of Axholme lies in its character as largely drained fenland, part of the agricultural improvement movement of the early post-medieval period and by being the largest and most varied survival of open-field strip cultivation in the country. It is clear that it is the evidence of and remnants of the open-field

¹⁹ Miller, K, 1997., *The Isle of Axholme Historic Landscape Characterisation Project*.

strip cultivation that forms the significance of this historic landscape.

- 5.55. A new HLC project was carried out in 2011 by North Lincolnshire Council as part of the Lincolnshire Historic Landscape Project which was a more general study of the wider county but did include consideration of the area covered by Miller. This study utilised aerial photographs, historic mapping, data research and site visits and identified a number of different character types including strip fields.
- 5.56. The 2011 HLC study did not identify the Site as Strip Fields. Rather, the northern portion of the site is labelled as Modern Fields with the fields east and west labelled as strip fields. The fields within the Site which lie in the Epworth Conservation Area are labelled as Ancient Enclosure, which fits with their former use as burgage plots. This indicates that the majority of the Site is not an area of Ancient Open Strip Fields, but is more modern, more open and with the evidence of modern ridge and furrow running east-west across the field emphasising this, in contrast to the fields to the east where the ridge and furrow runs north-south following the curve of the fields.
- 5.57. The information from this 2011 HLC study undertaken by Lincolnshire County Council, was set out, along with the 1997 report and both were reviewed in 2021 by JBA Consulting for NLC. This work was undertaken to support the new Local Plan and to highlight changes from the previous Local Plan and considered whether the Miller 1997 document should remain as an evidence base for the emerging Local Plan. Within the 2021 review, it acknowledges that there are areas that were identified as AOSF within the 1997 Miller study which were later

identified in the 2011 study as Modern Fields (as is the case with the northern portion of the Site). The 2021 study suggests that Miller noted that Recently Enclosed Land type (the Miller version of Modern Field) was difficult to distinguish from earlier landscape character types and as such it might be the case that the Site was erroneously included within the AOSF Isle of Axholme zone. This is feasible – the Site is one field surrounded on both sides by fields which do display the characteristics of the ASOF character and thus to avoid having one field marked as Recently Enclosed Lane, the field of the Site was simply washed over with the same HLC type as the areas west and east.

- 5.58. A figure showing the overlay of the 1997 Miller landscape and the 2011 HLC landscape characters taken from the 2021 JBA Consulting report is included below with the Site location circled in pink. The brown area (the Site) is Modern Fields. The ochre-coloured fields to the west and east are Strip Fields.
- 5.59. Historic mapping of the Site and the LiDAR imagery and modern aerial photography (Figures 5-10) are clear in showing that the field of the Site is distinct from the fields to the west and east. These western and eastern fields retain the characteristic sinuous, open-field strip layout, and a long, narrow character with ridge and furrow following this sinuous north-south line. The Site simply does not display these characteristics. It is rectangular in shape, lacks any sinuous boundaries or fields within, has ridge and furrow running east-west and does not run all the way to the rear of the northern extent of Epworth but is separated by the existing garden centre and car-parking.

5.60. The evidence is clear in showing that the majority of the Site including the large field in the northern portion is no longer part of the open-field strip cultivation and does not share the historic characteristics of these strip fields in the same way as the fields to the west and east. The amalgamation and truncation of the strips into the larger parcel has removed this characteristic element and means that this portion of the HLC zone no longer contributes to the significance of the asset as a whole.

Statement of Archaeological Potential and Significance

5.61. The programme of geophysical survey and the results of the Portable Antiquities Scheme has indicated that there are some potential archaeological anomalies within the Site and a number of finds of archaeological artefacts within the vicinity of the Site boundary.

5.62. A programme of evaluation trenching and metal detecting is scheduled to take place during the determination period for this application. The trench layout and WSI have been agreed with the North Lincolnshire Historic Environment Officer. The results will be fed into the decision-making process.

6. Impact Assessment

- 6.1. This section first sets out the significance and the contribution made by setting of identified heritage assets. This then allows an assessment of the potential impacts that may arise as a result of the proposed scheme and the level of harm, if any, this may cause to the significance identified heritage assets.
- 6.2. The section will require consideration of both physical impacts to the fabric of assets and harm to significance through changes to elements of the setting which contribute to significance.
- 6.3. This section considers both the changes to the character and appearance of the conservation area and changes to the setting of heritage assets.
- Step 1
- 6.4. Step 1 of the methodology recommended by the Historic England guidance *GPA:3* (see 'Methodology') is to identify which heritage assets might be affected by a proposed development.²⁰
- 6.5. Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.

- 6.6. Consideration was made as to whether any of the heritage assets present within or beyond 1km study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.
- 6.7. The 1km study area from the proposed site boundary contains 37 listed buildings, three at Grade I and the remainder at Grade II. None of these listed buildings were located within the proposed site boundary. The full list of listed buildings is within Appendix 2 and shown on Figure 1.
- 6.8. The southern portion of the proposed site boundary overlaps with a small portion of the Epworth Conservation Area, with a lightweight, steel-framed building located within. As such, the setting of the area will be considered, but also its character and appearance too.
- 6.9. The majority of the listed buildings within the study area will not experience any change from the proposed scheme. Most of the identified listed buildings are located within the core of Epworth, within the Conservation Area to the south. Their setting is formed by the settlement of Epworth and their significance is primarily formed by their built fabric which provides evidence of their historic and architectural interest. The proposed site does not form part of the setting of these listed buildings and therefore will not be discussed further.

²⁰ Historic England, *GPA:3*, p. 4.

6.10. Assets in the vicinity identified for further assessment on the basis of proximity and the Site potentially forming part of the setting contributing to significance comprise:

- Epworth Conservation Area;
- Church of St. Andrew – grade I;
- Maw’s Mill – grade II.

6.11. In addition to the assets identified through the stepped GPA3 guidance, the assets of the non-designated historic landscape of Isle of Axholme and the potential archaeological deposits within the Site boundary will also be considered within this assessment with regards to the physical harm to their fabric. This will also apply to the portion of the Epworth Conservation Area which lies within the Site boundary.

Step 2

Epworth Conservation Area

6.12. The proposed site is partially located within the Epworth Conservation Area and therefore there is potential for harm to the special interest of the conservation area through development within the boundary, along with harm to the significance through changes to the setting. It is important to note that although the reline boundary of the Site includes two fields within the conservation area, built form is only proposed within the northern portion of one field, with this proposed building being a

lightweight steel-frame building with translucent fabric sheet covering it.

6.13. The boundary is shown on Figure 1 though this is different to the boundary shown within the Conservation Area Appraisal document of January 2004 produced by North Lincolnshire Council (NLC)²¹. The boundary was amended in late 2004, following the issuing of the Appraisal to the boundaries which are shown on Figure 1. The Conservation Area Appraisal is adopted as supplementary planning guidance. In addition to the Appraisal, and also adopted as supplementary planning guidance, NLC produced the Epworth Conservation Area Supplementary Planning Guidance²² which provides guidance for decision-making with regards to development within the Conservation Area.

6.14. The Conservation Area of Epworth was initially designated in 1970, with the Appraisal in 2004 and the boundary adjustment in late 2004. The original Conservation Area boundary did not include the area within the Site. This area was added later in 2004, however none of the associated documents have been updated to reflect this change. The 2004 Appraisal document discusses this particular extension to the Conservation Area and states:

“This area is composed of long strips of land to the rear of the north side of the High Street, with Church Street and the northern section of the Market Place. Included also are two properties in Belton Road. The suggested changes to the boundary in this area would

²¹ North Lincolnshire Council, 2004. Epworth Conservation Area Appraisal

²² North Lincolnshire Council, 2004. Epworth Conservation Area Appraisal Supplementary Planning Guidance

also result in the uniting of the two separate sections of the present conservation area.”

- 6.15. This is the only rationale behind the extension to include the area within the proposed site. It is noted there is no mention of any particular intrinsic historic interest that this area holds or what it would contribute to the special interest of the Conservation Area, though it is likely to have been the case that the area was included to cover the area of medieval burgage plots extending from the rear of buildings on High Street. In section 5.2 of the Conservation Area Appraisal, there is reference to these fields as gardens and fields to the rear of the buildings on High Street running up to the footpath from Belton Road and states these landscaped areas are visible between the buildings.
- 6.16. The Conservation Area boundary covers the historic core of the town, extending from Belton Road in the west, along the rear of the burgage plots to St Andrew’s Church in the north, down Church Walk towards the Market Place and Queen Street and along the public footpath to the rear of the High Street between Chapel Street and Burnham Road.
- 6.17. The special interest of the Conservation Area can be summarised as:
- Intimate, urban character formed by narrow streets and surviving 18th- and 19th-century two-storey buildings;
 - Historic interest in the association with the Wesley family, the founder of Methodism (Samuel Wesley is interred in the graveyard at St. Andrew’s Church);

- Concentration of listed buildings within the settlement including two grade I listed buildings;
- Surviving key landmark public buildings e.g. Church of St. Andrew, Kilham Memorial Methodist Chapel.

- 6.18. The Site includes two of the burgage plots within the conservation area, the western-most of which has been sub-divided and no longer extends to its original length, with remaining site area and the built form located within land to the north of the conservation area. The land immediately to the north and west of the conservation area boundary contains the current garden centre buildings and associated car-parking.
- 6.19. The Conservation Area Appraisal describes the land to the north of the Conservation Area as *“characterised by gently undulating farmland with wide open arable fields and a few remnant hedges and woods”*. This is contrasted with the description of the land to the west which is described as *“low-lying open farmland, including Belton Field, one of the best surviving examples of a medieval open field”*.
- 6.20. The portion of the conservation area within the Site provides historic interest in the remnants of the medieval layout of the settlement and provides an area of open space. This area can be said to make a positive contribution to the special interest and character of the conservation area along with the other burgage plots in this area.
- 6.21. It is considered that the northern portion of the proposed site falls within the setting of the Conservation Area, however as can be seen from the descriptions of the landscape surroundings, this is an area which does not

provide the characteristic medieval open field systems seen in other areas surrounding the conservation area. It is considered therefore that the contribution the site area outside the Conservation Area boundary makes to the special interest of the Conservation Area is minor, certainly less than the land to the west and south west and east which contains elements which contributes to the historic interest of the conservation area.

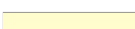
6.22. A Townscape Analysis map has been produced by NLC (reproduced below for information only) which identified important views and important open spaces. The area of the Site within the conservation area is not identified as an important open space – though it is noted this may have been produced before the extension to the Conservation Area was ratified. There is one important view noted looking north, just to the west of the Church of St. Andrew. However, the site visit demonstrated that there is a heavy and dense belt of tree growth and vegetation along this boundary point and there are now no views north – with the exception of a glimpsed view where the public footpath breaks through the tree belt.

6.23. The Conservation Area Appraisal describes views north from the churchyard of St. Andrew's as being views "*over flattish fields punctuated on the skyline by a distant water-tower*". From the site visit, it is clear that the existing line of vegetation and trees which form the eastern site boundary already shield views towards the Site and would continue to, with the height of the proposed retail unit carefully considered within this context to ensure that the height does not intrude into these views. In terms of the views to the water tower – these are a matter of amenity and not heritage. There is no historic or associative link between these elements other than being tall elements within a relatively flat

landscape and therefore there is bound to be visibility over large distances.

6.24. Built form is proposed in one small area within the conservation area as part of the external area of the proposed new garden centre. A lightweight, galvanised metal-framed structure with translucent fabric covering is proposed to be located in the northern portion of the western field within the Conservation Area. This will be a visually permeable building, with the metal-frame giving the character of an agricultural barn. The proposed structure will not be as tall as the rest of the garden centre buildings as can be seen in the Site section drawings. A fence is also proposed around the boundary of the area. This will be a 2.4m high paladin fence, powder coated green to blend in to its surroundings.

6.25. The introduction of built form into this small area of the Epworth Conservation Area has the potential to cause harm to the special interest. However, it is noted that the built form is not a standard, brick built building and will not have the same bulk or the same permanence. The structure is a metal-frame with fabric sheeting to cover it. It is intended to provide shelter for the external area of the garden centre and will not have the appearance or character of a permanent structure. The area of the conservation area this structure is proposed is well-screened through dense belts of vegetation, trees and hedgerows. There are no views into this field from the south, near the existing playground. There are some glimpses south from the existing PRoW into this area, however this is through gaps in the vegetation. The hedgerow will be retained along the PRoW. Access into this area from the west will require the removal of a small section of hedgerow, however this will be the minimum required to achieve access.

-  Buildings of Townscape Merit
-  Buildings with Neutral Effect
-  Buildings with Negative Effect
-  Sites with Negative Effect
-  Important Trees
-  Important Open Space
-  Important Views



- 6.26. This portion of the conservation area has been identified as making a minor contribution to the special interest of the conservation area through the historic interest, by providing an understanding of the burgage plot layout. Whilst the proposed structure introduces built form within a small area within one field, the form of the field will not be changed by the proposed scheme. The hedgerows will not be removed and the long, linear, narrow form of the burgage plot will still be legible.
- 6.27. It is also important to consider the change to the special interest of the conservation area in terms of the conservation area as a whole. When considered in this way, it is clear that the proposed built form, whilst introducing a change, will not cause a significant reduction in the ability to appreciate the elements which formed the designation of this conservation area, that is the special architectural and historic interest formed primarily through the built fabric within the conservation area.
- 6.28. Therefore, it is considered that whilst this built form cannot be said to preserve the character of the conservation area – it introduces new, modern built form in an area of open fields, the change will result in less than substantial harm at the lowest end of the scale due to the lightweight form, reduced height, and retention of the layout of the field.
- 6.29. Development is proposed to the immediate north of the Conservation Area, however it must be taken into consideration that this is an area which is already developed with hardstanding, a carpark and the existing garden centre.
- 6.30. The proposed new buildings and masterplan in this area have been carefully considered. The Site Sections produced to support the application show that the buildings in proximity to the conservation area boundary are set at a lower level and are no taller than the existing built form. In addition, the built form of the scheme is primarily within the development boundary of Epworth, where development is acceptable in principle. Landscape mitigation is proposed throughout the scheme, with retention of existing vegetation and strengthening of vegetation along the eastern boundary.
- 6.31. The development of the areas of the Site which have not previously been developed will change the character of this area from agricultural to mixed-use. However this will be adjacent to previously development land and will not cause interruption with the relationship between the historic core and any previously developed area. As stated, this area is considered to contribute to the significance of the Conservation Area through its general agricultural use, however this contribution is much more generic and contributes less to those elements of the Conservation Area which form the special character and interest that than areas of preserved historic landscape, such as the fields to the west which are specifically referenced in the Conservation Area Appraisal as one of the best surviving examples of a medieval open field.
- 6.32. The proposed scheme, as currently envisaged would cause harm through change to the setting of the Conservation Area. This harm is considered to be less than substantial at the lowest end of the scale.
- 6.33. The overall harm to the significance of the Conservation Area through the changes to setting and the change of

character and appearance would be less than substantial harm at the lowest end of the scale.



Plate 5 View west from Church Walk across open space to north of High Street – note the Site is not visible

Church of St. Andrew (1068692)

6.34. This grade I listed church is an asset of the highest significance in accordance with NPPF. The church has origins in the 12th century with alterations and additions in the 13th and 14th centuries. The main bulk of the church dates from the 14th and 15th centuries with restorations in 1868.

6.35. The significance of this asset lies primarily in its built fabric which demonstrates its historic and architectural interest. The church has historic associations with the Wesley family, the founders of the Methodist movement and has been the focal point for the settlement of Epworth for centuries.

6.36. The setting of this church contributes to its significance, however this contribution is much less than that made by its physical fabric. The elements of the setting of this church which contribute positively to its significance are considered to be:

- The surrounding churchyard;
- The approach along Church Walk; and
- The historic core of Epworth to the south.

