

The Meadows, Carr Lane, East Lound

Heritage Statement

November 2019



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The Meadows, Carr Lane, East Lound

Heritage Statement

EXECUTIVE SUMMARY

Site Name: The Meadows, Carr Lane, East Lound

Address: The Meadows, Carr Lane, East Lound, Haxey DN9 2LT

Local Planning Authority: North Lincolnshire Council

Non-designated heritage asset: Locally listed Area of Special Historic Landscape Interest

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Humble Heritage Ltd is a professional built heritage and archaeological consultancy operating in the specialised area of the historic environment. The practice has extensive experience of historical and archaeological research, assessing significance and heritage impact and preparing Heritage Statements, archaeological desk-based assessments, statements of significance, conservation management plans and so forth. Humble Heritage Ltd provides heritage and archaeological advice on behalf of a wide variety of clients across much of England. The Institute of Historic Building Conservation (the IHBC) recognises Humble Heritage as a professional Historic Environment Service Provider.

Humble Heritage Ltd undertook this Heritage Statement during November 2019 on behalf of the applicant, having been appointed to advise on the previous successful application at the same site in December 2018. This assessment is intended to accompany a full planning application that seeks to modify the existing planning permission (PA/2018/2361) by moving the dwelling from the permitted site to the site of an existing barn, with the barn to be moved elsewhere on the site.

This report provides a summary of the historical development of the application site and analyses the contribution that the site makes to the non-designated, locally listed Area of Special Historic Landscape Interest (defined in Local Plan Policy LC14). It also assesses the potential impact of the development on the heritage asset.

The application site lies within a zone of the Area of Special Historic Landscape Interest classified as 'Early Enclosed Land'. Early Enclosed Land is less important than other zones such as 'Turbaries' or 'Ancient Open Strip Fields'. In the area containing the application site the historic landscape has been considerably altered in the nineteenth and twentieth century and the historic form of the landscape is no longer legible. The environs of the application site have also been altered by the addition of modern agricultural buildings and the existing planning permission for a dwelling. The degree of modification of the landscape means that the application site has lost much of its importance as part of the historic landscape; its inherent level of heritage significance is negligible.

The application site is within the setting of an important part of the historic landscape covered by Policy LC14, an area of Ancient Open Strip Fields to the east. However the site is sufficiently distant and separated visually that any contribution to the setting of the land to the east is minimal.

The proposed dwelling site will be further away from the Ancient Open Strip Fields to the east than the agricultural building that is currently situated at the intended location. The proposal involves re-siting the agricultural building and its new site will also be further from the Ancient Open Strip Fields than its present location and the barn will be lowered in height, further reducing its visibility.

Overall the proposal will not result in any greater impact on the LC14 historic landscape than the existing planning permission, and the impact on the heritage significance of the historic landscape will be neutral.

The report finds that the proposed development will result in no harm to the non-designated heritage asset. The proposal is in accord with the management recommendations made in the 1997 Countryside Commission study that initiated the LC14 Area of Special Historic Landscape Interest, it is in accord with Policy LC14 of the local plan, and with Policy CS6 of the adopted Core Strategy. The proposed development meets the test of sustainable development as regards the heritage provisions of the National Planning Policy Framework.

INTRODUCTION AND METHODOLOGY

- 1.01 This Heritage Statement has been prepared by Dave Pinnock (BA, MA) of Humble Heritage Ltd, on behalf of the applicant, following Humble Heritage's previous work at the site in connection with the existing planning permission (PA/2018/2361). The document is intended to accompany a planning application to vary the details of the existing planning permission which allowed for the construction of a permanent dwelling at the site. This applications seeks to erect the detached dormer bungalow close to the site of an existing agricultural building, with the existing agricultural building to be re-sited and lowered.
- 1.02 The aims of this report are:
- To satisfy the requirement of paragraph 189 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).
 - To provide a tool to help the planning authority to understand the development of the site, the contribution that it makes to the significance of the non-designated heritage asset, and the heritage impact on it from the proposed development.
- 1.03 This assessment has been informed by a site visit in January 2019, analysis of historic maps of the area, a review of known information about the site, and additional research. A list of sources consulted is included at the end of this report.

HERITAGE PLANNING CONTEXT

Site description and identification of heritage assets

- 2.01 The application site is an area of land occupied by two large, modern, steel-framed barns (one of which is clad with alloy sheeting, the other of which is roofed but otherwise unclad (a Dutch barn), and a large residential caravan. The caravan is covered by a Lawful Development Certificate for residential use (PA/2017/266), which confirmed that part of the application site is residential.
- 2.02 The application site is covered by an existing planning permission (PA/2018/2361), which permits the erection of a detached dormer bungalow in a similar location to the existing residential caravan.
- 2.03 Evidence of the long term residential use of the site is apparent, including the residential caravan, the masonry remains of domestic features (including a dog kennel adjacent to the gates), decorative entrance gates with a letter box, as well as the concrete foundation slab of a former building adjacent to the southernmost agricultural building. The applicant has previously cleared from the site a lot of other evidence of its former residential uses, in the form of derelict residential caravans and a large amount of domestic rubbish that previous inhabitants of the site had accumulated.
- 2.04 Further adding to its residential nature, the application site also houses the grave of a former resident of the site (Mr Barth). Mr Barth's dying wish was to be buried on the land that had been his home for many years, and his remains were accordingly interred here in 2005. Mr Barth was known to the applicant, and it is the applicant's intention to renovate the grave site, which is presently in a neglected state.
- 2.05 The proposed site of the dwelling is well-screened from the road to the west (Carr Lane) by a substantial hedged boundary. The site boundary is screened to the north and east by hedges around the piece of land within which the site is located, and the further hedges of the fields beyond. To the south, the land within which the site is situated has a fenced boundary. The applicant has undertaken additional planting of trees around the north, east and south boundaries of the land in which the site is situated and when mature these will bolster the existing screening.



