

Area of Historic Landscape Interest of the Isle of Axholme - Heritage Statement

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1.0 Introduction

This heritage Statement is prepared to accompany the submission of an outline planning application for the erection of up to three dwellings. The proposal is located entirely within the existing curtilage of Number 7, the site includes exiting dwellings and outbuildings.

The aim of this report is to satisfy the requirement of paragraph 194 of the National Planning Policy Framework, which indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals (including any contribution made by their setting).

The heritage statement is informed by Millers Report (1997) 'The Isle of Axholme, Historic Landscape Characterisation Project', Lincolnshire HLC 2011, local planning policy, historic mapping, and north Lincolnshire mapping system.

2.0 The proposal

The application site is located close to the Church of St Nicholas which is a Grade 1 listed building, a separate heritage statement considers the effect of this proposal upon built heritage. The proposal relates to land between numbers 1 and 9 Church Lane, Haxey. The application site lies within the LC14 policy area within Early Enclosed Land (EEL) that forms the core of the village settlement around St Nicholas' Church mapped by Miller's study, The site is now occupied by a dwelling and domestic outbuildings and located in between two residential planning units.

The proposal is for outline permission within the confines of the exiting residential planning unit. The proposal seeks planning permission for UPTO three dwellings, though the numbers and final design are not yet established.

3.0 Planning Policy

3.1 LC14 - Area of Special Historic Landscape Interest

- 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.

3.2 Core Strategy CS6:

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.

3.3 National Planning Policy Framework

Paragraph 203

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.

3.4 Emerging Policy (The New Local Plan)

Policy HE2p: Area of Special Historic Landscape Interest 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 be appropriate with the scale of, any new development affecting the area of Special Historic Landscape Interest.

4.0 Supporting Literature

4.1 The Miller Report

A comprehensive and targeted HLC survey was undertaken in 1997 by Keith Miller on behalf of the Countryside Commission in order to create a framework for future management of the landscapes in the area of the Isle of Axholme. This report also served the purpose of acting as a national pilot study to test the methodology of HLC assessment and its application to relatively small areas (Miller 1997, 1). In completing this survey, Miller not only listed the different landscape types contained in the area but also undertook extensive research to provide a detailed background of their history, distinguishing attributes, condition and survival, visibility and contribution to the landscape character, rarity and recommendations for conservation management. Whilst undertaken over 20 years ago this report is still viewed as the definitive and authoritative document on the Isle of Axholme. Character Types Identified Miller attributed a total of six different HLC types within the LC14 area:

- Designed/ornamental (parklands) • Early Enclosed Land (EEL) • Areas of Open Strip Field (AOSF)
- Moorland Allotments (MA) • Raised Mire and Turbary (RM&T)
- Recently Enclosed Land (REL)
- Riverside Area of Open Strip Field (Riverside AOSF) A further two types, Industrial and Transport were designated by Miller but not attributed to the LC14 area.

A significance focus of the report was on areas of open strip fields (AOSF), which are a rare survival of the characteristic land use of the area and were considered to be the most at risk of encroachment by development and changes in farming practices. The strength of the Miller study of 1997 is in its descriptions of the significance of the individual character types as well as the historic landscape as a whole. This makes it a very useful document in conjunction with the National Planning Policy Framework (NPPF) in assessing the significance, setting and impacts on the historic landscape and protecting it from development which would adversely affect this. Miller's survey describes the landscape in terms of its historical origins and associations. Pockets of existing development within the field type did not define his character types, but if allowed to proliferate would begin to erode the character.