6.37. Some views of the church tower from the surrounding landscape do make a minimal contribution to the significance of the asset but only where these views are clear and in conjunction with other historic elements, such as the core of Epworth. Other, glimpsed views of the church tower from the surrounding areas are incidental and a matter of amenity. Only those views which allow the ability to experience, appreciate or understand the significance of this asset are views which are of heritage interest.

6.38. This grade I listed church lies close to the grade II listed Chest Tomb to Samuel Wesley approximately 3 metres south of Chancel of Church of St Andrew and the grade II Gravestone to Thomas Cutforth approximately 6 metres south west of Chancel of Church of St Andrew the graveyard. The setting of these assets is the graveyard

within which they are located and their significance is formed primarily by the historic interest of the person buried in the plot. The Site does not form part of the setting of these assets and will not affect their significance and therefore there will be no harm to these elements within the graveyard.

- 6.39. When stood within the churchyard of St. Andrew's there are no clear views northwest towards the Site. There is a strong belt of vegetation around the church yard that blocks views towards the eastern edge of the Site and the eastern edge of the Site itself is shielded by a dense vegetation belt. Whilst it is the case that this vegetation would thin and be more visually permeable in winter, it is considered that the views would continue to be heavily screened.
- 6.40. Built form proposed within the Site has been moved as far west as possible to lie almost entirely within the development limits of Epworth. That is, built form is located in an area where development is acceptable. This has allowed the creation of a wider area of open space at the southeastern corner of the scheme which provides a landscape buffer between the edge of the built-form and the churchyard of St. Andrew's. In addition, the built-form is set at a lower level, terraced into the ground and utilising the existing terrace formed by the construction of the extant garden centre. This has the effect that none of the proposed buildings are taller than existing built-form meaning there is no potential for views of the development from within the churchyard surrounding the church. The wide buffer at the southeastern corner of the Site also means there is a large area of space when moving along the PRoW towards the church moving from built form through the open space before travelling through a more enclosed

vegetation belt then emerging adjacent to the churchyard.

- 6.41. The Site sections produced to support this application (also included in this report below for information) demonstrate that the proposed scheme, in particular the retail elements at the southern end which are in the closest proximity to the church, are located within the existing area of lower ground, ground which was terraced and cut into the existing ground levels to construct the garden centre. This has the effect of reducing the height of the building in views and, importantly, the sections demonstrate that the new buildings are no higher than the existing buildings on the Site.
- 6.42. When moving through the site and its surrounds, it is clear that there are only very limited views of the church, specifically the top stages of the church tower, from limited areas. The topography of the Site, coupled with the strong vegetation belt around the churchyard boundary limits clear views of the church. There are occasional glimpses of the top stage of the tower and of the finials from the higher ground at the northern end of the site however none of these views provides a clear understanding of the architectural or historic interest of the church or provide an experience of its significance.
- 6.43. It is considered that the Site forms part of the wider setting which contributes to the significance of this asset in terms of it being an area of agricultural land which provides some sense of the understanding of its former surrounds. The change in character of the site from agricultural to mixed-use is considered to result in a change to these surroundings, however this change is considered to result in the very lowest level of harm – less than substantial – negligible.



Plate 6 Grade I Church of St. Andrew



Plate 7 View northwest from PRow outside northern boundary of churchyard illustrating the view over fields to the water tower beyond – the Site is not visible, shielded by the belt of vegetation to the northwest.



Plate 8 View southwest from ProW looking towards the church and church yard (church shielded by vegetation). Modern built form visible on left side of the picture. The eastern Site boundary is visible as a band of vegetation on the righthand-side of the picture. No visibility of the Site or any built form within



Plate 9 View south from ProW looking towards church. Tower visible as is the modern built form visible on left of photograph. The Site is located behind the vegetation belt to the righthand-side of the picture – there will be no visibility of built form within the Site.

Maw's Mill (1083243)

- 6.44. This is a grade II asset of less than the highest significance, in accordance with NPPF. It is a windmill tower of 1820 and constructed of tarred red brick. It has a tapered round tower of 4 storeys. The windmill went out of use in 1915 and is currently derelict though it is understood there are plans to potentially bring the mill back into use, but these have not been approved to date. The mill currently has no sails, but remains a distinctive building on the skyline.

6.45. The significance of this building is held in its architectural and historic interest which is primarily displayed within the built fabric. The asset provides information as one of a number of mills which existed within this area, a small number of which remain, including the non-designated Brooks Mill located to the east. It provides an understanding of the agrarian economy of the area and the mill also displays common architectural characteristics with other surviving mills, such as the onion shaped cap.

6.46. The setting of this asset contributes to its significance, but this contribution is much less than that made by the physical fabric. The setting is formed by the elevated position of the building, which provided a greater level of the wind resource. The setting is also formed by the settlement of Epworth which it was related to. Whilst the mill is a prominent landmark on the skyline, this landmark status is an unintentional byproduct of the fundamental requirements for a functioning windmill – that is access to the best possible wind-resource for an efficient mill and flour production process. Views towards the mill do provide an appreciation of the attractive design and simple form of the architecture. Views from the mill do not contribute to the significance of the asset. They do not contribute to the understanding of the historic or architectural interest other than illustrating the elevated position.

6.47. The Site is not considered to form part of the setting of the asset. Whilst the Site is visible from the asset, this view does not contribute to the understanding of the principal elements of the significance – that is its architectural and historic interest. There are glimpsed views of the finials of the church tower across the Site from the asset, however the built form of the proposals

will not obscure these views. In addition, these views are incidental. The view of the church does not contribute towards the understanding, appreciation or experience of Maw's Mill.

6.48. Therefore, it is the case that whilst the proposed scheme will introduce a change into some views from this asset, this change will not result in any harm to the significance of the asset.



Plate 10 Maw's Mill



Plate 11 View southeast from near Maw's Mill showing view including the Site with the finials of St. Andrew's Church just visible (marked with red arrow). Built form within the Site will not obscure this view.



Plate 12 View southwest from Maw's Mill mound looking towards Epworth centre showing extensive views containing a mix of residential dwellings, large-scale agricultural buildings and some open land

Non-designated Historic Landscape – Isle of Axholme

- 6.49. The Site lies within the boundary of the Historic Landscape Character of Area of Open Strip Field, a non-designated heritage asset and more specifically in an area identified as Isle of Axholme.
- 6.50. This HLC type is extensive, covering many thousands of hectares. The Site covers an area of approximately 7.2ha and therefore represents an extremely small part of this whole HLC type.

- 6.51. The Site is located in an area of Ancient Open Strip Field (AOSF) in an area further refined to be described as Isle of Axholme. These are remnant areas of medieval farming which carried on beyond this period within the Isle of Axholme area due to the peculiarity of the area, historically an island bounded by rivers which created a fenland landscape, drained in the 1620s. Following this, instead of turning to more modern farming practices, the farmers retained the older, strip field system of farming. This led to a stark contrast with the surrounding areas which were farmed in a more standard manner with boundaries and enclosures and became an area of preserved medieval historic landscape.
- 6.52. The significance of the Isle of Axholme lies in its historic interest, as a historic remnant of largely drained fenland, part of the agricultural improvement movement of the early post-medieval period and by being the largest and most varied survival of open-field strip cultivation in the country. It is clear that it is the evidence of and remnants of the open-field strip cultivation that forms the significance of this historic landscape.
- 6.53. It is also the case that a HLC carried out in 2011 by North Lincolnshire Council as part of the Lincolnshire Historic Landscape Project did not identify the Site as Strip Fields. Rather, the northern portion of the site is labelled as Modern Fields with the fields east and west (outside the Site) labelled as strip fields. The fields within the Site which lie in the Epworth Conservation Area are labelled as Ancient Enclosure.
- 6.54. This provides an indication that the majority of the Site is not an area of Ancient Open Strip Fields, but is more modern, more open and with the evidence of modern ridge and furrow running east-west across the field

emphasising this, rather than the fields to the east where the ridge and furrow runs north-south following the curve of the fields. This definition is supported by historic mapping, LiDAR imagery (Figures 5-10) and modern aerial photography (Plate 5) which shows that the field of the Site is markedly different than the fields to the west and east. These fields retain the characteristic sinuous, open strip field layout with ridge and furrow running north-south down these fields. The Site does not display these characteristics, being more rectangular in shape and lacking internal field boundaries, lacking the long, narrow, sinuous fields and with ridge and furrow running east-west.

- 6.55. The evidence is clear in showing that the majority of the Site, including the large field in the northern portion is no longer part of the open-field strip cultivation and does not share the historic characteristics of these strip fields in the same way as the fields to the north, west and east. The amalgamation of the strips into the larger parcel has removed this characteristic element and means that this portion of the HLC zone no longer contributes to the significance of the asset as a whole.
- 6.56. The level of change also has to be seen in the context of the HLC in its entirety. The level of change, within an area which does not display the characteristic element of the Isle of Axholme and AOSF HLC types will not cause any harm to the historic interest of this asset.
- 6.57. The change in character caused by the proposed scheme will not remove elements which contribute to the

significance of the overall Isle of Axholme area of historic landscape character. Therefore, it is considered that the proposed scheme would not cause harm to the significance of the Special Historic Landscape area of Isle of Axholme when considered as a whole. It can be said that the local plan policies (LC14 & CS6) relating to this particular area, though engaged, are not offended by the proposed development.



Plate 13 Oblique aerial view of the proposed site clearly showing the lack of strip fields within the proposed site and the different boundaries compared with the surviving strip fields to the west, north and east



Architects are to be notified of any discrepancies. Contractors must check all dimensions on site. This drawing is subject to copyright laws and is for use on this project only. This drawing is to be used solely for the information as titled only. For other information refer to the latest revision of any cross referenced drawings. To be read in conjunction with relevant design standards/protocols



Proposed Site Section 1
1 : 250



Proposed Site Section 2
1 : 250



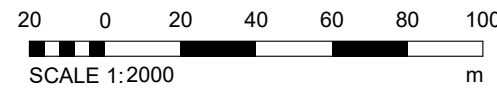
Proposed Site Section 3
1 : 250



Proposed Site Section 4
1 : 250



Proposed Site Section Key
1 : 2000



North

P1	12/07/23	MDV Access updated, Car parking and unit updated to include comments	JML	JS
P2	07/07/23	Planning Issue	JML	JS
Rev	Date	Description	Dm	Cd

Status: Planning

Client: Millea Land (Epworth) Ltd and Camstead Ltd

Project name: Land At Belton Road

Project address: Belton Road, Epworth

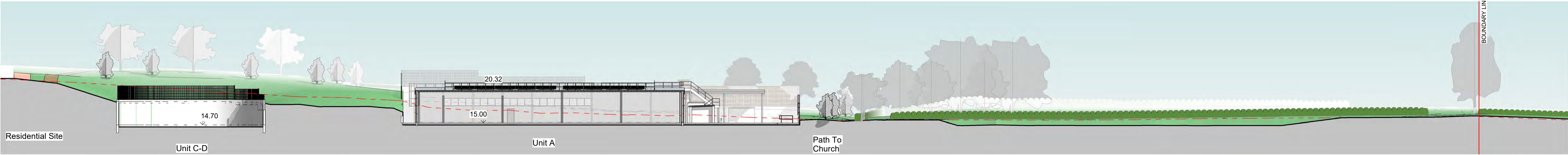
Drawing Title: Proposed Site Sections 1

Job No:	Drg No:	Revision:
6622	A302	P1

Date:	Scale:	Sheet size:
July 23	As indicated	A0

S+SA
ARCHITECTS

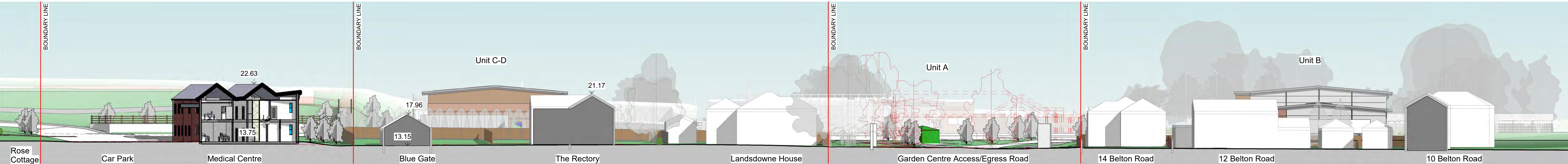
1 CARDALE PARK, BECKWITH HEAD ROAD
HARROGATE, N.YORKSHIRE, HG3 1RZ
WWW.SSA-ARCHITECTS.CO.UK
T: 01423 856999



Proposed Site Section 5
1 : 250

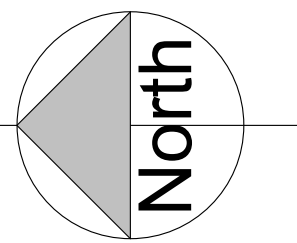


Proposed Site Section 6
1 : 250

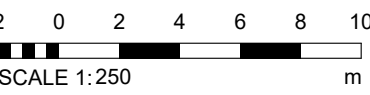
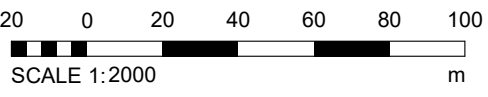


Proposed Site Section 7
1 : 250

--- Existing Site Levels, Building and Trees to be removed



Proposed Site Section Key.
1 : 2000



Architects are to be notified of any discrepancies. Contractors must check all dimensions on site. This drawing is subject to copyright laws and is for use on this project only. This drawing is to be used solely for the information as titled only. For other information refer to the latest revision of any cross referenced drawings. To be read in conjunction with relevant design standards/protocols

P1	12/07/23	NGV Access updated, Car parking and unit updated to include comments	JML	JS
P2	07/07/23	Planning Issue	JML	JS
Rev	Date	Description	Dm	Cd

Status: Planning

Client:
Millea Land (Epworth) Ltd and Camstead Ltd

Project name:
Land At Belton Road

Project address:
Belton Road, Epworth

Drawing Title:
Proposed Site Sections 2

Job No:	Drp No:	Revision:
6622	A303	P1
Date:	Scale:	Sheet size:
July 23	As indicated	A0

S+SA
ARCHITECTS
1 CARDALE PARK, BECKWITH HEAD ROAD
HARROGATE, N.YORKSHIRE, HG3 1RZ
WWW.SSA-ARCHITECTS.CO.UK
T: 01423 856999

7. Conclusions

- 7.1. This Heritage Statement has examined the heritage resource within and in the surrounds of the proposed development and assessed the potential of the proposed scheme to cause harm to significance either through harm to physical fabric or through changes to elements of setting which contribute.
- 7.2. It is considered that the proposed scheme has some potential for harm to the Epworth Conservation Area through development within the boundary and changes to its setting. The development within the conservation area boundary engages the provisions of S72 of the Planning (Listed Building and Conservation Areas) Act 1990. This level of overall harm to the Conservation Area through changes to setting and changes to character and appearance is considered to be less than substantial, at the lowest end of the scale when considered within the context of the Epworth Conservation Area as a whole. This level of harm is required to be balanced against the public benefits of the scheme by the decision-maker.
- 7.3. Less than substantial harm at a negligible level has been identified to the significance of the grade I Church of St. Andrew through changes to setting.
- 7.4. No harm has been identified to the grade II Maw's Mill.
- 7.5. No harm has been identified to the non-designated Historic Landscape Character type of Area of Open Strip Fields/Isle of Axholme as the Site does not lie in an area which makes a contribution to the understanding of the asset as a whole.
- 7.6. Whilst policy LC14 and CS6 may be engaged by the proposed development, given the site does not contain legible evidence of the characteristic elements which contribute to the significance of this HLC area of Isle of Axholme and Area of Open Strip Fields, there is no conflict with these policies.
- 7.7. The geophysical survey undertaken for the scheme has identified some, very limited archaeological potential but has identified ridge and furrow ploughing running east – west across the site, in the opposite direction of the strip field orientation of the fields either side, provide further evidence that this particular field has been open and large-scale for a significance period, and lacks the historic character of the strip fields to the east and west of the Site. Further trial trenching has been agreed with the North Lincolnshire Planning Archaeologist and will be carried out during the determination period.
- 7.8. It is recommended that heritage interpretation boards are sited throughout the scheme, focussed on the public areas. These can provide information on the surrounding Isle of Axholme historic landscape and the importance of the strip field systems that are located immediately adjacent to the site. These can be considered as a heritage benefit and weighed in the planning balance.