Looking west towards the residential caravan and the northern barn



Looking east towards the second steel-framed barn. Note adjacent foundation slab for small building



Decorative masonry features within the site: dog kennel adjacent to entrance gates



Further domestic masonry features



Entrance gates to the existing residential site, with letterbox



Grave of former resident, interred here in 2005



Site location. Red line= application site boundary, blue line = ownership boundary.
(Howard J Wroot. Chartered Surveyor)

- 2.06 The site is located within a locally listed non-designated heritage asset, an Area of Special Historic Landscape Interest (the Isle of Axholme). The Area of Special Historic Landscape Interest includes much of the Isle of Axholme and in the immediate vicinity of the site it includes the present-day built-up area of East Lound as well as the countryside surrounding the village. Its extent is defined in Local Plan Policy LC14, a saved policy from the 2003 North Lincolnshire Local Plan, and is also referenced by Policy CS6 of the North Lincolnshire Local Development Policy: Core Strategy, 2011. The application site is not within a conservation area and there are no nearby listed buildings or other designated heritage assets. Given this, the planning legislation, policy and guidance described below is therefore considered to be relevant.

National planning policy and guidance: the NPPF

- 2.07 At the heart of the National Planning Policy Framework (NPPF) is a strong presumption in favour of sustainable development (paragraphs 7, 10-11, 38). This Heritage Statement will assess whether the proposed development meets the test of sustainable development in the NPPF as regards its impact on our heritage.
- 2.08 The importance of identifying the significance of a heritage asset is highlighted in the NPPF as this is essential in informing future change that affects heritage assets. The aim of heritage conservation is to sensitively manage change to ensure that significance is protected, and also revealed, reinforced and enhanced, at every possible opportunity. In Annex 2 of the NPPF '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'*.
- 2.09 In terms of the National Planning Policy Framework (NPPF), the Isle of Axholme Area of Special Historic Landscape Interest (ASHLI) is a *'non-designated heritage asset'*. This is because it does not fall within the NPPF's definition of a designated heritage asset:
- 'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation' (Annex 2).*
- 2.10 The NPPF requires in the case of all heritage assets, designated or otherwise, that local planning authorities should take into account *'the desirability of sustaining and enhancing the significance of such heritage assets and of putting them to viable uses consistent with their conservation'* (paragraph. 192a). However, the NPPF makes clear that non-designated heritage assets are to be treated differently in planning judgements than designated heritage assets.
- 2.11 In contrast to designated heritage assets, the NPPF does not require planning authorities to give *'great weight'* to the conservation of non-designated heritage assets. Instead, the 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 affect directly or indirectly 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.'* (NPPF paragraph 197).
- 2.12 The status of *'local listing'* (i.e. non-designated heritage assets that are defined in a local plan, as is the case with the Isle of Axholme) provides no additional national planning controls (Historic England May 2016, paragraph 11).

Locally listed non-designated heritage asset: The Isle of Axholme Area of Special Historic Landscape Interest

- 2.13 The Area of Special Historic Landscape Interest (ASHLI) was identified in the 2003 North Lincolnshire Local Plan (Saved Policy LC14). The identification of the ASHLI is based on a Historic Landscape Characterisation report that was completed in 1997 on behalf of the Countryside Commission (Miller 1997).
- 2.14 The text of the local plan describes the area's extent and those aspects of it that are of heritage significance. The local plan states that '*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*'.
- 2.15 Policy CS6 of the North Lincolnshire Local Development Policy: Core Strategy, adopted 2011, emphasises '*Safeguarding the nationally significant medieval landscapes*' within the ASHLI, drawing a distinction between these and other parts of the area that are not deemed to be '*nationally significant*':

'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....'* [emphasis added]