4.2 Lincolnshire HLC 2011 (LHLC)

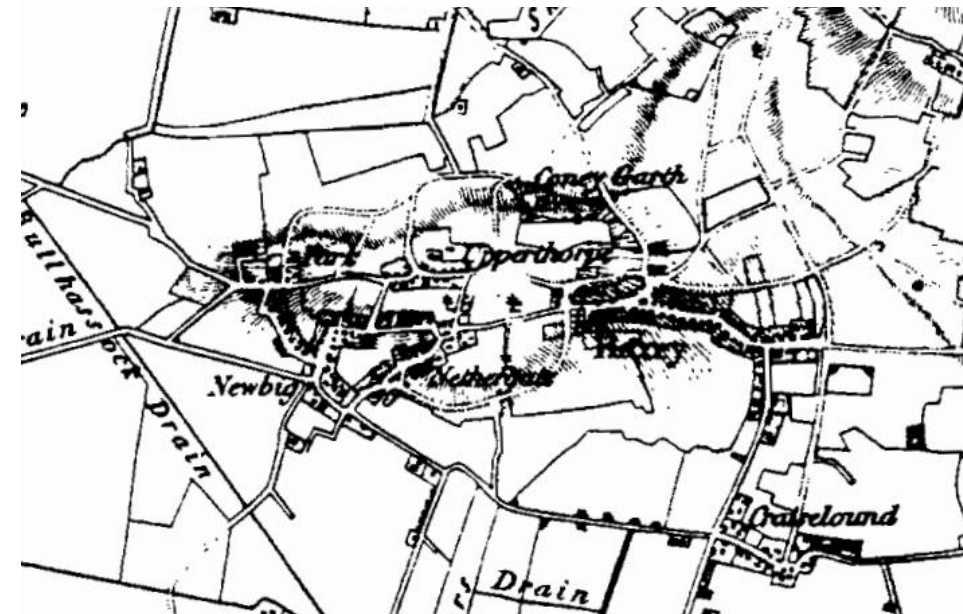
In 2011, a county wide HLC study was completed as part of the Lincolnshire Historic Landscape Characterisation Project funded by Historic England. As a county wide study its focus was on providing a more generalised study, without a specific focus of the Isle of Axholme. This assessment followed the approach to HLC studies and attribution of character types consolidated since the 1990s and used in other studies around the country completed by English Heritage. It used the character types seen in neighbouring counties as a basis to which further types were added (LHLC 2011, 5). A particular point is made within the report that this study had the benefit of utilising the knowledge gained from around the country as Lincolnshire was one of the last areas to undertake a project of this type (LHLC 2011, 5). Two project officers based in the Lincolnshire County HER completed the work. The study utilised aerial photographs, historic mapping, documentary research and site visits to confirm the character types (LHLC 2011, 6). Further to the designation of parcels of land to character types, this study also listed previous land uses for each parcel (LHLC 2011, 6). This allows further information for each parcel to be gleaned, especially useful in areas where the historic character is no longer visible. Character Types Identified In total the study attributed the following 34 different character types to the land in the area covered by LC14. Along with the field types, similar to those identified by Miller, this report also designated areas of development into different types and industries. • Ancient Enclosure • Nature Reserves • Artificial Open Water • Nurseries • Brick and Tile Works • Orchards • Cemeteries • Other Factory • Clay Pit • Other Industrial Works • Detached Housing (c18th C) • Parliamentary Planned Enclosure • Detached Housing (c19thC) • Planned Residential Development • Detached Housing (c20th C) • Plantation Woodland • Educational • Pre 1960s Semi Detached Housing • Estate Field • Private Planned Enclosure • Golf Course • Re-organised Piecemeal Enclosure • Historic Settlement Core • Recreational Ground • Isolated Farmstead • Religious

5.0 Maps

The Early Enclosures and Open Strip Fields around Haxey



The application site located within/close to EEL south of St Nicholas, but associated within Village core



The application site located close to the village core south of the church.



Source: map 3.12 Miller Report

The application site has historically been read as part of Haxey forming part of the western village interface.



Source: Francis Firth



Source: Google Maps Pro

Left: The 2003 map of the are shows the application site is occupied by a dwelling and outbuildings. It represents an infill site with a cluster of residential form north/south To the west open fields are located and a burial ground to the east

Right: The 2023 Map shows that the situation remains the same...the site forming a strong distinction between settlement and countryside to the west, with Church Lane forming a 'demarcation' point.



Source: Google Maps Pro

6.0 Significance

The historic landscape of the Isle of Axholme is a non-designated heritage asset. The Area of Special Historic Landscape Interest incorporates various historic landscape character types that are subject to researched, described, and mapped in the 1997 Countryside Commission report into the historic landscape of the Isle of Axholme. This survey forms the evidence base of the LC14 policy in the 2003 Local Plan.

Within the LC14 policy area the Ancient Open Strip Fields (Miller, AOSF) form the historic character core of the Isle of Axholme historic landscape persisting since medieval times. The Early Enclosed Land (Miller, EEL), created by piece-meal enclosure of blocks of former strips into small irregular fields, buffers the AOSF together with the surrounding Recent Enclosed Land (Miller, REL) on the low-lying former wetlands. These three historic landscape character zones encompass the majority of the LC14 policy area, together with other discrete character areas, such as the important Turbaries and Moorland Allotments (Miller, RM&T), Designed Landscape (Parkland), and the Settlement and Building Types.

The essential character and appearance of the AOSF historic landscape type is of open unenclosed agricultural land lacking physical boundary features such as hedgerows and fences. Other key defining characteristics of this landscape include the roads, common ways and access tracks known locally as meres; a general absence of farms in the open fields, these being located in the built-up settlement areas; and the presence of visual reference points and landmarks such as church, mill and water towers that afford legibility to the core historic landscape and form part of its setting.