Sources

Legislation
UK Public General Acts, Ancient Monuments and Archaeological Areas Act 1979.
UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.
UK Public General Acts, Planning and Compulsory Purchase Act 2004.

Policy and Guidance
Chartered Institute for Archaeologists (CIfA), <i>Standard and Guidance for Historic Environment Desk-Based Assessment</i> (revised edition, October 2020).
Department for Levelling Up, Housing and Communities (DLUHC), <i>National Planning Policy Framework (NPPF)</i> (London, July 2021).
Department for Levelling Up, Housing and Communities (DLUHC), <i>Planning Practice Guidance (PPG)</i> (revised July 2019).
English Heritage, <i>Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment</i> (London, April 2008).
Historic England, <i>Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1</i> (2 nd edition, Swindon, February 2019).

Historic England, <i>Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning</i> : 2 (2 nd edition, Swindon, July 2015).
Historic England, <i>Statements of Heritage Significance: Analysing Significance in Heritage Assets</i> , Historic England Advice Note 12 (Swindon, October 2019).
Historic England, <i>The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3</i> (2 nd edition, Swindon, December 2017).

Court and Appeal Decisions
Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137.
Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin).
Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697.
Jones v Mordue [2015] EWCA Civ 1243.
Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin).
Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.
R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

Secondary Sources and Grey Literature
JBA Consulting. 2021., <i>Review of Isle of Axholme Historic Landscape Character Assessment</i>
Miller, K, 1997., <i>The Isle of Axholme Historic Landscape Characterisation Project.</i>
North Lincolnshire Council, 2004. <i>Epworth Conservation Area Appraisal</i>
North Lincolnshire Council, 2004. <i>Epworth Conservation Area Appraisal Supplementary Planning Guidance</i>

Appendix 1: Gazetteer

Heritage Data

Designated Data

List Entry	Name	Grade
n/a	Epworth Conservation Area	
1068692	CHURCH OF ST ANDREW	I
1068805	THE OLD RECTORY	I
1083273	CHEST TOMB TO SAMUEL WESLEY APPROXIMATELY 3 METRES SOUTH OF CHANCEL OF CHURCH OF ST ANDREW	I
1068747	POST OFFICE	II
1068757	KILHAM MEMORIAL METHODIST CHAPEL AND ADJOINING SCHOOL, (EPWORTH YOUTH CENTRE)	II
1068781		II
1068787	SCHOOL ADJOINING WESLEYAN MEMORIAL CHURCH	II
1068793	WARDEN'S HOUSE	II
1068798	LONDON HOUSE	II
1068802	MARKET CROSS	II
1068809	THOMPSON'S MILL	II
1068811	BARN AT FIELD HOUSE FARM APPROXIMATELY 30 METRES NORTH EAST OF NUMBERS 34 AND 36 (FIELD HOUSE FARMHOUSE)	II
1083243	MAW'S MILL APPROXIMATELY 275 METRES NORTH EAST OF NUMBER 34/36 (FIELD HOUSE FARMHOUSE)	II
1083244		II
1083245	BARN APPROXIMATELY 10 METRES SOUTH OF NUMBER 58	II

1083246	HOME FARMHOUSE AND SKIPWITH HOUSE	II
1083247	BARN APPROXIMATELY 20 METRES WEST OF NUMBER 35 (HOME FARMHOUSE)	II
1083248	STABLE/GRANARY/PIGEONCOTE AND ADJOINING OUTBUILDING APPROXIMATELY 30 METRES SOUTH WEST OF NUMBER 35 (HOME FARMHOUSE)	II
1083272		II
1083274	B AND G FASHIONS	II
1083275		II
1083276		II
1083277	WESLEY MEMORIAL CHURCH	II
1083278	WESLEY MANSE	II
1083279	MANOR COURT HOUSE	II
1083280	FORMER STABLE/GRANARY APPROXIMATELY 10 METRES SOUTH EAST OF THE OLD RECTORY	II
1346697	THE WHITE BEAR INN	II
1346699		II
1346700		II
1346701	THE RED LION INN AND ADJOINING STABLE RANGE	II
1346702		II
1346703	FIELD HOUSE FARMHOUSE	II
1346714	K6 TELEPHONE KIOSK OUTSIDE MANOR COURT HOUSE	II
1356121		II
1356156	GRAVESTONE TO THOMAS CUTFORTH APPROXIMATELY 6 METRES SOUTH WEST OF CHANCEL OF CHURCH OF ST ANDREW	II
1356178	ALBION HOUSE	II
1068726	GLEN HOUSE	II

HER Event Data

Ev UID	Name	Organisation
--------	------	--------------

ELS2169	Watching brief, Land at Hollingsworth Lane, Epworth, 2003	Archaeological Project Services
ELS2224	Watching brief during ground investigations, St Andrew's Church, Epworth, July 2004	Ed Dennison Archaeological Services Ltd
ELS2453	Excavations at Vinegarth	Department of the Environment
ELS2731	Dendrochronological sampling on roof timbers at The Old Rectory	English Heritage (London)
ELS2784	Aerial photographic sorties during 1974	
ELS3170	Desk Based Assessment at The Old Rectory, Rectory Street, Epworth, North Lincolnshire, 2007	Lindsey Archaeological Services
ELS3171	Geophysical Survey at The Old Rectory, Rectory Street, Epworth, North Lincolnshire, 2007	Lindsey Archaeological Services
ELS3172	Measured Building Survey at The Old Rectory, Rectory Street, Epworth, North Lincolnshire, 2007	Lindsey Archaeological Services
ELS3173	Photographic Survey at The Old Rectory, Rectory Street, Epworth, North Lincolnshire, 2007	Lindsey Archaeological Services
ELS3202	Trial Trenching on land at Hillcrest, 33 High Street, Epworth, North Lincolnshire, 2009	M & M Archaeological Services
ELS3481	Epworth Rectory, July 2011	North Lincolnshire HER
ELS3562	Aerial photographic Sortie	Cambridge University Air Committee
ELS3579	Land to the rear of 12-16 High Street, Epworth	PCAS Archaeology Ltd
ELS3590	Land at the Old Rectory, Epworth	PCAS Archaeology Ltd
ELS3603	Barns at Field Farm Station Road, Epworth	Derek Kitson Architectural Technologist Ltd
ELS3622	'Opening-up work' on Old Rectory, Epworth	
ELS3730	Appraisal of Epworth for the designation of a Conservation Area	The Conservation Studio
ELS3909	Discovery of foundations, St. Andrew's churchyard	
ELS3932	Flint find, north of Epworth	Unassigned
ELS4344	Isle of Axholme Employment Training Scheme	Humberside Archaeology Unit
ELS4348	Magnetometer Geophysical Survey at Vinegarth, Epworth 2017	Archaeological Project Services
ELS4349	Resitivity Geophysical Survey at Vinegarth, Epworth 2017	Archaeological Project Services
ELS4619	Desk-Based Assessment, Land to rear of No. 7 Church Street, Epworth, North Lincolnshire	PCAS Archaeology Ltd
ELS4624	Geophysical Survey, Land at Yealand Flats off Belton Road, Epworth, North Lincolnshire	Archaeological Services WYAS
ELS63	RB-PM FINDS, CHURCH OF ST ANDREW (FW)	
ELS67	RB-PM POTTERY, CHURCH OF ST ANDREW (FW)	
ELS68	MED/PM FINDS, VINEGARTH (FW)	
ELS70	RB-PM POTTERY, 'SKILLGATE FURLONG 2' (FW)	

ELS754	Fieldwalking	
ELS755	Fieldwalking	
ELS792	Aerial photographic sortie	Cambridge University Air Committee
ELS855	Aerial photographic sortie	National Monuments Record

HER Monument Data

Mon UID	Period	Name	Description	Mon Type
MLS22656	Early Mesolithic	MESOLITHIC FLINT, N OF EPWORTH	A single Early Mesolithic microlith, in the collections of the Geological Survey	FINDSPOT
MLS2456	Late Mesolithic to Roman	FLINT FLAKES, RB POTTERY, 1974-75	Flint flakes, Romano British pottery, 1974-75	FINDSPOT, FINDSPOT
MLS2457	Late Mesolithic to Early Neolithic	FLINT IMPLEMENTS	Flint implements, east of windmill, 1974	FLINT SCATTER

MLS19444	Late Mesolithic to Early Neolithic	FLINT SCATTER	Another collection (late mesolithic/neolithic) comprises four cores, 52 flakes and one chunk (North Lincolnshire Museum Accession Number EPAD). 18 pieces are of till A flint, nine of till B flint, 27 of Lower Chalk flint and three are unidentified flints. Most pieces are recorticated and five pieces are burnt, including the three unidentified types. Two cores have bladelike flakes removed from three directions. One is pyramid-shaped with 20 removals, and the other has 26 removals. The third has over 30 flakes removed from four directions. The fourth is part of a core with 11 blade- like flakes removed from two directions. 41 flakes are blade- like. Three are core rejuvenation pieces, all removing part of a plain platform and proximal ends of flake scars. Only eight of the flakes are secondary removals and the rest are all tertiary flakes. Most flakes have plain striking platforms with diffuse or flat bulbs of percussion. Some have hinge terminations	FLINT SCATTER
MLS22419	Neolithic	NEOLITHIC SCRAPER, 9 BURNHAM ROAD	A probable Neolithic scraper was found at 9 Burnham Road, 2002	

MLS2455	Late Neolithic to Late Iron Age	RECTILINEAR ENCLOSURE AND RING DITCH (CM)	Two possible ring ditches are visible on oblique aerial photographs of the Epworth area....The second is located to the southeast of the first, on the northeastern side of the track running eastwards to Epworth Orange from the church at Epworth. Archaeological observation and recording was arranged by North Lincolnshire Council during road widening operations along the C208 Epworth-Belton road, 2012. No archaeological features were observed within the 1.3m wide trench on the north side of the road - all of the deposits it cut through were thought to be of 20th century origin. Limited solo fieldwalking in the immediate area did not produce any finds that may have been associated with the enclosure or ring ditch.	RECTANGULAR ENCLOSURE, RING DITCH
MLS17989	Bronze Age	RING DITCH (CM) AND MED/PM POT	Aerial photograph taken in 1972 shows a broad, diffuse ring ditch. Two possible ring ditches are visible on oblique aerial photographs of the Epworth area. The first is located opposite the water tower on the western side of Belton Road (HAP SMR 17989; aerial photograph DNR 54/30, HAP SMR Collection; RCHME aerial photographic transcription SE70SE). The feature is defined by a single ditch measuring approximately 25m in diameter which is complete except for a break in its eastern side where it is cut by the modern road...Both ring ditches are likely to represent the remains of the ditches of barrow features and can therefore be assigned a Bronze Age date. [2] A World War II searchlight battery was located in this area. The grid reference listed by the NMR is c. 500m to the east of this ring ditch, but a location by the main road might account for this circular mark.	RING DITCH
MLS17405	Roman	RB SHERD, E OF CHURCH OF ST ANDREW	A single Romano-British sherd, found in 1975.	FINDSPOT

MLS17395	Roman	ROMAN BROOCHES AND COIN, N OF EPWORTH	The Isle of Axholme field team archive includes information from Doncaster Museum on several metal detector finds. Two Roman brooches were found in November 1982 in the 'field NE of disused windmill', possibly area SE778047 : Head of a Romano-British trumpet brooch, broken in antiquity. Facets contains panels of blue and possibly red enamel. Date first half of 2nd century AD. Roman brooch, ring terminal form. Head stud type brooch. Probably 2nd century AD. A copper alloy coin of Honorius (394 - 402 AD) was found during the same month by the same finder, and may also be from this area	FINDSPOT
MLS17407	Roman	COIN OF CRISPUS, RB POTTERY, N OF MAW'S MILL	Coin of Crispus, Romano British pottery, north of Maw's Mill	FINDSPOT
MLS17517	Roman	COIN OF VALERIAN, VINE GARTH	A third century Roman coin of Valerian, Vine Garth	FINDSPOT
MLS17537	Roman	ROMAN COIN, NE OF ST ANDREW'S CHURCH	Roman coin, north east of St Andrew's Church	FINDSPOT
MLS17511	Roman	COIN OF GALLENIIUS, N OF ST ANDREW'S CHURCH	Coin of Gallenius, north of St Andrew's Church	FINDSPOT
MLS17301	Roman to Post Medieval	RB-PM FINDS, NE OF CHURCH OF ST ANDREW, 1988	Fieldwalking on land west of Belton Road, Epworth by the Isle of Axholme field team, 1988. 7 Romano-British sherds, 30 medieval sherds, and 98 post-medieval and recent sherds were collected. Also a 'small pot figure' and a possible Roman coin	FINDSPOT, FINDSPOT
MLS17306	Roman to Post Medieval	RB, MED/PM POTTERY, N OF CHURCH OF ST ANDREW, 1988	Fieldwalking by the Isle of Axholme field team on land to the north of St Andrew's church, Epworth, 1988. 104 sherds of Romano-British pottery were collected. The fieldwork record sheet indicates a particular concentration of Greyware in area SE783 043. 57 medieval sherds and 128 post-medieval and modern sherds were also found.	FINDSPOT, FINDSPOT

MLS17309	Roman to Post Medieval	RB-PM POTTERY, 'SKILLGATE FURLONG 2', 1988	Fieldwalking by the Isle of Axholme field team in 'Skillgate Furlong 2', April 1988. 4 Romano-British sherds, 2 medieval sherds and 21 post-medieval and modern sherds were found	FINDSPOT, FINDSPOT
MLS17338	Roman to Post Medieval	RB SPINDLE WHORL, C16 FINDS, W OF CHURCH WALK	Romano British spindle whorl, 16th century finds, west of Church Walk	FINDSPOT, FINDSPOT
MLS2661	Early Medieval	ANGLO-SAXON COIN, 1982	An Anglo-Saxon coin (a sceat) was found in 1982	FINDSPOT
MLS22633	Medieval	MEDIEVAL FOUNDATIONS, ST ANDREW'S CHURCHYARD	Building foundations and pottery in St Andrew's churchyard were reported by a newspaper in 1884. They were said to be Roman, but the description of glazed pottery suggests medieval remains associated with the nearby Mowbray manor house	BUILDING
MLS20058	Medieval	MEDIEVAL HOLLOW WAY (SITE OF)	During an archaeological watching brief carried out by Archaeological Project Services at Hollingsworth Lane in 2003, a large cut feature was exposed after topsoil stripping. It measured over 10m by 6m , and contained a fill of dark reddish-brown silty fine and medium sand. Only the southern edge of the feature was observed; alignment was probably east-west. The fill contained frequent post-medieval brick, tile and slate, with one sherd of 17th century pottery. It is possible that this feature is the edge of a hollow-way of medieval origin, deliberately infilled in the post-medieval period. This infill may have raised the level to form the current east-west track which runs between Hollingsworth Lane and St Andrew's Church and beyond.	HOLLOW WAY