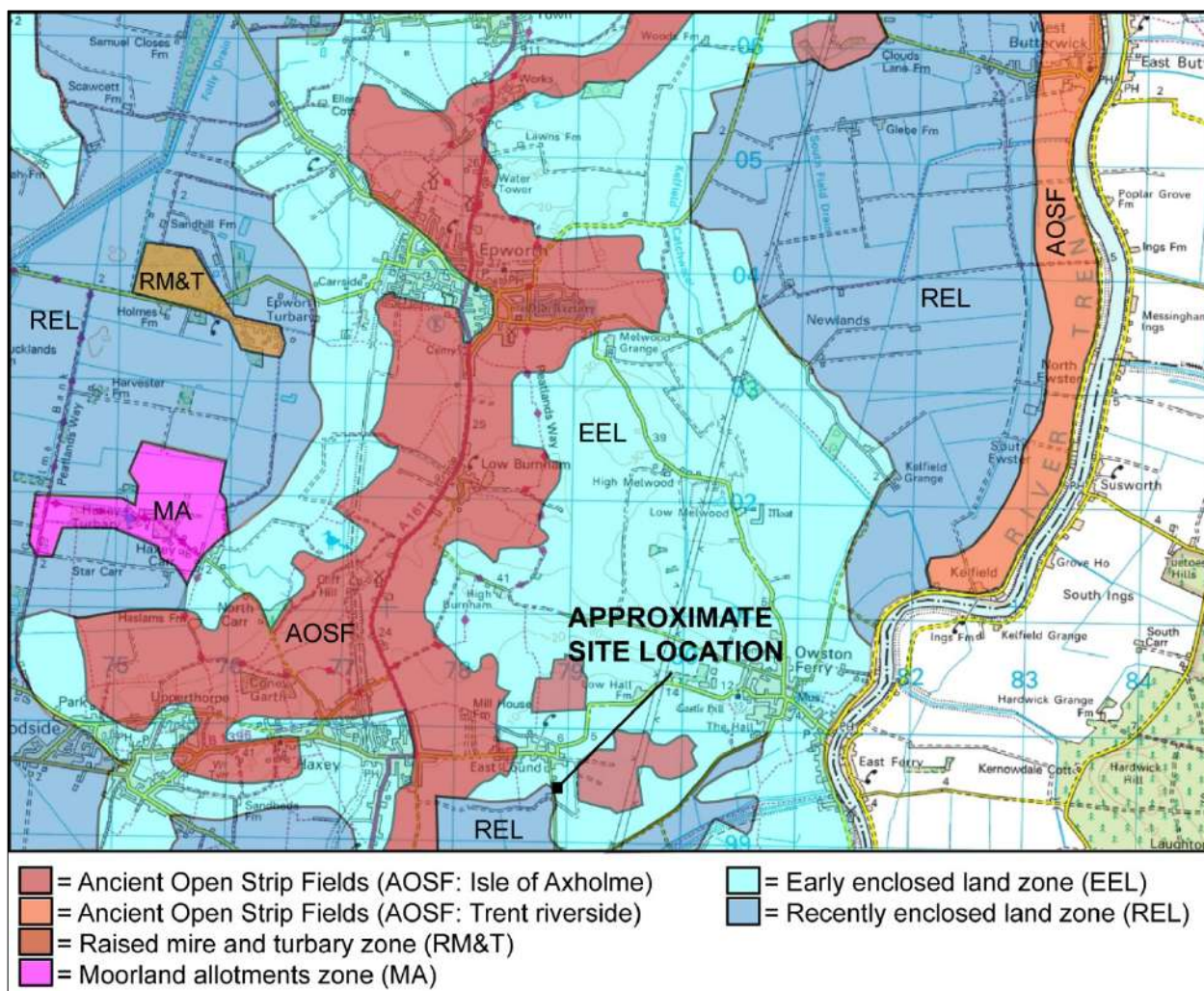
- 2.16 The more recent Policy CS6 (adopted 2011) also makes it explicit that not all parts of the LC14 ASHLI are of equally high (national) significance. It recognises a distinction between the nationally significant turbaries and medieval open strip fields, and the other parts of the LC14 area which are not nationally significant.
- 2.17 The same distinction is clearly made in the supporting text of Policy LC14, which notes that '*areas of medieval open strip fields and turbaries*' are of a higher level of significance within the LC14 Area than other parts:

*'The Isle of Axholme has been the subject of an intensive study of landscape character commissioned by the Countryside Commission. The study has identified significant areas of medieval open **strip fields and Turbaries**, both of which are of **considerable national importance**. These attributes together with enclosed land and the overall settlement pattern of the area make it unique in the country. It is essential therefore that future development is not allowed to adversely impact on this valuable historic resource. This is particularly so in relation to the character of settlements and to individual buildings or overall groups of buildings in the open countryside.'* (Local Plan 2003, paragraph 12.26 [emphasis added])

- 2.18 The distinction drawn in both Policy CS6 and the supporting text of policy LC14 between '*nationally significant*' parts of the LC14 Area and parts of lesser significance is derived from the 1997 Historic Landscape Characterisation Project on behalf of the Countryside Commission that underpinned the adoption of the LC14 ASHLI (Miller 1997).
- 2.19 The application site is within a land type identified by the Countryside Commission report as generally being of **local (low) significance**, as opposed to regional (moderate) or national (high) significance.
- 2.20 The Countryside Commission report identified the following eight 'zones' within the Isle of Axholme landscape (Miller 1997, 35), shown in the table below together with comments and assessments of broad significance taken from the 1997 report. The application site is within the 'Early Enclosed Land' zone:

Zone in Countryside Commission report	Abbreviation in Countryside Commission report	Comments in Countryside Commission report	Heritage significance in CC report (conventional scale: national=high, regional=moderate, local=low)
Ancient Open Strip Fields: 1) Isle of Axholme, 2) Riverside	AOSF	" <i>primary</i> " HLC Zones'	National
Raised Mire and Turbary	RM&T		
Moorland Allotments	MA		
Early Enclosed Land	EEL	'generally of local and area importance'	Local Area
Recently Enclosed Land	REL	-	None (<i>'...not of special significance'</i>)
Design/Ornamental	-	Not as carefully studied as the other zones	Not stated
Industrial/commercial	-		
Transport and communications: main roads, railways, waterways	-		

- 2.21 The study identified the AOSF, RM&T and MA zones as being of key importance and of national significance. The 1997 report goes as far as to describe these three as the "*primary*" HLC Zones' (Miller 1997, 34). The remaining five zones are of less significance or have no heritage significance.
- 2.22 The study described the Early Enclosed Land zone as '*generally of local and area importance*', noting that '*EEL is not rare in a regional context, and there are more intact areas within the Humberhead Levels*' (Miller 1997, 56).
- 2.23 The landscape zones were identified at a broad landscape level, with detailed field-by-field analysis having been intended in a never completed part 2 of the study (Miller 1997, 34). It is therefore a generalised assessment and the heritage significance of an particular area of EEL will depend to a large degree on its state of preservation. Intact areas will be of greater significance than areas that have been altered in modern times to the extent that their original form or original boundaries are no longer legible.
- 2.24 The application site is located within an area of Early Enclosed Land. There is an area of nationally significant Ancient Open Strip Fields land to the east of farm track that is situated some distance from the eastern site boundary and the site is situated within its setting.