The application site is in the zone of Early Enclosed Land (EEL) as defined in the original Countryside Commission study. Early Enclosed Land is a component of the Area of Special Historic Landscape Interest (ASHLI) but it is not, in itself, of high significance, having been lost for some years and its land use is residential, it is of note that permitted development rights are also in existence.. The original Countryside Commission study notes that Early Enclosed Land is of local significance: 'EEL here is generally of local and area importance. EEL is not rare in a regional context, and there are more intact areas within the Humberhead Levels' (Miller 1997, 56).

The mapping above shows how the site has been historically associated with St Nicholas and the village core, more recently C20 the application site has stood distinct from St Nicholas itself forming a row of residential form along Church Lane. Consistently however the area of land has been separated from the open countryside due to association with the village and even more so now that it has a residential land use. The principle of residential use is established already on this site, intensification then of this site is not a logical principle argument in historic landscape terms. The site therefore in significance terms (in relation to ASHLI) is low, even lost. Of course it is anticipated that any designs would need to sensitive; though this detail is reserved for subsequent applications.

7.0 Assessment of Significance

Policy LC14	The proposed Development
<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - The application site relates to an established residential curtilage. A low merit C20 dwelling is located on the site. The proposal at this stage is for a flexible permission for 'up to' 3 dwellings. The LPA have control over the design and numbers on this site. - It would therefore be anecdotal at this stage in the process to suggest that the development would 'destroy, damage or adversely affect the character, appearance or setting of the historic landscape'.
<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - New housing introduces both social and economic needs to the area. Notwithstanding this, the application site is already associated with a C3 use.
<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - All matters are reserved, and this part of the policy applies to subsequent applications.
<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - Obligations would not be commensurate given the scale of the proposal.

<p>Policy CS6</p>	
<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - The application site has lost much/most of its significance in relation to displaying EEL characteristics. The site has been associated with the village core since the erection of St Nicholas

Church Lane provides the distinction between ‘open countryside character’ and ‘character read as the village’. The photos below show views looking south from Tower Hill (left) and looking north from Church Lane (right), with the application site to the right beyond the white rendered dwelling.



The dwelling (left) and outbuildings (right) are of low architectural merit. The 20th Century bungalow is at odds with other farm buildings in the area, it is not based upon a local (or appropriate) vernacular. There is opportunity to create a scheme that is more cohesive with the environment. At this stage the proposal seeks to establish numbers, prior to agreeing the details of the design with the LPA.

The potential for betterment of the site and wider landscape are clearly exists.





The existing plan shows the dwelling and two outbuildings on site (left). The indicative plan shows three dwellings which could comfortably fit within the site whilst providing a proportionate amenity space.

Any impacts upon the ASHLI would be secondary (given the existing residential use) and be considered in relation to how the design/increase in form would impact upon the historic landscape.

At this stage the proposal relates to outline only, with the detailed design reserved for a subsequent stage(s). The effect on character can be mitigated through sensitive design proposals. A betterment can be clearly achieved given the low level of merit that the existing dwellings and outbuildings that currently occupy the site.



8.0 Conclusion

- The Early Enclosed Land character is lost on the site which originally formed part of land associated with St Nicholas and later a distinct residential planning unit. The character of the Early Enclosed Land in this location is severed by Church Lane itself.
- The erection of dwelling(s) in the application site relate to intensification of use rather than the creation of a new use. The site has a C3 (residential) use associated with it.
- Views to the site would be experienced against the back drop of the settlement, westerly views, that would offer vistas over the historic landscape are not achievable due to the existing of the village form, landscaping (trees) and the location of the burial grounds to the east.

It is considered that the significance then of the application site in terms of reflecting EEL characteristics is limited, given its historic connection with the village and more recently is use as a distinct residential planning unit. Therefore, the erection of dwellings on this site would not be harmful (subject to design) to the immediate historic landscape area nor would it have wider impacts upon the significance of the ASHLI. At this stage detailed design are not submitted for consideration, in terms of impact upon the historic landscape an assessment on the principle of the development is requested; whilst acknowledging that the site already benefits from residential use.

References

Lord & Macintosh (2011) The Historic Character of The County of Lincolnshire (English Heritage)

North Lincolnshire Council (2011) Housing and Employment Land Allocations Development Plan Document, Proposals Map (North Lincolnshire Strategic Partnership)

North Lincolnshire Council (2003) North Lincolnshire Local Plan

North Lincolnshire Council (2011) Core Strategy (North Lincolnshire Strategic Partnership)

North Lincolnshire Council (2023) Draft Local Plan

Miller. K. (1997) The Isle of Axholme, The Historic Landscape Characterisation Project. (The Countryside Commission, Leeds)