MLS2447	Medieval	MANOR HOUSE (SITE OF), VINEGARTH	Reputed site of Mowbray Manor House and possible site of chantry dedicated to St. Mary and St. Katherine founded by Lord Mowbray, 1344. Summary of the 1975-76 excavations in Vinegarth: ' R. A. H. Williams for D.o.E. excavated the site of the Mowbray's manor house. Only the S. wall of the hall remained. This was flanked by a rectangular stone base to an exterior staircase(?), which perhaps explains the absence of a floor. A kitchen was attached to the SW. corner of the hall; the centre of its floor was of glazed tiles laid diagonally. Tiles bearing the Mowbray shield were grouped in sets of nine with one row of plain tiles dividing each set. A reconstruction of the floor may be displayed in Doncaster Museum. The rest of the floor was of half-baked bricks. S. of the hall and kitchen lay a cloistral walk, 18 m. sq. Deep foundations on the W. and other structures farther W. against the S. side of the church would have been service buildings. ocumentary evidence suggests that a manor house stood at Epworth in 1266; the part described here probably fell into disuse in the 16th century	MANOR HOUSE, FLOOR
MLS2449	Medieval	FIFTY CARVED FIGURES, 'THE KINGS HEAD'	Reported dug up in yard of "The King's Head", now demolished - "Fifty figures of angels, saints, martyrs, and bishops"	STATUE
MLS17307	Medieval to Post Medieval	MED/PM FINDS, VINEGARTH, 1988	Fieldwalking by the Isle of Axholme field team in a field named as Vinegarth, March 1988. 11 medieval sherds and 32 post-medieval to modern sherds were collected. Also a metal disk that may have been a jetton or token, a lead disk and a 'bronze spoon-shaped object	FINDSPOT
MLS9584	Medieval to Post Medieval	MED/PM SETTLEMENT, EPWORTH	Medieval and Post Medieval settlement, Epworth. Mentioned in Domesday.	VILLAGE, MARKET, FAIR

MLS17406	Medieval to Post Medieval	COIN OF HENRY VIII, MEDIEVAL KEY, N OF MAW'S MILL, 1982	Coin of Henry VIII, medieval key, north of Maw's Mill, 1982	FINDSPOT
MLS6532	Post Medieval	OLD WINDMILL, BELTON ROAD	Brook's Mill' built c.1800 was originally known as 'White Mill' Worked by wind until the late 1940s and continued working by engine intul 1960. In 1962 the cap and sails were removed and the tower became derilict. In 1982 the machinary was in storage in Skidby Mill, Hull. It was converted into a house in 1982 and gained a copper-clad mock ogee cap and house. It was reverted to being white once again. Two fireplaces were present on the ground floor	WINDMILL
MLS22386	Post Medieval	EPWORTH GAS WORKS, TOTTERMIRE LANE	Site of Epworth Gas Works on the north side of Tottermire Lane. Part of one original structure still survives. Most of the eastern structure survives and has been converted into a house. The rest of the land has been converted into parking for the fire station situated to the east	GAS WORKS, HOUSE
MLS17400	Post Medieval	TWO JETONS, N OF EPWORTH, 1982	Two continental jetons (reckoning counters), found with a metal detector in December 1982. Findspot 'east of disused windmill', probably area centred to SE778046.	FINDSPOT
MLS17403	Post Medieval	POST MEDEIVAL RING AND BUCKLE, EPWORTH	A 17th century merchant's seal ring and a bronze buckle, c. 1700.	FINDSPOT
MLS17507	Post Medieval	FORMER TEMPERANCE HALL, HIGH STREET (S SIDE)	The Temperance Hall, dated 1868, has now been converted to offices but retains its Classically-inspired frontage, applied to the front of a simple brown brick building to provide a more prestigious elevation to the High Street. The original front door, with moulded panels, sits centrally with round-headed windows on either side, with margin lights. Above the door is a smaller window, of similar design. The whole composition is enlivened by the use of red brick with yellow brick picking out the arches, quoins, cornice, and plinth	TEMPERANCE HALL

MLS17509	Post Medieval	WESLEYAN METHODIST CHAPEL (SITE OF)	large Wesleyan Methodist chapel was built in 1821. It was demolished to make way for the Wesley Memorial chapel	WESLEYAN METHODIST CHAPEL
MLS17512	Post Medieval	COIN OF JAMES II, N OF ST ANDREW'S CHURCH	Coin of James II, north of St Andrew's Church	FINDSPOT
MLS21564	Post Medieval	WINDMILL (SITE OF), MILL HOUSE FARM	A disused windmill is shown on an Ordnance Survey map of 1887	WINDMILL
MLS21982	Post Medieval	'HEMP KILN' (SITE OF), THE OLD RECTORY	Hemp Kiln used by the 'Parsonage' was mentioned in a document dated 1671. The exact site is not known	KILN
MLS21983	Post Medieval	TITHE BARN (SITE OF), THE OLD RECTORY	A large barn in the grounds of the 'Parsonage' was mentioned in documents dated 1606 and 1671. The barn was demolished c.1803. The exact site is not known geophysical survey within the grounds of The Old Rectory in 2007 did not identify the location of the barn. The report suggested that the site was located in the courtyard area, east of the rectory.	TITHE BARN
MLS21985	Post Medieval	DOVECOTE (SITE OF), THE OLD RECTORY	A dovecote in the grounds of the 'Parsonage' was mentioned in documents dated 1606 and 1671. The exact site is not known. A geophysical survey within the grounds of The Old Rectory in 2007 did not identify the location of the dovecote. The report suggested that the site was located in the courtyard area, east of the rectory	DOVECOTE

MLS22384	Post Medieval	OLD SCHOOL INN (FORMER PRIMARY SCHOOL)	The 'School' is printed and shown on the Ordnance Survey 25" 1st and 2nd edition maps of 1886 and 1907. The structure is roughly L shaped and is set back from the road approx 17m. It measures approx 30x19m at its longest and widest points. The school was the county primary and built in either 1846 or 1876. It is likely to be 1876 because that school was enlarged in 1912 to hold about 300 children and it is the larger of the two school buildings on the above maps. The extension visible in the modern building wraps around the north and western side, however it is single storied with a flat roof which indicates a modern extension rather than the one mentioned above.	SCHOOL, PUBLIC HOUSE
MLS22385	Post Medieval	PRIMITIVE METHODIST SUNDAY SCHOOL, STATION ROAD	The 'Sunday School' is printed and shown on the Ordnance Survey 25" 1st and 2nd edition maps of 1886 and 1907. The school was originall a small rectangular building which measured approx 13x9m. The Sunday School has since been extended and joined to the Methodist chapel to the north. It has been converted into a shop	SUNDAY SCHOOL, SHOP
MLS22387	Post Medieval	THE OLD COURTHOUSE (FORMER POLICE STATION) HOLLINGSWORTH LANE	The old police station is situated on the north side of Hollingsworth lane, it has been converted into a private residence	POLICE STATION, HOUSE
MLS22388	Post Medieval	FORMER NATIONAL SCHOOL, CHURCH WALK	Situated on the east side of Church Walk is the heavily altered building of the National School established in 1845. The school closed in 1982 and was used as a church hall until 2013. In 2022, a standing building record was made prior to its demolition for redevelopment	SCHOOL
MLS25627	Post Medieval	UNNAMED FARMSTEAD, EPWORTH	Unnamed farmstead, Epworth. Partially extant 19th century unlisted farmstead	FARMSTEAD
MLS25628	Post Medieval	SITE OF UNNAMED FARMSTEAD, EPWORTH	Site of Unnamed farmstead, Epworth. Demolished 19th century unlisted farmstead	FARMSTEAD

MLS25629	Post Medieval	MILL HOUSE FARM, EPWORTH	Mill House Farm, Epworth. 19th century unlisted farmstead. Regular courtyard of U plan. The farmhouse is detached from the main working complex. The farmhouse is the only surviving historic structure. Isolated location	FARMSTEAD
MLS25875	Post Medieval	WHITE HOUSE FARM, EPWORTH	White House Farm, Epworth. Partially extant 19th century unlisted farmstead. Loose courtyard with three sides of the courtyard formed by working agricultural buildings. The farmhouse is detached with the long axis facing on to the yard. There has been significant loss (greater than 50%) of traditional buildings	FARMSTEAD
MLS22502	Post Medieval	WESLEYAN METHODIST CHAPEL (SITE OF), HIGH STREET	First known chapel built on this site in 1772 it was replaced in 1821 and again in 1888.	METHODIST CHAPEL
MLS24056	Post Medieval to Modern	4, BELTON ROAD	Building of townscape merit	HOUSE
MLS24057	Post Medieval to Modern	41, HIGH STREET	Building of townscape merit	HOUSE
MLS24058	Post Medieval to Modern	86 THE MANSE, HIGH STREET	Building of townscape merit	HOUSE
MLS24059	Post Medieval to Modern	80, HIGH STREET	Building of townscape merit	HOUSE
MLS24060	Post Medieval to Modern	58, HIGH STREET	Building of townscape merit	HOUSE
MLS24061	Post Medieval to Modern	54 56, HIGH STREET	Building of townscape merit	HOUSE
MLS24062	Post Medieval to Modern	41, HIGH STREET	Building of townscape merit	HOUSE

MLS24064	Post Medieval to Modern	32A, HIGH STREET	Building of townscape merit	HOUSE
MLS24065	Post Medieval to Modern	6, CHURCH WALK	Building of townscape merit	HOUSE
MLS24066	Post Medieval to Modern	32 38, HIGH STREET	Building of townscape merit	HOUSE
MLS24067	Post Medieval to Modern	16 18, HIGH STREET	Building of townscape merit	HOUSE
MLS24068	Post Medieval to Modern	28 30, HIGH STREET	Building of townscape merit	HOUSE
MLS24069	Post Medieval to Modern	20 22, HIGH STREET	Building of townscape merit	HOUSE
MLS24070	Post Medieval to Modern	THE EPWORTH SOCIETY, MANOR COURT ROAD	Building of townscape merit	HOUSE
MLS24071	Post Medieval to Modern	3, HIGH STREET	Building of townscape merit	HOUSE
MLS24072	Post Medieval to Modern	14, HIGH STREET	Building of townscape merit	HOUSE
MLS24073	Post Medieval to Modern	1, HIGH STREET	Building of townscape merit	HOUSE
MLS24074	Post Medieval to Modern	9 11 THE EPWORTH TAP, MARKET PLACE	Building of townscape merit	PUBLIC HOUSE

MLS24075	Post Medieval to Modern	4, CHURCH WALK	Building of townscape merit	HOUSE
MLS24076	Post Medieval to Modern	2, CHURCH WALK	Building of townscape merit	HOUSE
MLS24077	Post Medieval to Modern	8, MARKET PLACE	Building of townscape merit	HOUSE
MLS24078	Post Medieval to Modern	10, MARKET PLACE	Building of townscape merit	HOUSE
MLS24079	Post Medieval to Modern	10, MARKET PLACE	Building of townscape merit	HOUSE
MLS24080	Post Medieval to Modern	8, BELTON ROAD	Building of townscape merit	HOUSE
MLS24081	Post Medieval to Modern	42 44, CHAPEL STREET	Building of townscape merit	HOUSE
MLS24082	Post Medieval to Modern	34, CHAPEL STREET	Building of townscape merit	HOUSE
MLS24083	Post Medieval to Modern	JASMINE HOUSE, PASHLEY WALK	Building of townscape merit	HOUSE
MLS24084	Post Medieval to Modern	36, CHAPEL STREET	Building of townscape merit	HOUSE
MLS24085	Post Medieval to Modern	32, CHAPEL STREET	Building of townscape merit	HOUSE

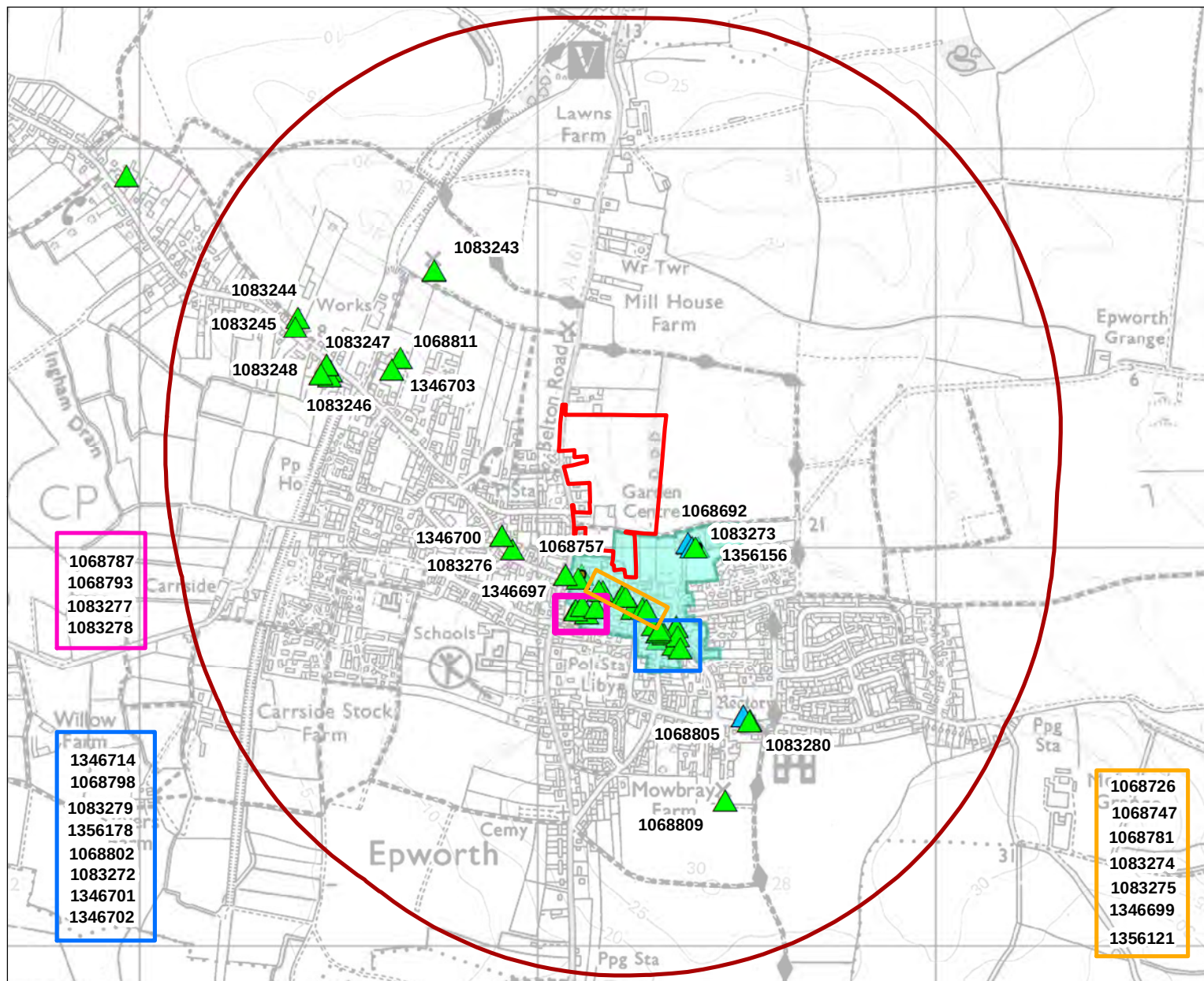
MLS24086	Post Medieval to Modern	38, CHAPEL STREET	Building of townscape merit	HOUSE
MLS24087	Post Medieval to Modern	IMPERIAL HALL, CHAPEL STREET	Building of townscape merit	PUBLIC HALL
MLS24088	Post Medieval to Modern	14, MARKET PLACE	Building of townscape merit	HOUSE
MLS24089	Post Medieval to Modern	22 RED HOUSE, MARKET PLACE	Building of townscape merit	HOUSE
MLS24090	Post Medieval to Modern	C H WATSON & SON, CHAPEL STREET	Building of townscape merit	SHOP
MLS24091	Post Medieval to Modern	19 QUEENS HEAD HOTEL, QUEEN STREET	Building of townscape merit	PUBLIC HOUSE
MLS24092	Post Medieval to Modern	20, QUEEN STREET	Building of townscape merit	HOUSE
MLS24093	Post Medieval to Modern	1, ALBION HILL	Building of townscape merit	HOUSE
MLS24094	Post Medieval to Modern	9, ALBION HILL	Building of townscape merit	HOUSE
MLS24095	Post Medieval to Modern	9, ALBION HILL	Building of townscape merit	HOUSE
MLS24469	Post Medieval to Modern	15 17, HIGH STREET	Building of townscape merit	HOUSE