Site location and neighbouring ASHLI landscape zones (redrawn by Humble Heritage from Miller 1997, Figure 5)

THE SITE HISTORY AND RELEVANT HERITAGE ASSETS

Summary

- 3.01 The land within which the application site is situated was enclosed before 1803. It is therefore part of the Early Enclosed Land zone within the Area of Special Historic Landscape Interest (ASHLI) defined by the Countryside Commission report, which is of a low level of significance compared with the nationally important Area of Ancient Open Strip Fields.
- 3.02 However since the time of the 1803 Enclosure Award map, the landscape of the application site has been substantially altered by the insertion of additional fenced and hedged field boundaries, buildings, and the loss of a number of historic boundaries.
- 3.03 In the late twentieth/early twenty-first century modern agricultural buildings have been erected and the site has been used residentially. Most recently, planning permission has been granted for the erection of a dormer bungalow. It is therefore substantially different in form from its early enclosed form, and is no longer legible as Early Enclosed Land even though it is broadly categorised as such by the Countryside Commission study.

History of the site

- 3.04 The village of East Lound is recorded in the North Lincolnshire Historic Environment Record (HER number 7156). The village was recorded in the Domesday survey of 1086 and that there are subsequent documentary references to the village in the medieval period. There is no information pertaining to the application site in the HER, although one entry notes that there are cropmarks of warping drains, visible on an aerial photograph to the east of Carr Lane (HER number 20886). However the grid reference places these well to the southeast of the application site.
- 3.05 The location of the application site is shown on the 1803 Enclosure Award map for the Epworth, Belton, Haxey and Owston Ferry parishes. The map consists of a series of 18 large-scale coloured maps accompanying the Enclosure Award (Lincolnshire Archives number EPWORTH PAR/17/1). It covers parts of each parish, showing different land types as well as existing roads, paths, hedges, buildings. The location of the application site is covered by two maps (reproduced below), one of which shows the land to the west of Carr Lane, the other land to the east.



Extract from the 1803 Enclosure Award map, showing land west of Carr Lane. (Cropped and rotated to align with the Ordnance Survey grid.) Note fields coloured green, denoting enclosures made as a result of the 1803 Award. All other fields are enclosures that pre-date 1803. Note also the dwelling and outbuilding on land opposite the application site.



Extract from the 1803 Enclosure Award map, showing land east of Carr Lane. (Cropped and rotated to align with the Ordnance Survey grid.) Note dashed lines on the east side of the map denoting Ancient Open Strip Fields.

3.06 The 1803 Enclosure Award map shows three different types of land (and that the evidence of these maps was the basis for the Countryside Commission's report's classification of the land zones in this area):

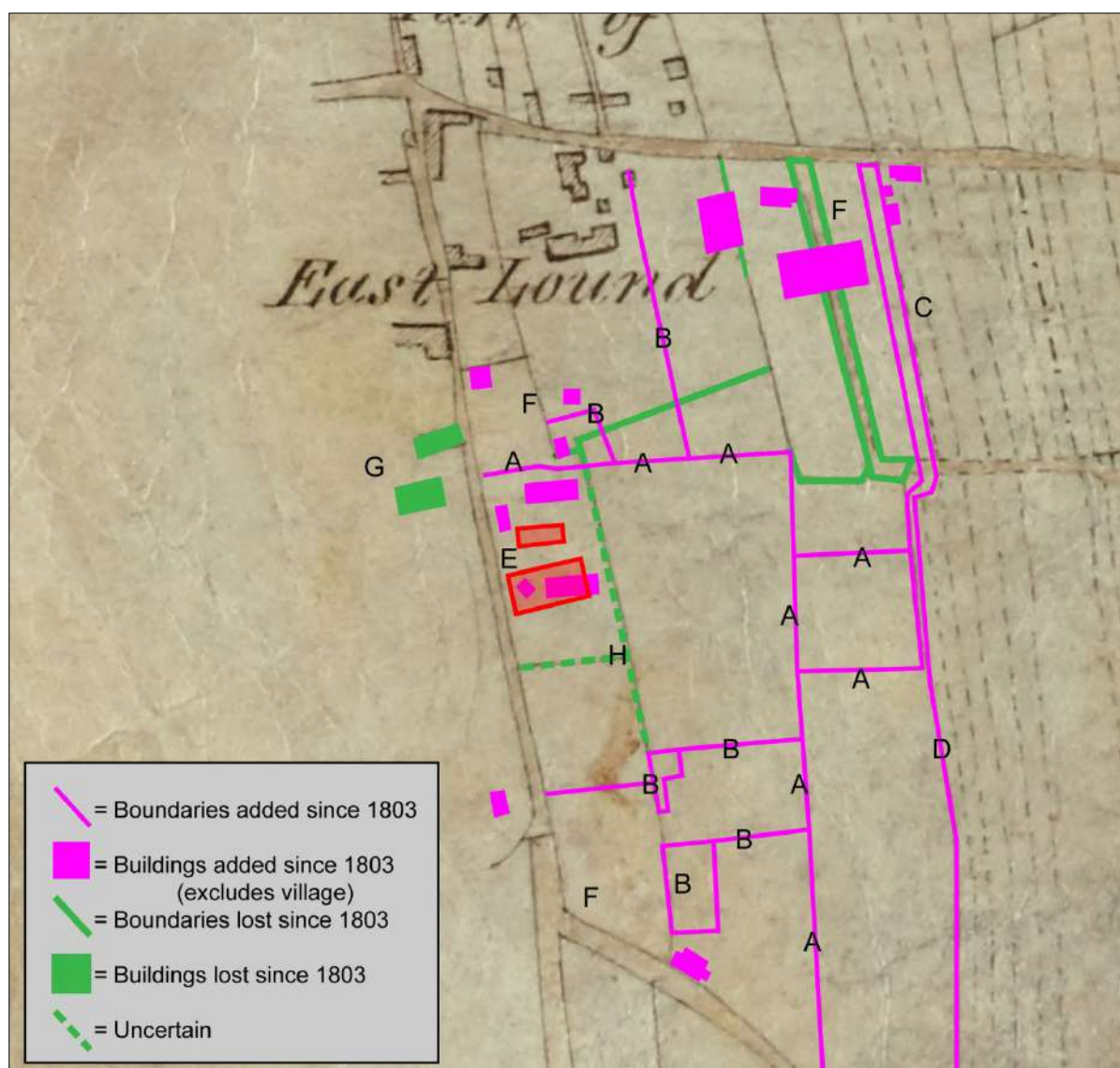
- To the southwest of Carr Lane the fields are coloured green. This signifies enclosures newly created by the 1803 Act, corresponding with the Countryside Commission report's designation of Recently Enclosed Land (REL)
- The second land type shown is the strip fields on the right-hand side of the map portraying the area to the east of Carr Lane (dashed lines). These strip fields are the land type identified as nationally significant Ancient Open Strip Fields (AOSF) by the 1997 Countryside Commission study.
- The third land-type, comprising the majority of the area shown by the two map extracts and including the application site, is made up of unlabelled fields. These are enclosures that were already in existence at the time of the 1803 Enclosure Award. In the Countryside Commission report's terminology this is *Early Enclosed Land (EEL)*.

3.07 The village extended further south in 1803 than is the case today. A dwelling was situated together with an outbuilding on the piece of land directly opposite the application site. (The boundaries of the plot have survived unaltered but there is no trace of the house that once stood there, although a modern pantiled shed stands on roughly the site of the outbuilding shown in 1803.)

3.08 The Early Enclosed Land surrounding the application site has been subject to considerable change since the 1803 map and the form of the early enclosures is no longer legible. These changes are indicated on the annotated 1803 map overleaf. In particular:

- A **Multiple new hedged field boundaries** forming new enclosures to the east, north and southeast of the application site.
- B **New boundaries marked by fences** to the north and south of the site.

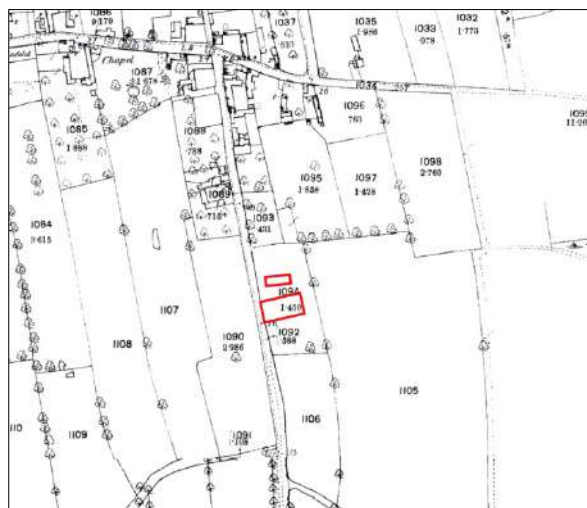
- C At the northern end of the present day access track, the **alignment has shifted** to the east compared with its alignment in 1803.
- D The southern section of the present-day access track was **not present in 1803**. This track is fenced on the east side and the northern half of this section is hedged on its west side. The track forms a landscape division in its own right that is alien to the landscape of 1803.
- E **Two steel-framed barns, a large residential caravan (with existing permission to erect a dormer bungalow) and the concrete foundations of an earlier building.**
- F **Other buildings that were not present in 1803:** Brick and timber stables and a brick substation to the south of the site, timber stables, glamping pod(?) and masonry sewage pumping station to the north of the site, and various substantial agricultural buildings to the north east.
- G **Two buildings - probably a dwelling with a smaller ancillary building - lost after 1803** on the plot opposite the application site.
- H Boundaries close to the application site marked only by ditches today, but which were probably **marked by hedges in 1803 (now lost)**.



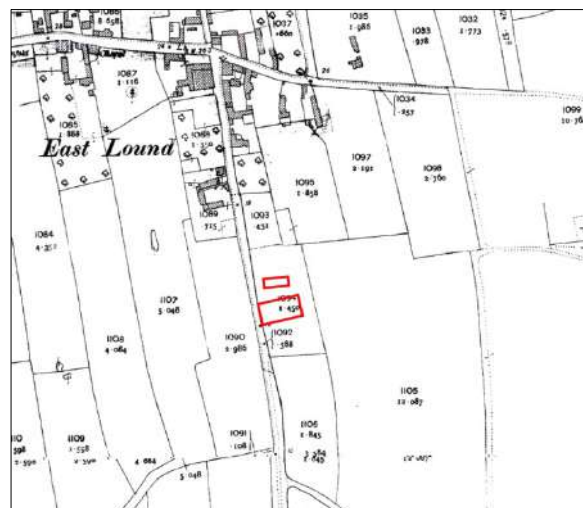
Annotated 1803 Enclosure Award map showing the extensive change in the landscape surrounding the application site, primarily in the land situated between Carr Lane and the Ancient Open Strip Fields to the east shown as dashed lines. This piece of land has been heavily re-organised and bears few features in common with the landscape of 1803. (Results of overlay over the modern Ordnance Survey map. Due to the relative inaccuracy of the 1803 cartography, some of the lines are 'best fit')

3.09 The annotated 1803 Enclosure Award map above illustrates the extensive change in the landscape surrounding the application site, primarily in the land situated between Carr Lane and the Ancient Open Strip Fields to the east shown as dashed lines on the 1803 map. This piece of land has been heavily re-organised and bears few features in common with the Early Enclosed Landscape of 1803.