MLS21926	Post Medieval to Modern	CEMETERY ASSOCIATED WITH ST ANDREW'S CHURCH	An associated grave yard to the east of St Andrew's. The land still contains the Grave Stones.	CEMETERY
MLS17505	Post Medieval to Modern	FORMER PRIMITIVE METHODIST CHAPEL & SUNDAY SCHOOL, EPWORTH	Chapel' with a 'Sunday School' to the east, printed and shown on the Ordnance Survey 25" first edition map of 1887. The former chapel was in use as a mini-market in 2009/10, with the ground floor completely altered, and the upper frontage painted white and black. The former Sunday school was also in use as shop premises.	PRIMITIVE METHODIST CHAPEL
MLS22564	Modern	EPWORTH RAILWAY STATION (SITE OF)	The railway station north of Station Road, Epworth was part of the Axholme Joint Railway. It opened c1903 and closed to passengers in 1933.	RAILWAY STATION
MLS21670	Modern	WAR MEMORIAL FIELD GATES	After the First World War, the residents of Epworth decided to provide the town with a playing field as a memorial to the fallen. A field formerly known as The Thurlow was purchased in 1921 and registered with the Charity Commissioners under the Recreation Grounds Act of 1859. In 1938, the Hill & Smith foundry were commissioned to erect a set of wrought iron gates at the Station Road field entrance, with a commemorative plaque 'EPWORTH WAR MEMORIAL FIELD 1914-1918'. The gates were dedicated on 6th August 1938. A second plaque for 1939-1945 was added in 1946. The names of the fallen are inscribed on a brass plaque within St Andrew's Church	WAR MEMORIAL, GATE
MLS21671	Modern	BRITISH LEGION MEMORIAL, ALBION HILL	new Royal British Legion memorial stone on Albion Hill was unveiled and dedicated during a ceremony on 6th September 2008. It is a granite (?) stone bearing a plaque, lying within a memorial garden.	WAR MEMORIAL

MLS26779	Unknown	POST MILL, YEALAND FLATS, EPWORTH	A cross feature identified via geophysical survey and interpreted as a probable late medieval/post-medieval post mill. The cross feature is indicative of the base position of the windmill trestle. Surrounding the cross, a faint circular response measuring approximately 16m in diameter has been identified, likely housing the turning mechanism for the sails. Three further linear trends have also been recorded and may be of archaeological origin and associated with the monument, however, as they form no patterns, an agricultural explanation is also plausible	POST MILL
----------	---------	--------------------------------------	---	-----------



Appendix 2: Figures



KEY

- Site
- 1km Search Area
- Epworth Conservation Area

Listed Buildings

Grade

- ▲ I
- ▲ II*
- ▲ II

Revisions:
 First Issue- 01/07/2022 RGO
 Second Issue - 08/08/2022 RGO redline revision
 Third Issue - 19/07/2023 RGO redline revision

Figure 1: Designated Heritage Assets

Land East of Belton Road, Epworth

Millea Land (Epworth) Limited and
 Client: Camstead Ltd

DRWG No: P22-1544_01 Sheet No: - REV: -

Drawn by: RGO Approved by: LG

Date: 19/07/2023

Scale: 1:15,000 @ A3

PEGASUS
GROUP

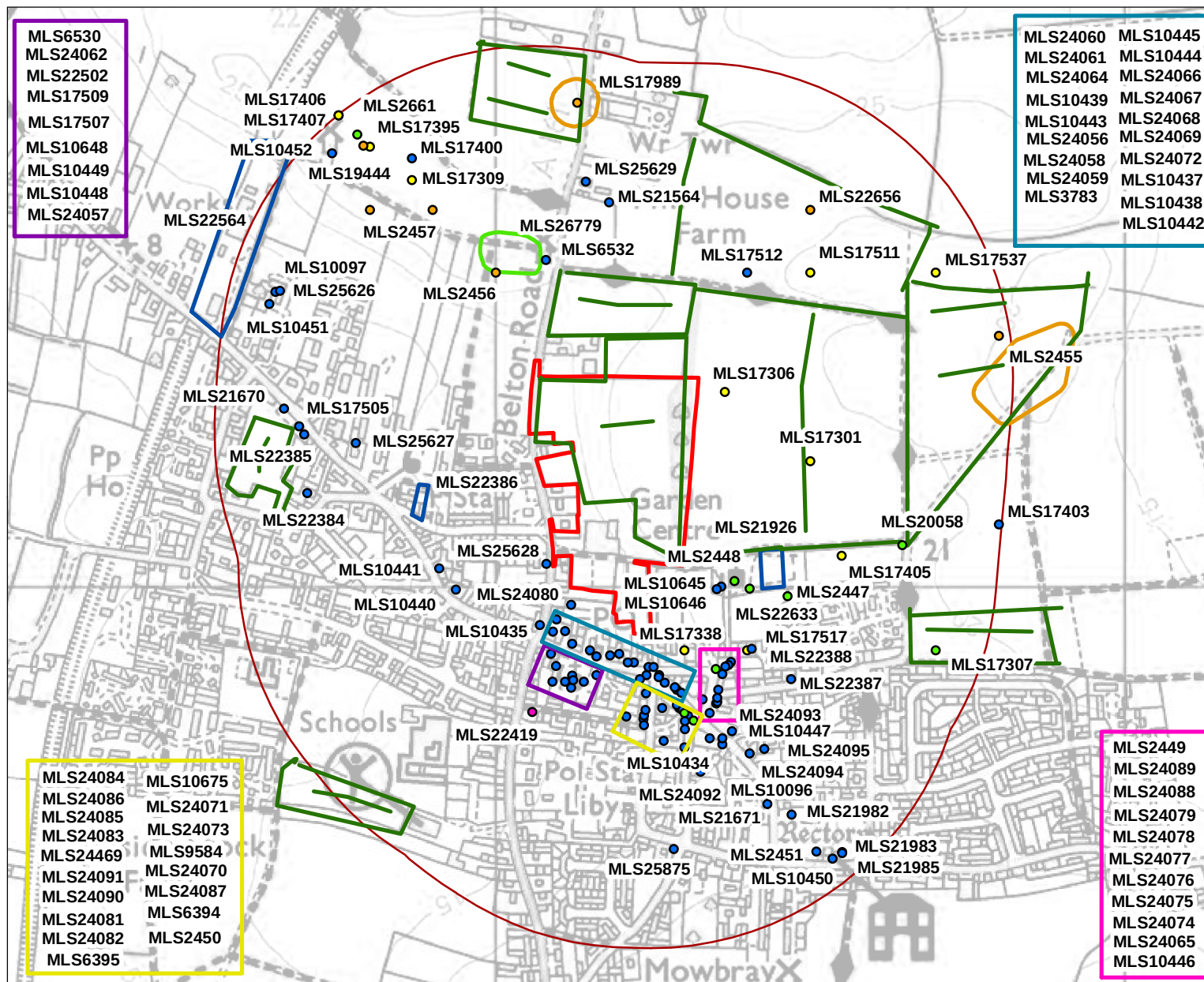


Figure 2: HER 'Monuments'
 Land East of Belton Road,
 Epworth

Millea Land (Epworth) Limited and
 Client: Camstead Ltd

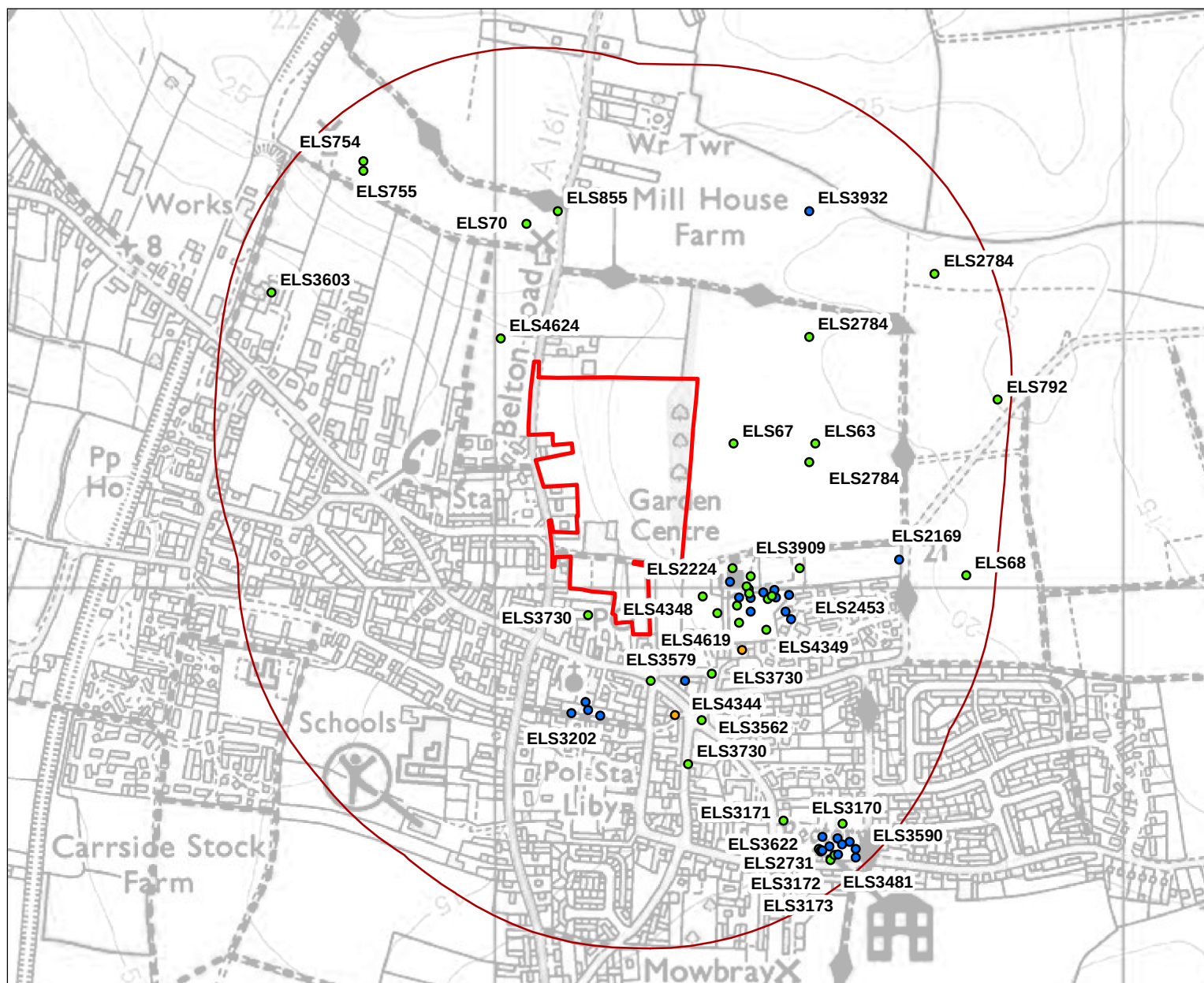
DRWG No: P22-1544_02 Sheet No: - REV: -

Drawn by: RGO Approved by: LG

Date: 08/08/2022

Scale: 1:9,500 @ A3

PEGASUS
 GROUP



KEY

- Site
- 500m Study Area

HER 'Event' point

Record Type:

- Intervention
- Survey
- Interpretation

Revisions:
 First Issue- 01/07/2022 RGO
 Second Issue - 09/08/2022 RGO redline revision
 Third Issue - 19/07/2023 RGO redline & study area revision

Figure 3: HER 'Events'

Land East of Belton Road, Epworth

Millea Land (Epworth) Limited and
 Client: Camstead Ltd

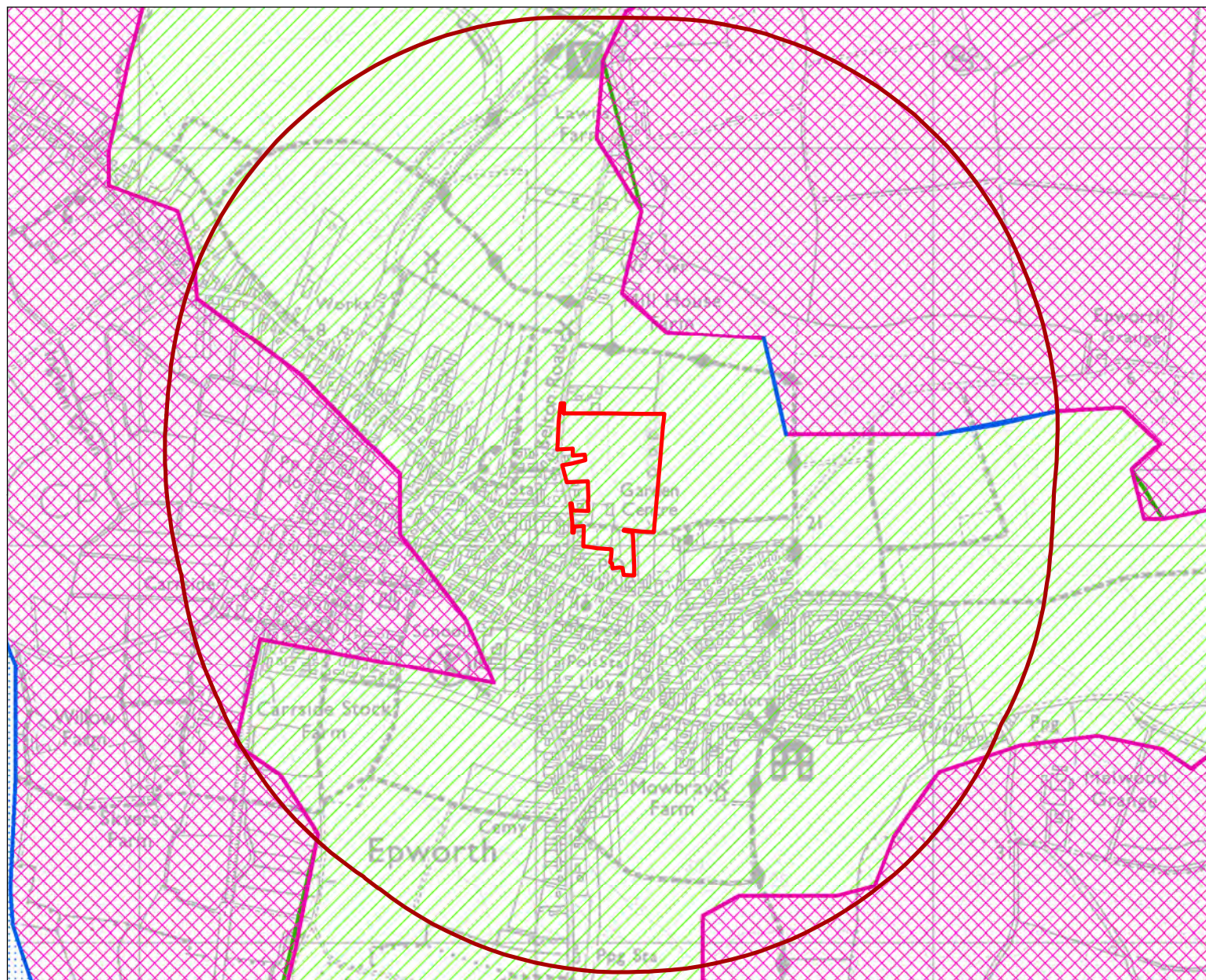
DRWG No: P22-1544_03 Sheet No: - REV: -

Drawn by: RGO Approved by: LG

Date: 09/08/2022

Scale: 1:9,500 @ A3

PEGASUS
GROUP



KEY

- Site
- 1km Search Area

HLC Zones

-
- Early Enclosed Land
- Isle of Axholme
- Recently Enclosed Land

Revisions:
 First Issue- 01/07/2022 RGO
 Second Issue - 08/08/2022 RGO redline revision
 Third Issue - 19/07/2023 RGO redline revision

Figure 4: Historic Landscape Character

Land East of Belton Road, Epworth

Millea Land (Epworth) Limited and
 Client: Camstead Ltd

DRWG No: P22-1544_04 Sheet No: - REV: -

Drawn by: RGO Approved by: LG

Date: 08/08/2022

Scale: 1:15,000 @ A3

PEGASUS
GROUP



KEY

Site

Epworth Conservation Area

Revisions:
First Issue- 01/07/2022 RGO
Second Issue - 08/08/2022 RGO redline revision
Third Issue - 20/07/2023 RGO redline revision

Figure 5: Epworth Tithe Map, 1847

Land East of Belton Road, Epworth

Millea Land (Epworth) Limited and
Client: Camstead Ltd

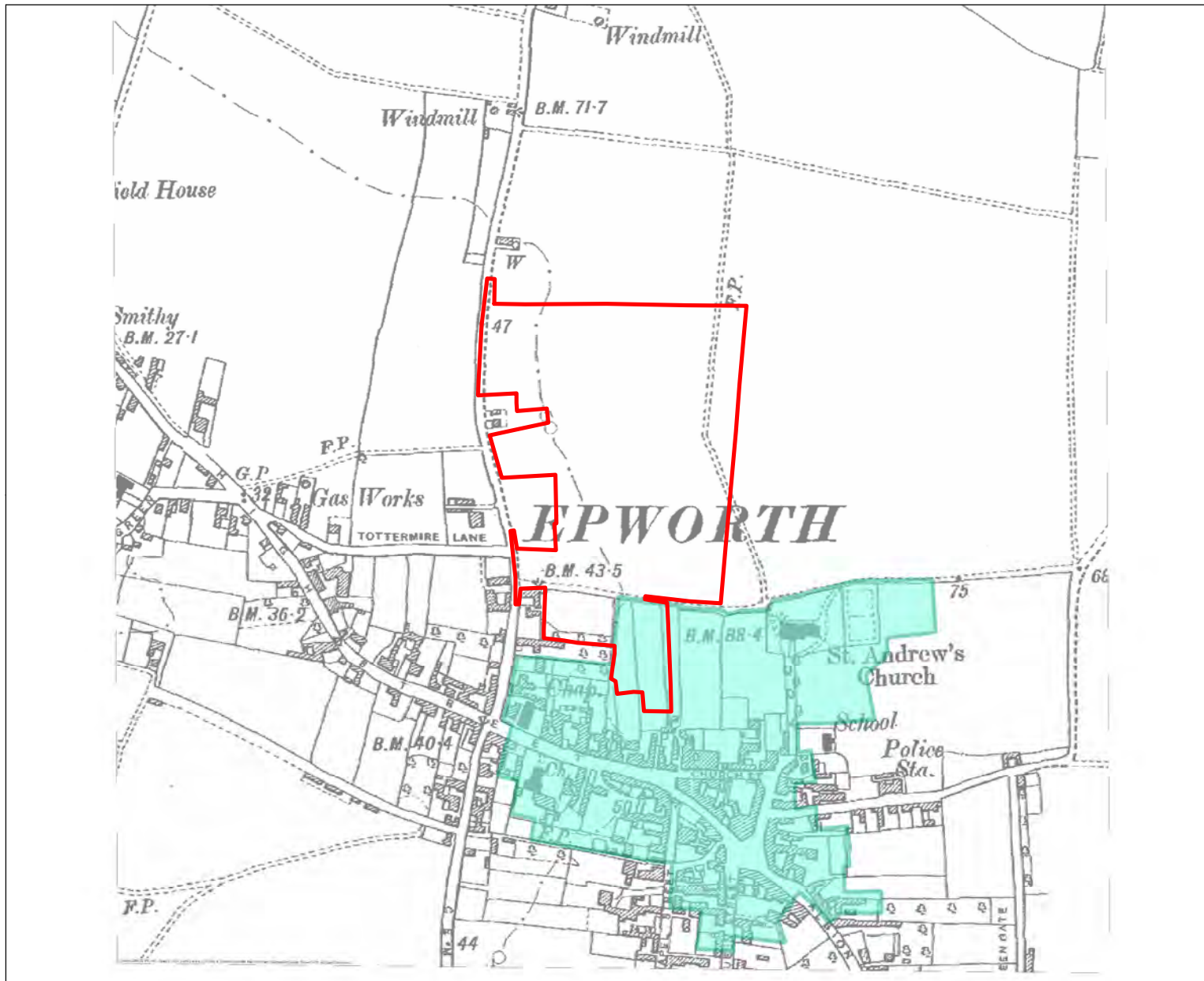
DRWG No: P22-1544_05 Sheet No: - REV: -

Drawn by: RGO Approved by: LG

Date: 20/07/2023

Scale: 1:6,000 @ A3

PEGASUS
GROUP



KEY

Site

Epworth Conservation Area

Revisions:
 First Issue- 01/07/2022 RGO
 Second Issue - 08/08/2022 RGO redline revision
 Third Issue - 20/07/2023 RGO redline revision

Figure 7: 1907 Ordnance Survey Map

Land East of Belton Road, Epworth

Millea Land (Epworth) Limited and
 Client: Camstead Ltd

DRWG No: P22-1544_07 Sheet No: - REV: -

Drawn by: RGO

Approved by: LG

Date: 20/07/2023

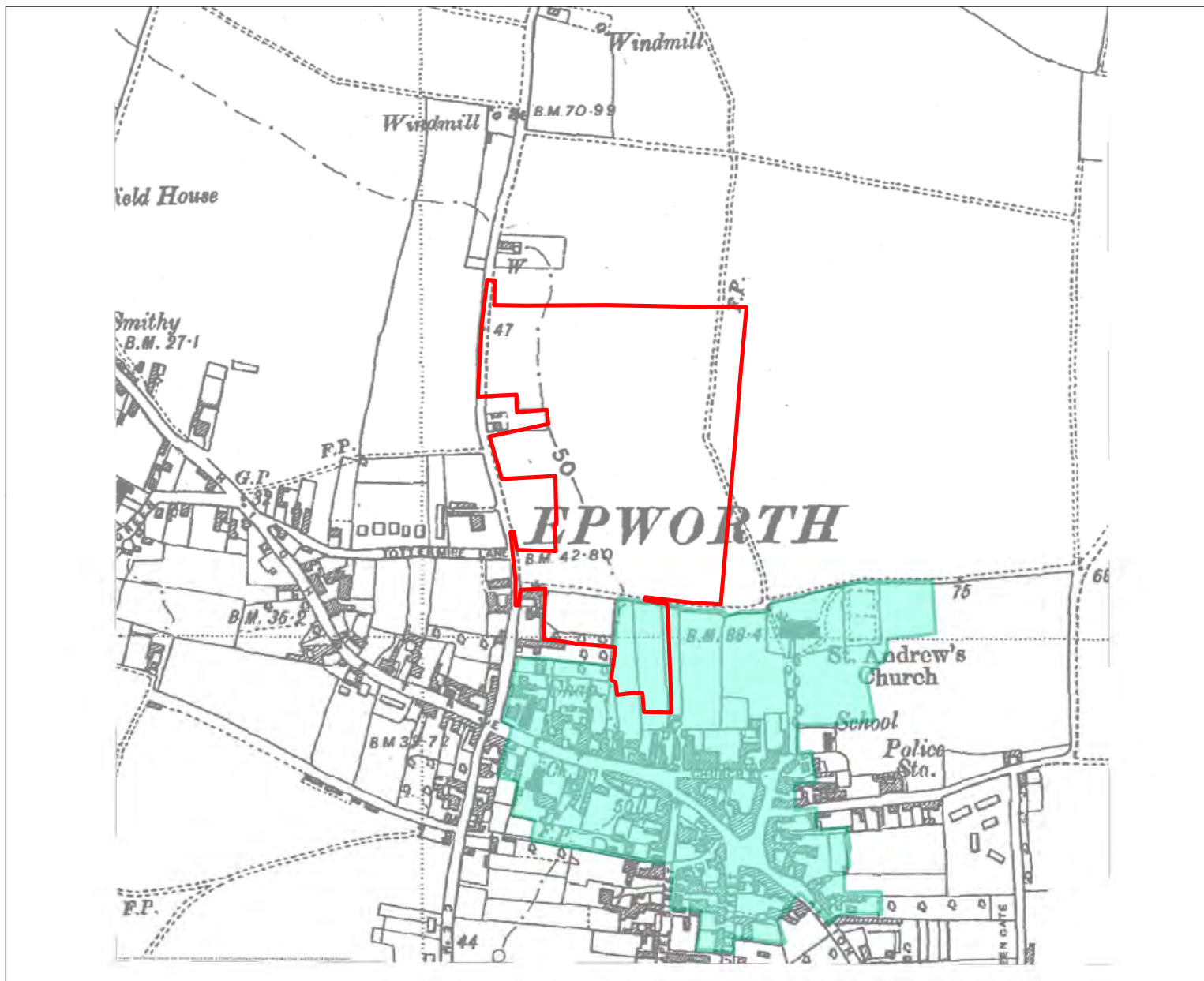
Scale: 1:6,000 @ A3

PEGASUS
GROUP

0 0.25 km



PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | HERITAGE



KEY

Site

Epworth Conservation Area

Revisions:
First Issue- 01/07/2022 RGO
Second Issue - 08/08/2022 RGO redline revision
Third Issue - 20/07/2023 RGO redline revision

Figure 8: 1948 Ordnance Survey Map

Land East of Belton Road, Epworth

Millea Land (Epworth) Limited and
Client: Camstead Ltd

DRWG No: P22-1544_08 Sheet No: - REV: -

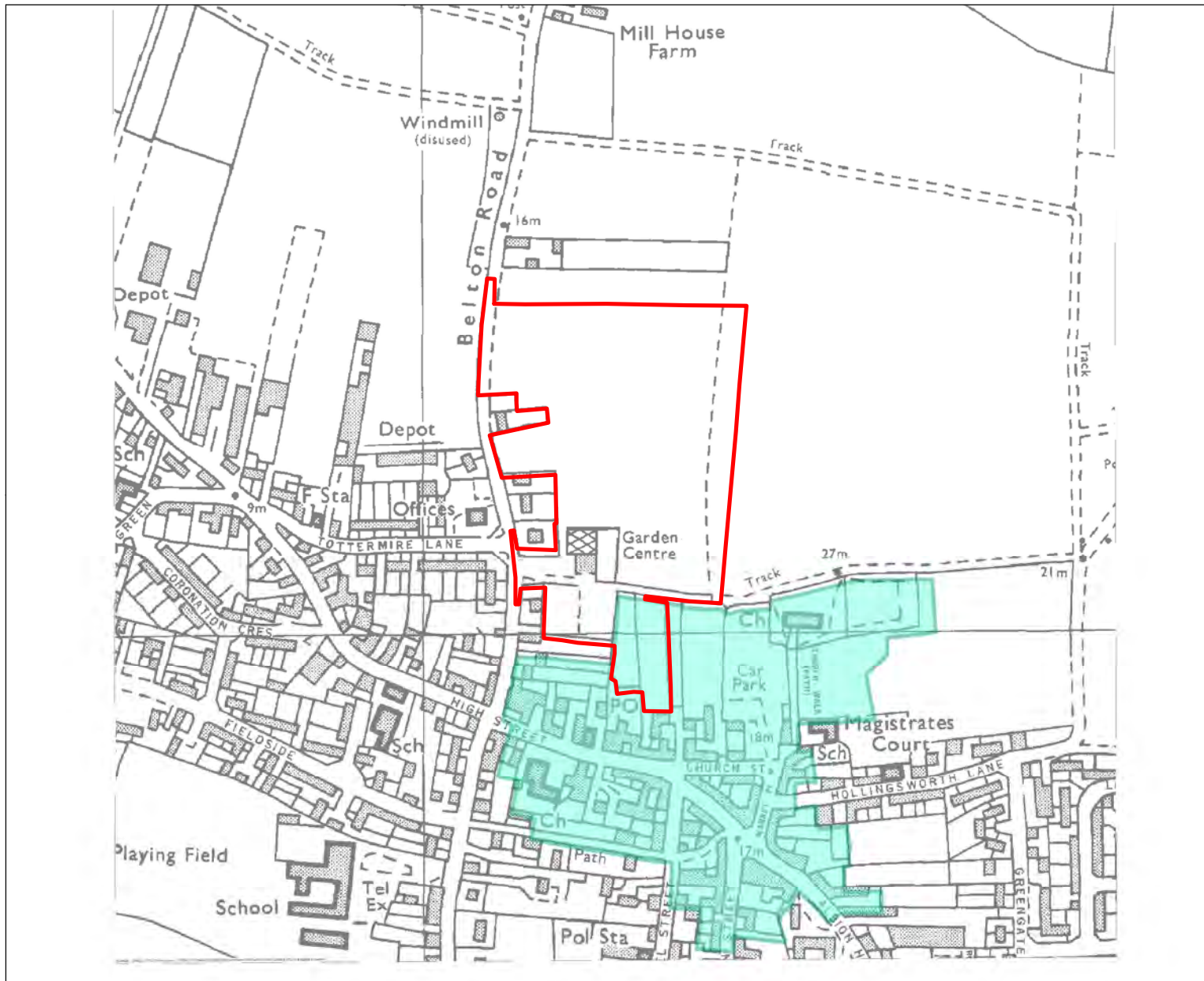
Drawn by: RGO

Approved by: LG

Date: 20/07/2023

Scale: 1:6,000 @ A3

PEGASUS
GROUP



KEY

Site

Epworth Conservation Area

Revisions:
First Issue- 01/07/2022 RGO
Second Issue - 08/08/2022 RGO redline revision
Third Issue - 20/07/2023 RGO redline revision