3.10 Later Ordnance Survey maps show the progress of these changes through time.



1866 Ordnance Survey map, 1:2500



1907 Ordnance Survey map, 1:2500



1950 Ordnance Survey map, 1:10560



1972 Ordnance Survey map, 1:2500



Modern (undated) Ordnance Survey map, 1:1250

ASSESSMENT OF SIGNIFICANCE

- 4.01 Significance is the concept that underpins current conservation philosophy. The significance of heritage assets is defined in the National Planning Policy Framework 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'*.
- 4.02 This section assesses the significance of the application site and any contribution made by the application site to the significance of the non-designated heritage asset of the LC14 Area of Special Historic Landscape Importance. The purpose is to establish a baseline against which the heritage impact of the proposed development can be assessed in the next section.

Significance of the application site as an example of Early Enclosed Land (EEL)

- 4.03 While the application site is within an EEL zone, which is generally of local heritage significance according to the Countryside Commission study, the level of heritage significance of any particular piece of EEL will depend on its degree of intactness, the degree to which the 'early' boundaries have survived and are legible today and the degree to which the land use has remained agricultural (as would have been the primary use of the original 'early enclosures').
- 4.04 The site is no longer solely agricultural land, which would have been the original use of the Early Enclosed Land. It is already a 'domestic' site with an established residential use:
- The site contains a large residential caravan.
 - It has been in residential use for many years.
 - A previous resident was buried here in 2005.
 - The previous residential use has been formalised by the grant of a Lawful Development Certificate.
 - Evidence of the long term residential use is apparent at the site (masonry remains of domestic features including a dog kennel adjacent to the gates, decorative entrance gates with a letter box, concrete foundation slab of a former building).
 - There is existing planning permission for the erection of a dormer bungalow (PA/2018/2361) within the same field as, and immediately adjacent to, the application site
- 4.05 The historic form (the pattern of hedged boundaries) of the Early Enclosed Land has been largely lost. New hedges have been planted and fences erected since 1803, and these are in the form of straight lines; they do not have the sinuous form typical of Early Enclosed Land. Some early boundaries have been removed, an additional access track has been formed, and a number of modern buildings have been erected.
- 4.06 The net effect of these changes - the existing residential use of the site, new buildings, and the substantially altered and additional boundaries - has been to erode the heritage significance of the Early Enclosed Land of and around the application site. Its historic form has been lost and it is not easily legible.
- 4.07 Due to the extensive changes, the Early Enclosed Land around the site has only a negligible degree of heritage significance.



Looking east to the northeast corner of the field that contains the application site. Neither the hedge and ditch to the left, or the perpendicular hedge in the mid-ground are original to the Early Enclosed Land. Both are examples of the modern changes to this part of the EEL zone that have rendered the former landscape largely illegible



Examples of nearby modern buildings within the EEL landscape: timber stable and small building immediately north of the northern barn



Examples of nearby modern buildings within the EEL landscape: electricity sub-station to immediate southwest of the application site



Examples of nearby modern buildings within the EEL landscape: large masonry agricultural building 200m southeast of the application site

Contribution of the application site to the heritage significance of the Ancient Open Strip Fields (AOSF)

- 4.08 The application site is located within the setting of a nationally important Area of Ancient Strip Fields, which is located beyond the access track to the east of the application site.
- 4.12 Setting is defined in the National Planning Policy Framework as *'the surroundings from which a heritage asset is experienced'*. Historic England in their guidance on the subject of setting note that: *'The importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important role, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have historic or aesthetic connection that amplifies the experience of the significance of each'* (Historic England 2017, 2).
- 4.13 Despite its physical proximity, the application site is not visible from the AOSF zone to the east, nor is it possible to see the AOSF zone from Carr Lane, looking through the site. The application site is screened by the modern hedges to the east and west that form the modern fields. There is a

little more visibility towards the site from the edge of the AOSF zone to the southeast from the farm track (added to the landscape after 1803), which is unenclosed on its west side. Even from here the view is obscured by recent hedges and is limited (note that this visibility will be much less with spring/summer foliage).

- 4.15 The application site therefore makes only a negligible contribution to the heritage significance of the nationally important Area of Ancient Strip Fields, which is located beyond the access track to the east of the application site.



Looking west from the modern access track, the present-day barns and caravan are shielded by the modern hedges. The track is not a historic feature and is not a public right of way but is situated on the edge of the nationally significant Ancient Open Strip Fields zone



Looking northwest towards the application site from the modern access track. On the left of the photograph is a modern masonry and timber stable situated 150m south of the application site. The present-day barns and residential caravan are barely visible in the centre of the photograph, screened by the intervening modern hedge



Looking northwest from the modern access track towards the application site, from slightly further north than the previous photograph. This vantage point gives the best visibility, but the present-day barns and residential caravan (centre of photograph) are still largely hidden by the intervening modern hedge, and would be significantly more shielded by spring/summer foliage.