Figure 9: 1983 Ordnance Survey Map

Land East of Belton Road, Epworth

Millea Land (Epworth) Limited and
Client: Camstead Ltd

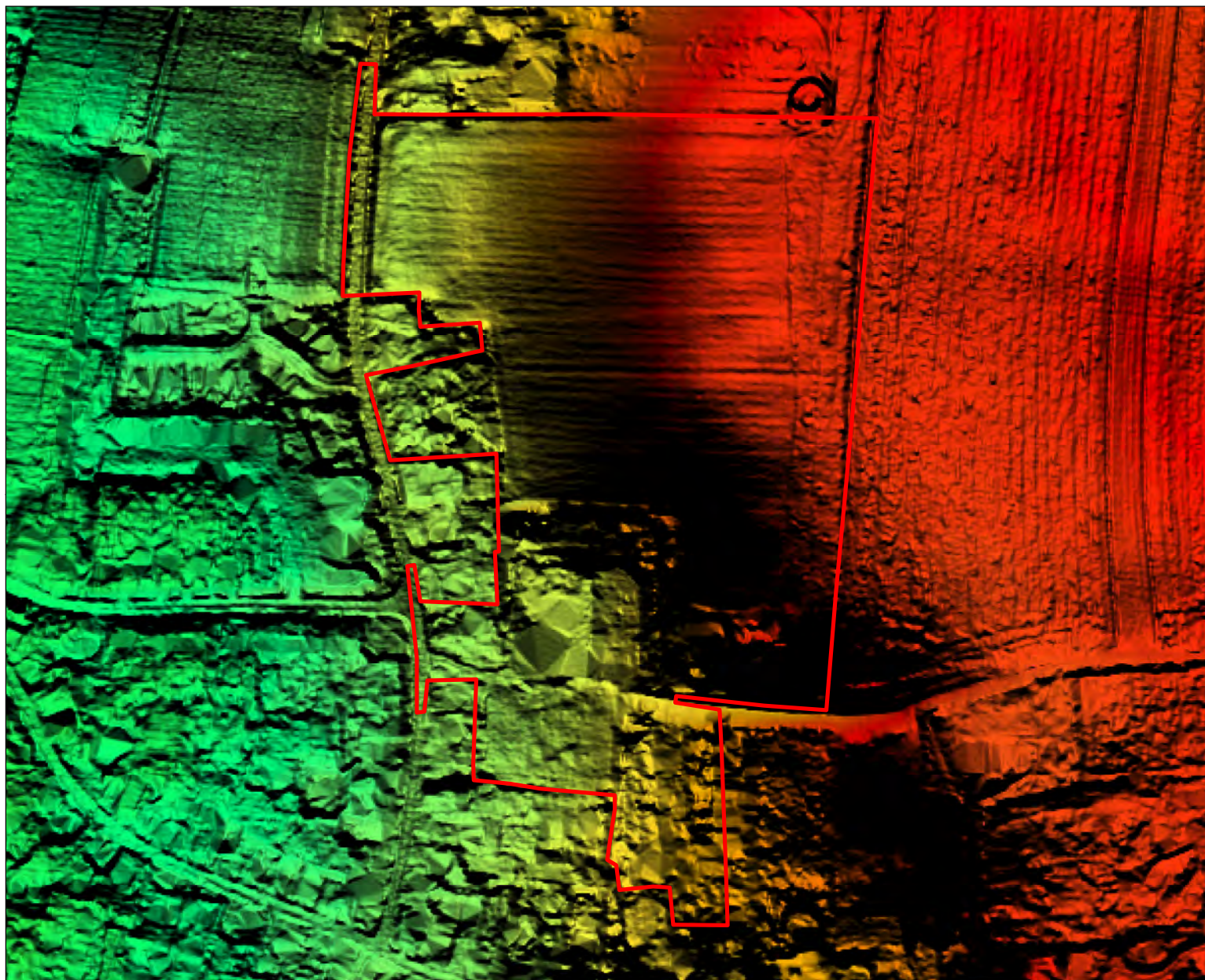
DRWG No: P22-1544_09 Sheet No: - REV: -

Drawn by: RGO Approved by: LG

Date: 20/07/2023

Scale: 1:6,000 @ A3

PEGASUS
GROUP



KEY

Site

Sourced from the Environment Agency
and processed in ArcMap

Azimuth = 0
Altitude = 45
Z Factor = 30

Figure 10.1: Lidar Data
Land East of Belton Road,
Epworth

Millea Land (Epworth) Limited and
Client: Camstead Ltd

DRWG No: **P22-1544_10.1** Sheet No: - REV: -

Drawn by: RGO

Approved by: LG

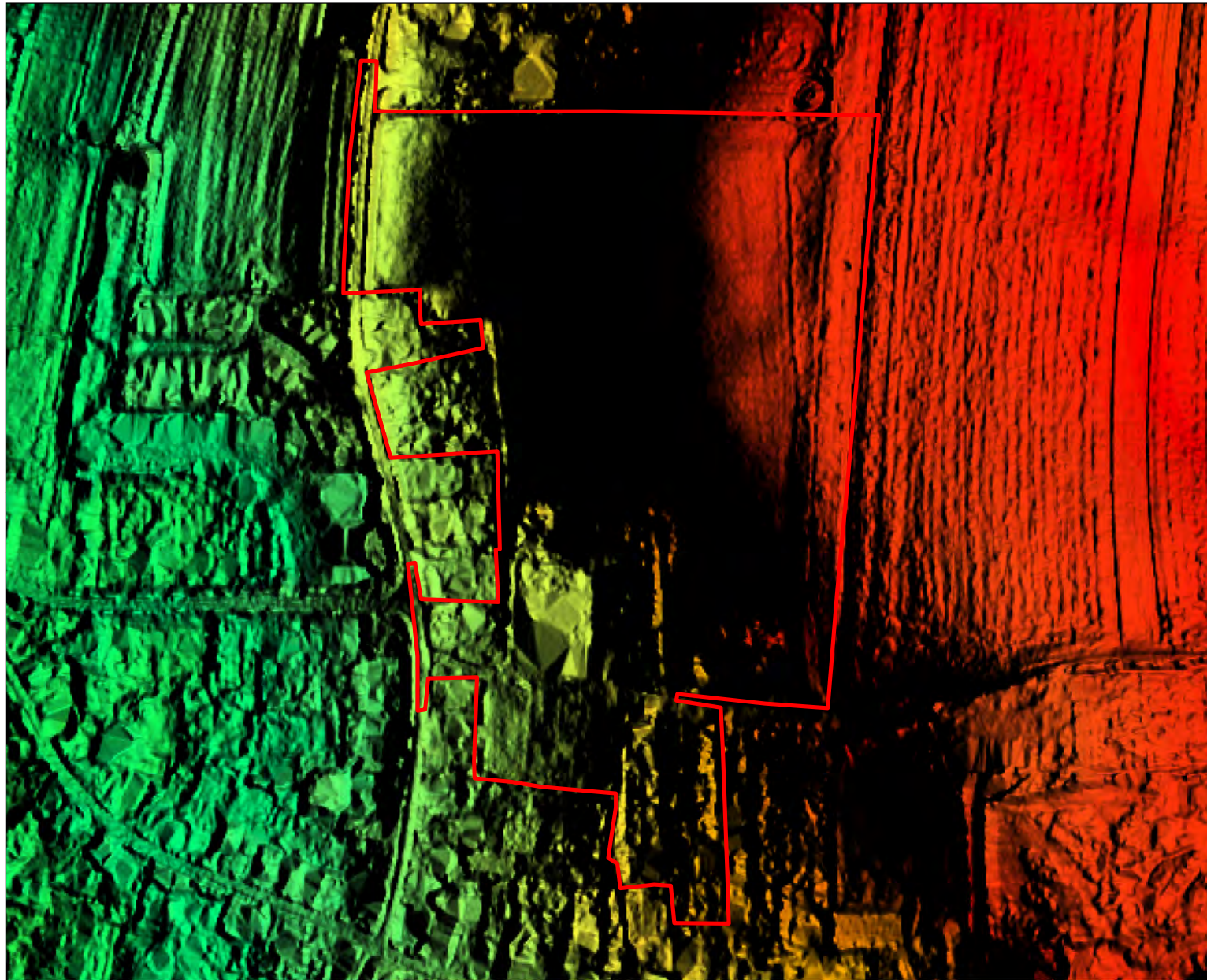
Date: 20/07/2023

Scale: 1:3,000 @ A4

PEGASUS
GROUP

0 0.125 km

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



KEY

 Site

Sourced from the Environment Agency
and processed in ArcMap

Azimuth = 90
Altitude = 45
Z Factor = 30

Figure 10.2: Lidar Data
Land East of Belton Road,
Epworth

Millea Land (Epworth) Limited and
Client: Camstead Ltd

DRWG No: **P22-1544_10.2** Sheet No: - REV: -

Drawn by: RGO

Approved by: LG

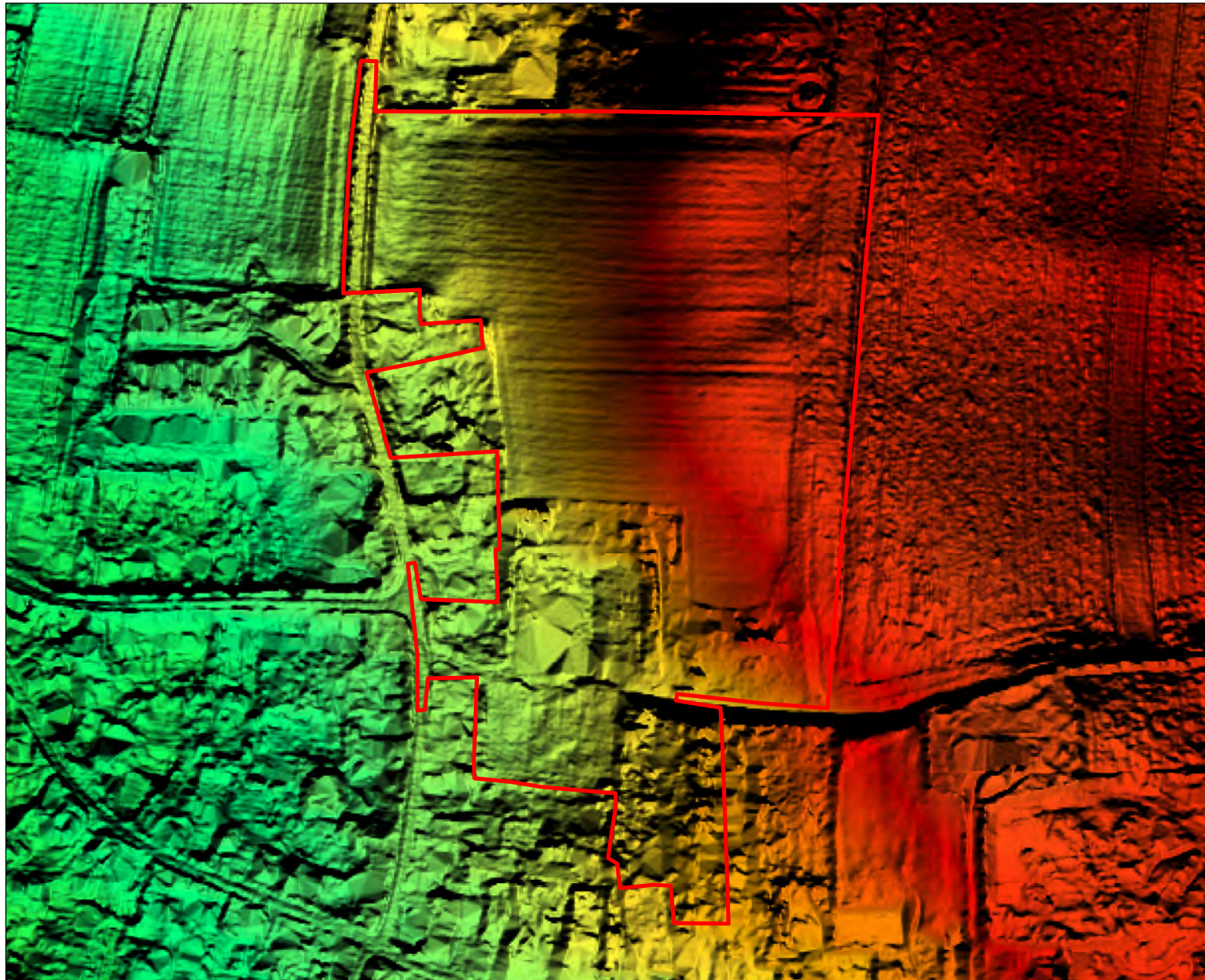
Date: 20/07/2023

Scale: 1:3,000 @ A4

PEGASUS
GROUP

0 0.125 km 

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



KEY

Site

Sourced from the Environment Agency
and processed in ArcMap

Azimuth = 180
Altitude = 45
Z Factor = 30

Figure 10.3: Lidar Data
Land East of Belton Road,
Epworth

Millea Land (Epworth) Limited and
Client: Camstead Ltd

DRWG No: **P22-1544_10.3** Sheet No: - REV: -

Drawn by: RGO

Approved by: LG

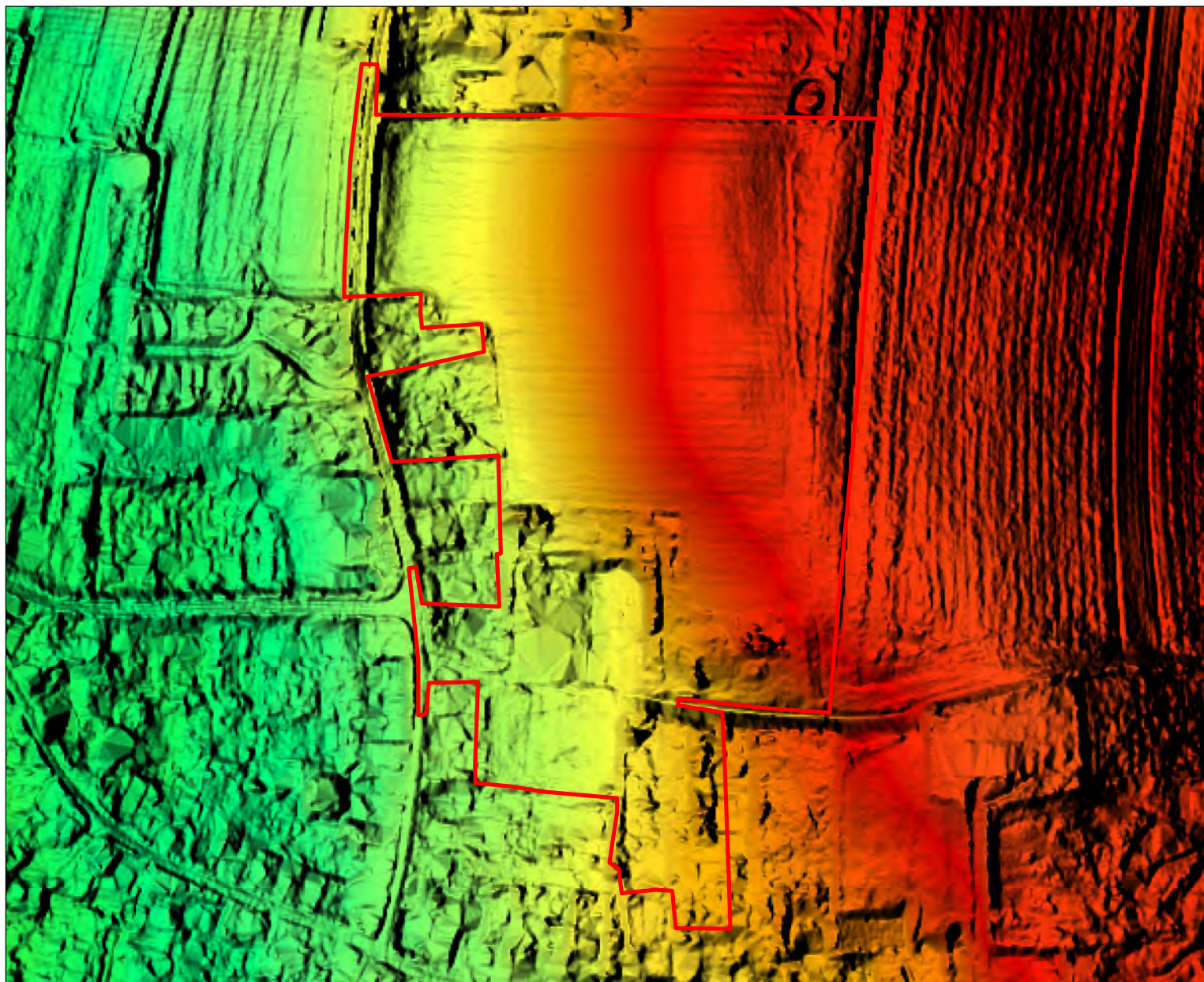
Date: 20/07/2023

Scale: 1:3,000 @ A4

PEGASUS
GROUP

0 0.125 km

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



KEY

Site

Sourced from the Environment Agency
and processed in ArcMap

Azimuth = 270
Altitude = 45
Z Factor = 30

Figure 10.4: Lidar Data
Land East of Belton Road,
Epworth

Millea Land (Epworth) Limited and
Client: Camstead Ltd

DRWG No: **P22-1544_10.4** Sheet No: - REV: -

Drawn by: RGO

Approved by: LG

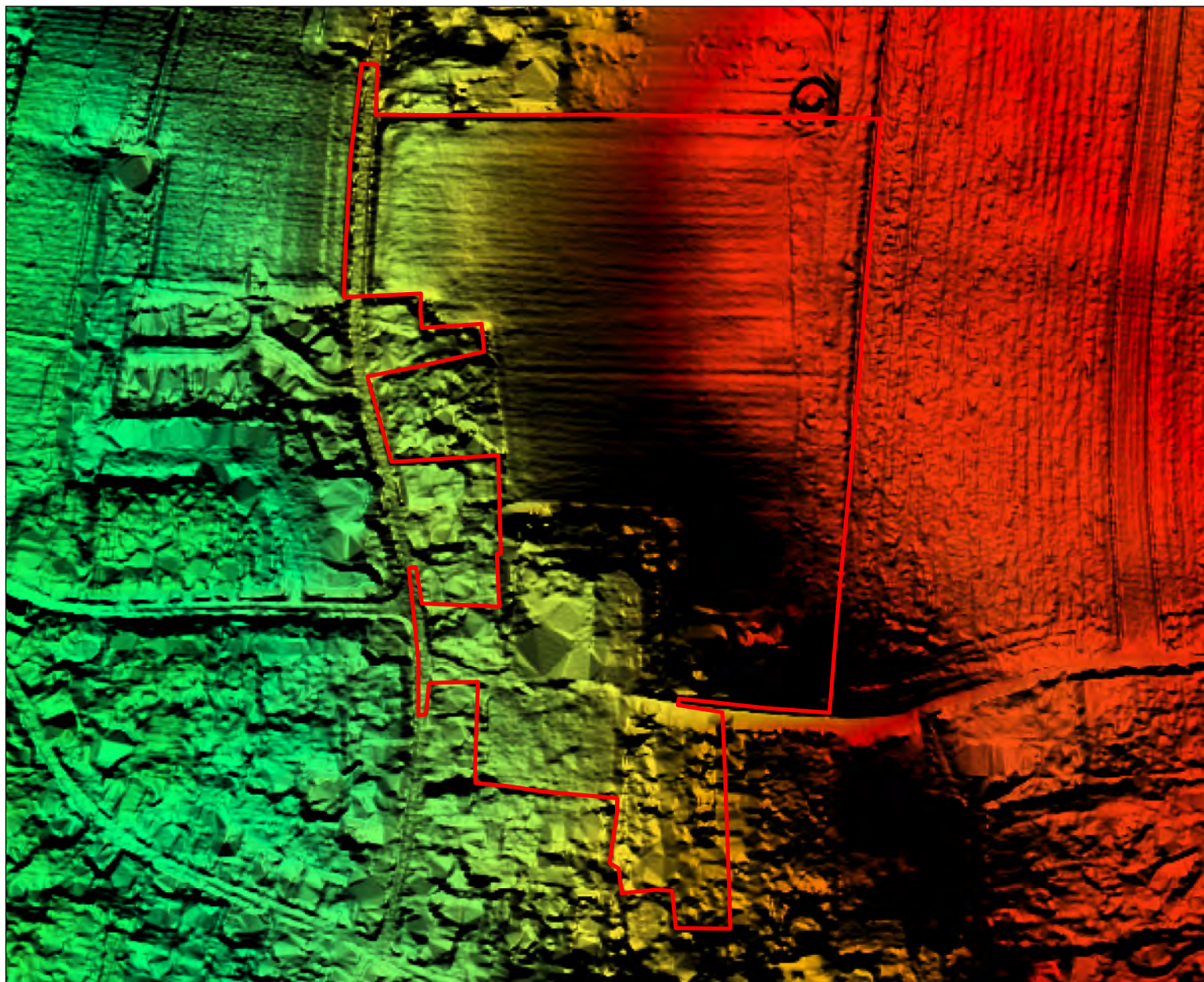
Date: 20/07/2023

Scale: 1:3,000 @ A4

PEGASUS
GROUP

0 0.125 km 

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



KEY

Site

Sourced from the Environment Agency
and processed in ArcMap

Azimuth = 360
Altitude = 45
Z Factor = 30

Figure 10.5: Lidar Data
Land East of Belton Road,
Epworth

Millea Land (Epworth) Limited and
Client: Camstead Ltd

DRWG No: **P22-1544_10.5** Sheet No: - REV: -

Drawn by: RGO

Approved by: LG

Date: 20/07/2023

Scale: 1:3,000 @ A4

PEGASUS
GROUP

0 0.125 km

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

Appendix 3: Assessment Methodology

Assessment of significance

In the *NPPF*, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. 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.”²³

Historic England’s *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.²⁴

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage’s *Conservation Principles*.²⁵ These essentially cover the heritage ‘interests’ given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.²⁶

The *PPG* provides further information on the interests it identifies:

- **Archaeological interest:** *As defined in the Glossary to the National Planning Policy Framework, there will*

be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.²⁷

Significance results from a combination of any, some, or all of the interests described above.

²³ DLUHC, *NPPF*, pp. 71–72.

²⁴ Historic England, *GPA:2*.

²⁵ Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values

are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28–32.

²⁶ DLUHC, *NPPF*, p. 71; DLUHC, *PPG*, Annex 2.

²⁷ DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

The most-recently issued Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.²⁸

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the *NPPF*:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”²⁹

Setting is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. 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.”³⁰

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.³¹

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

²⁸ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12 (Swindon, October 2019).

²⁹ DLUHC, *NPPF*, p. 72.

³⁰ DLUHC, *NPPF*, p. 71.

³¹ Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”³²

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPPF* and the *PPG*, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 200 of the *NPPF*, comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 68 of the *NPPF*;³³
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 200 of the *NPPF*, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);³⁴ and

³² *Catesby Estates Ltd. v. Steer* [2018] EWCA Civ 1697, paras. 25 and 26.

³³ *DLUHC, NPPF*, para. 200 and fn. 68.

³⁴ *DLUHC, NPPF*, para. 200.

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as *"buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets"*.³⁵

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"*,³⁶ and

- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."³⁷

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, *"preserving"* means doing *"no harm"*.³⁸

³⁵ DLUHC, PPG, paragraph 039, reference ID: 18a-039-20190723.

³⁶ Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

³⁷ DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

³⁸ R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

Preservation does not mean no change, it specifically means no harm. GPA:2 states that *“Change to heritage assets is inevitable but it is only harmful when significance is damaged”*.³⁹ Thus, change is accepted in Historic England’s guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in GPA:3, described above. Fundamental to this methodology is a consideration of *“what matters and why”*.⁴⁰ Of particular relevance is the checklist given on page 13 of GPA:3.⁴¹

It should be noted that this key document also states:

“Setting is not itself a heritage asset, nor a heritage designation...”⁴²

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, GPA:3 states that:

“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.⁴³

³⁹ Historic England, GPA:2, p. 9.

⁴⁰ Historic England, GPA:3, p. 8.

⁴¹ Historic England, GPA:3, p. 13.

⁴² Historic England, GPA:3, p. 4.

⁴³ Historic England, GPA 3, p. 8.

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.⁴⁴

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

NPPF (at Paragraphs 201 and 202) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.⁴⁵

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 201 to 203.⁴⁶

The PPG provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8).

⁴⁴ Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.

⁴⁵ DLUHC, NPPF, paras. 201 and 202.

⁴⁶ Including – Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin); DLUHC, NPPF, paras. 201 and 203.

Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.”⁴⁷***

Any "heritage benefits" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

⁴⁷ MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.

Appendix 4: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.⁴⁸ It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act states that:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”⁴⁹

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight”

when the decision-maker carries out the balancing exercise.”⁵⁰

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 202 of the current, revised NPPF), this is in keeping with the requirements of the 1990 Act.⁵¹

With regards to development within Conservation Areas, Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”⁵²

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

⁴⁸ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁴⁹ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

⁵⁰ Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

⁵¹ Jones v Mordue [2015] EWCA Civ 1243.

⁵² UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservations Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁵³

⁵³ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 5: National Policy Guidance

The National Planning Policy Framework (July 2021)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)* published in July 2021. This replaced and updated the previous *NPPF* 2019. The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

the overall scale, type or distribution of development in the plan area; or

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***

For decision-taking this means:

- a. approving development proposals that accord with an up-to-date development plan without delay; or***
- b. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:***
 - i. the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or***
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”⁵⁴***

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 180) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.”⁵⁵ (our emphasis)

The NPPF continues to recognise that the planning system is planned and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”⁵⁶

⁵⁴ DLUHC, NPPF, para. 11.

⁵⁵ DLUHC, NPPF, para. 11, fn. 7.

⁵⁶ DLUHC, NPPF, p. 67.

The NPPF goes on to define a Designated Heritage Asset as a:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”⁵⁷

As set out above, significance is also defined 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.”⁵⁸

Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 195 that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”⁵⁹

Paragraph 197 goes on to state that:

“In determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”⁶⁰***

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 199 and 200 are relevant and read as follows:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to

⁵⁷ DLUHC, NPPF, p. 66.

⁵⁸ DLUHC, NPPF, pp. 71–72.

⁵⁹ DLUHC, NPPF, para. 195.

⁶⁰ DLUHC, NPPF, para. 197.

substantial harm, total loss or less than substantial harm to its significance.”⁶¹

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;***
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”⁶²***

Section b) of paragraph 200, which describes assets of the highest significance, also includes footnote 68 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 201 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities

should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and***
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and***
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and***
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”⁶³***

Paragraph 202 goes on to state:

“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.”⁶⁴

The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 206 that:

⁶¹ DLUHC, NPPF, para. 199.

⁶² DLUHC, NPPF, para. 200.

⁶³ DLUHC, NPPF, para. 201.

⁶⁴ DLUHC, NPPF, para. 202.

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”⁶⁵

Paragraph 207 goes on to recognise that “not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance” and with regard to the potential harm from a proposed development states:

“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”⁶⁶ (our emphasis)

With regards to non-designated heritage assets, paragraph 203 of NPPF states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing

applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”⁶⁷

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Department for Levelling Up, Housing and Communities (DLUHC)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

⁶⁵ DLUHC, NPPF, para 206.

⁶⁶ DLUHC, NPPF, para. 207.

⁶⁷ DLUHC, NPPF, para. 203.

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”⁶⁸

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which

harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”⁶⁹ (our emphasis)

National Design Guide:

Section C2 relates to valuing heritage, local history and culture and states:

“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”⁷⁰

“Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.”⁷¹

It goes on to state that:

“Well-designed places and buildings are influenced positively by:

- ***the history and heritage of the site, its surroundings and the wider area, including cultural influences;***

⁶⁸ DLUHC, PPG, paragraph 007, reference ID: 18a-007-20190723.

⁶⁹ DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁷⁰ DLUHC, NDG, para. 46.

⁷¹ DLUHC, NDG, para. 47.

- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- *the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.*

*Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century."*⁷²

⁷² DLUHC, NDG, paras. 48–49.

Appendix 6: Relevant Development Plan Policies

Planning applications within this area are currently considered against the policy set out within the North Lincolnshire Local Development Framework, the 2011 Core Strategy and the saved policies of the 2003 North Lincolnshire Local Plan. Relevant to the proposed site are policies LC14: Area of Special Historic Landscape Interest, HE2: Development in Conservation Areas, HE5: Development Affecting Listed Buildings and CS6: Historic Environment..

Policy LC14 states:

“The Isle of Axholme is designated as an area of Special Historic Landscape Interest. Within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features.

Development required to meet the social and economic needs of rural communities and small scale tourist and outdoor sport and recreational development will be permitted provided such development is related to the historic landscape and its features.

A high standard of design and siting in new development will be required reflecting the traditional character of buildings in the area and the character of the historic landscape, and using materials sympathetic to the locality.

Schemes to improve, restore or manage the historic landscape will be sought in connection with, and commensurate with the scale of, any new development affecting the area of Special Historic Landscape Interest.”

It is noted that this policy does not allow for the planning balance required within NPPF, where a scheme is found to cause harm. The North Lincolnshire Plan is in the process of being updated and adopted. This policy is carried through into the draft new Local Plan with virtually the same wording. The plan has not yet been through Examination by an Inspector and therefore this wording, and the conflict with NPPF may be challenged.

Policy HE2 states:

“All development proposals in, or which affect the setting of, Conservation Areas should preserve or enhance the character and appearance of the area and its setting. The following criteria will be applied in determining applications for development in Conservation Areas:

- i) development should be of a standard of design which respects the appearance and character of the Conservation Area in terms of its bulk, height, mass, vertical and horizontal emphasis, proportions, layout, siting, landscaping and other matters of design such as roofscape and architectural style and detailing; and*
- ii) development should harmonise with adjoining buildings, preserve or enhance the street scene and should not detract from important existing spaces and views; and*
- iii) building materials should be appropriate to the locality and context and sympathetic to those of existing and nearby buildings in terms of type, texture, colour and size. Walls, gates and fences should be of a type traditionally used in the locality; and*
- iv) the development must have a satisfactory means of access which does not detract from the character of the area, not generate*

excessive traffic and where appropriate should provide for adequate car parking in a way which is sympathetic to the Conservation Area. In instances where there is conflict between the highway requirements and the retention of the character of the area, the latter shall prevail; and

- v) the development should retain important landscape and ecological features and where possible, include measures to enhance these features; and
- vi) the development should retain important architectural and historical features such as traditional street furniture and paving and should include measures to enhance them where possible; and
- vii) the development should avoid the loss of open areas, gaps in frontages, and natural and built features (such as trees, hedges, fences, walls and paving materials) if they are important to the character of the Conservation Area; and
- viii) the development should not spoil or destroy attractive views and vistas into, within and out of the Conservation Area if they are important to the character of the area. Where appropriate, Article 4 Directions will be made to remove permitted development rights where works otherwise classed as permitted development will potentially have an adverse impact on the special architectural or historical character or appearance of the area."

Policy HE5 states:

"The Council will seek to secure the preservation, restoration and continued use of buildings of special architectural or historic interest. When applications for planning permission relating to a listed building or listed building consent are being assessed, the primary consideration will be the need to preserve or enhance the fabric and character of the building. Permission or consent will not be granted unless it has been demonstrated that the proposed

works would secure this objective. The Council will encourage the retention and restoration of the historic setting of listed buildings. Proposals which damage the setting of a listed building will be resisted. Whenever appropriate, proposals which would entail the loss of historic fabric from a listed building will be conditional upon a programme of recording being agreed and implemented."

Policy CS6 states:

"The council will promote the effective management of North Lincolnshire's historic assets through:

- Safeguarding the nationally significant medieval landscapes of the Isle of Axholme (notably the open strip fields and turbaries) and supporting initiatives which seek to realise the potential of these areas as a tourist, educational and environmental resource.
- Preserving and enhancing the rich archaeological heritage of North Lincolnshire
- Ensuring that development within Epworth (including schemes needed to exploit the economic potential of the Wesleys or manage visitors) safeguards and, where possible, improves the setting of buildings associated with its Methodist heritage.
- Ensuring that development within North Lincolnshire's Market Towns safeguards their distinctive character and landscape setting, especially Barton upon Humber, Crowle and Epworth.

The council will seek to protect, conserve and enhance North Lincolnshire's historic environment, as well as the character and setting of areas of acknowledged importance including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains.



All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value.

Development proposals should provide archaeological assessments where appropriate.”

Planning (Listed Buildings and Conservation Areas) Act 1990
Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Leeds

Pavilion Court, Green Lane, Garforth, Leeds. LS25 2AF
T 0113 2848200
Leeds@pegasusgroup.co.uk
Offices throughout the UK and Ireland.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



All paper sources from sustainably managed forests

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.
Registered office: 33 Sheep Street, Cirencester, GL7 1RQ. We are ISO certified 9001, 14001, 45001



Pegasus_Group



pegasusgroup



Pegasus_Group

PEGASUSGROUP.CO.UK