Heritage significance of the application site

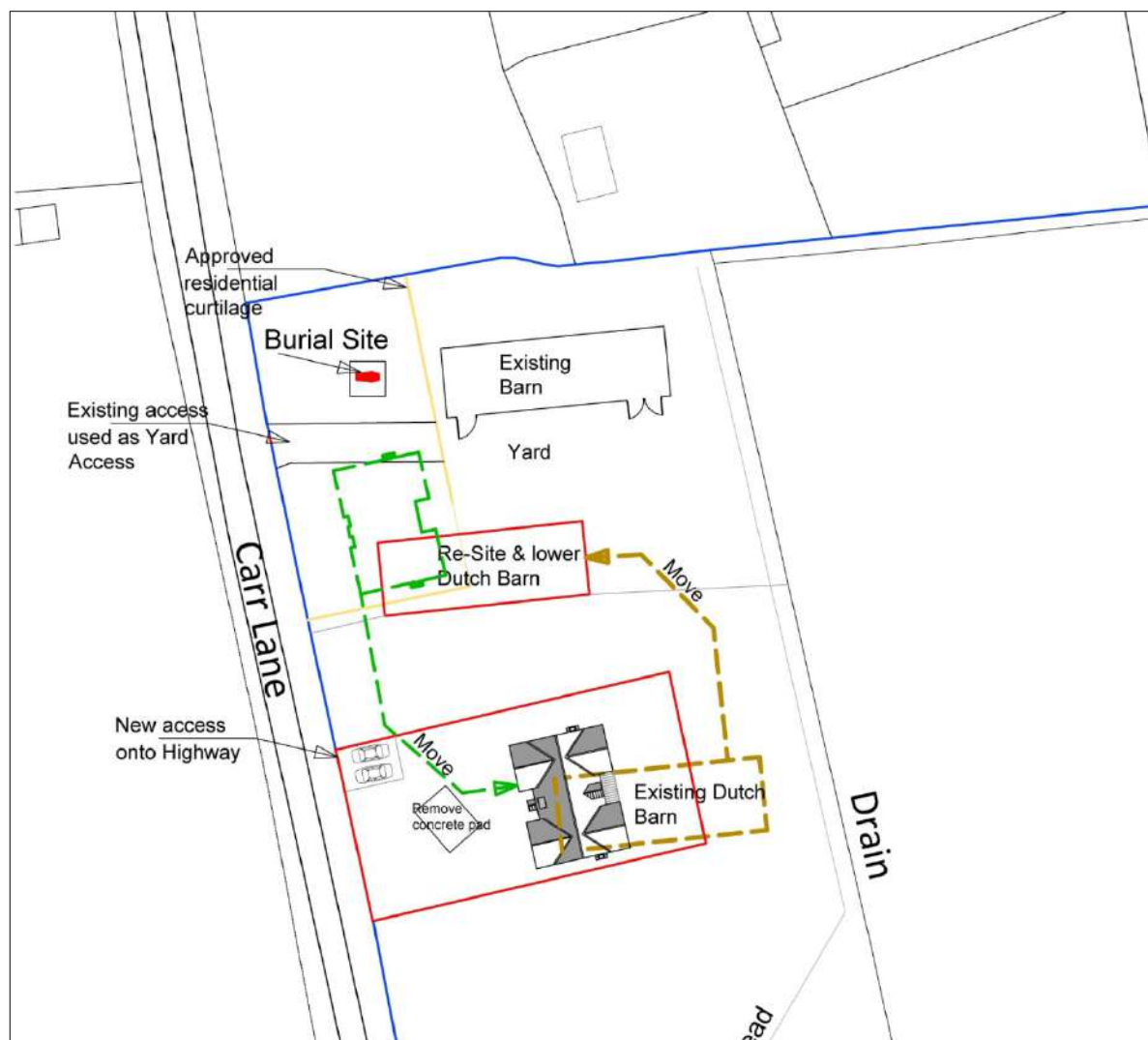
4.16 In its present-day form, the significance of the site may be summarised thus:

- The landscape containing the application site is so altered that it has a negligible level of inherent heritage significance as an example of Early Enclosed Land. The original form of the early enclosures is no longer legible, obscured by more modern boundaries. The field in which the application site is located is partly residential, having been awarded planning permission for the erection of a dormer bungalow on a site that has been used for residential purposes for some years.
- The application site has no direct visual connection with the nationally significant Ancient Open Strip Fields zone to the east of the site, nor does it permit views to the AOSF zone from Carr Lane, being visually separated by the hedged boundaries of the modern fields between the two. When viewed from the southeast there is limited visibility of the present residential caravan (although this visibility will be lessened with spring/summer foliage). However the access track is a recent, non-historical addition to the landscape and is not a public right of way. The application site therefore makes a negligible contribution to the setting of the Ancient Open Strip Fields zone to the east.
- **Overall, the application site's contribution to the heritage significance of the LC14 area is negligible.**

HERITAGE IMPACT OF THE PROPOSED DEVELOPMENT

Proposal

- 5.01 The proposal is to modify the existing planning permission for the erection of a dormer bungalow (PA/2018/2361) by moving the site of the bungalow, which will be of a similar size to the permitted version, and relocating the existing southern agricultural building (see drawing below).



Proposed site plan, showing permitted location of the dormer bungalow and present position of agricultural buildings (Howard J. Wroot)

- 5.02 The proposed alteration to the location of the dwelling involves a modest change of position. The new site will still be located within the same quadrant of the field in which the permitted dwelling is located.
- 5.03 The proposal will also result in the relocation and lowering of the existing Dutch barn agricultural building.

Impact on the non-designated heritage asset: Area of Special Historic Landscape Interest: The Isle of Axholme (LC14 area)

- 5.04 The proposal will not fundamentally alter the land within which the application site is located, or harm any aspect of its heritage significance when compared with the permitted scheme. The proposed new location of the dwelling is a minor change and will not make the proposed dwelling any more visible in the context of the historic landscape or have any greater impact than the permitted scheme.
- 5.05 The proposal includes changes that will be beneficial to the historic landscape. The existing Dutch barn will be lowered in height and re-sited in a position that is further away from the nationally important Area of Ancient Open Strip Fields to the east of the site. The dwelling will be sited further west than the existing Dutch barn and will be considerably lower in height than the barn. The effect of the proposal will be to make the buildings on the application site as a whole less visible in relation to the view from the southern part of the private access track to the east (from where the visibility of the buildings is already limited).
- 5.06 The proposed dwelling will not represent a change of use of the site; the plot already has permitted residential use, albeit in a slightly different location.
- 5.07 The Countryside Commission report that defined the LC14 Area makes the following recommendations for development within and management of the Early Enclosed Land zone (within which the application site is located). The recommendations do not specifically exclude building within the EEL zone, and in fact advise on the nature of any new buildings:

'Recommendations for landscape conservation management

The main need is to protect and enhance the EEL landscape elements that are being depleted or destroyed through intensive arable farming and building development. The main priorities can be summarised as:

- *maintain key characteristics of the landscape: its small fields, sense of enclosure, hedges, ditches, surviving ridge and furrow etc.*
- *management of existing hedgerows and trees, together with new planting.*
- *management of drains, dikes, watercourses, and of dikeside vegetation.*
- *control of new housing development to minimise intrusions onto EEL; encourage the use of sympathetic materials and design for new buildings.*

Every encouragement should be taken to encourage farmers to retain hedges, ditches, verges, paths and tracks'. (Miller 1997, 57)

- 5.15 The proposed development is in accord with these principles. As with the existing planning permission, there will be no impact on any of the 'key characteristics' listed. The 'small fields', 'sense of enclosure', 'hedges', 'ditches' will be unaffected by the proposal and there is no surviving ridge and furrow on or around the application site. The proposal does not amount to 'new housing development' as the site has existing residential use and the minor change in the location of the proposed dwelling is insignificant, being still located within the same quadrant of the field as the existing permission.

Summary of Impact

- 5.16 Based on the above, there will be a **neutral impact** on the Early Enclosed Land zone of the ASHLI, within which the site is located.
- 5.17 There will be a **neutral impact** to the nationally significant area of the LC14 ASHLI, which is situated to the east of the application site.

- 5.18 The proposal is in line with the recommendations for landscape management within the 1997 Countryside Commission study upon which the local listing of the LC14 area was based.
- 5.19 There will therefore be **no harm** to the LC14 Area of Special Historical Landscape Interest. The proposals are in accord with the LC14 Policy of the North Lincolnshire Local Plan and Policy CS6 of the adopted Core Strategy.
- 5.20 There will be no harm to either part of the non-designated heritage asset, so the proposal is in accord with the NPPF.

CONCLUSION

- 6.01 This report has outlined the historical development of the application site and the contribution that the site makes to the non-designated, locally listed Area of Special Historic Landscape Interest (defined in Local Plan Policy LC14). It has assessed the potential heritage impact on this heritage asset of the proposed alternative site of the dwelling permitted by an existing planning permission.
- 6.02 The application site lies within a zone of the Area of Special Historic Landscape Interest classified as 'Early Enclosed Land', which is less significant than other zones such as 'Turbaries' or 'Ancient Open Strip Fields'.
- 6.03 In the area containing the application site the historic landscape has been so altered in the nineteenth and twentieth century that the historic form of the landscape is no longer legible. The degree of modification means that the application site has lost much of its importance as part of the historic landscape and its inherent level of heritage significance is negligible.
- 6.04 The application site is within the setting of an important part of the historic landscape, i.e. an area of Ancient Open Strip Fields to the east. However the site is sufficiently distant and separated visually that the contribution of the application site to the setting of the land to the east is negligible.
- 6.05 The proposed dwelling site will be further away from the Ancient Open Strip Fields to the east than the agricultural building currently situated at the intended location, which it will replace. The new site of the agricultural building will also be further from the Ancient Open Strip Fields than its present location and the building's height will be lowered.
- 6.06 Overall the proposal will not result in any greater impact on the LC14 historic landscape than the existing planning permission, and the impact on the heritage significance of the historic landscape will be neutral.

LIST OF SOURCES

Department for Communities and Local Government 2018 The National Planning Policy Framework

Historic England's PastScape <https://www.pastscape.org.uk/>

Historic England 2017 The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (second ed.)

Miller, K 1997 The Isle of Axholme: Historic Landscape Characterisation Project. Countryside Commission

Ministry of Housing, Communities and Local Government 2018 National Planning Policy Framework

National Heritage List for England (NHLE) <https://historicengland.org.uk/listing/the-list/>

North Lincolnshire Historic Environment Record (NL HER) via
<https://www.heritagegateway.org.uk/gateway/>

Planning Practice Guidance <https://www.gov.uk/government/collections/planning-practice-guidance>

Stonehouse, W 1839 The History and Topography of the Isle of Axholme. London, Longman.



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