

**Heritage Statement
For Land Adjacent to
61 Haxey Lane, Haxey,
Doncaster DN9 2ND**



By A.D Steers, BSc (Hons)

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15 Eastmoor Villas, Haxey, North Lincolnshire. DN9 2LH

Project Overview

Mr Jackson, the landowner would like to obtain outline planning permission to develop an area of his garden, south of 61 Haxey Lane.

In April 2018 I was asked to produce a Heritage Statement to address concerns by North Lincolnshire Council's Historic Environment Officer.

These concerns are as follows:

- (1) This area is designated for its unique historic landscape retaining the pattern of medieval open strip fields and early enclosures surrounding the villages of the Isle.
- (2) Residential development in this location would be visually intrusive, extending the building environment into the historic landscape.
- (3) The Historic Environment Record would recommend refusal of any planning application for the development outside the development boundary as it would adversely affect the character, appearance and setting of the landscape contrary to the NPPF, LC14 and Core Strategy policy CS6.
- (4) A planning application would require a Heritage Statement in accordance with NPPF128; an application would not be validated without a heritage statement.

My Professional Credentials

I have an Honours Degree in Archaeological Science from the University Of Sheffield. I have worked professionally for South Yorkshire Archaeology Service, Sheffield City Council, Yorkshire Archaeological and Historical Society and the Yorkshire Wildlife Trust.

I have been Field Officer for Yorkshire Archaeological and Historical Society, Doncaster Group and have been Chairman of Yorkshire Archaeological and Historical Society, Doncaster Group. I have also conducted research for Doncaster Museum and have represented the Yorkshire Archaeological and Historical Society on the Thorne & Hatfield Moors Conservation Forum. I have also had my work published.

Haxey, Location, Geology and land use

The Village of Haxey is part of The Isle of Axholme, North Lincolnshire, part of the Boothferry District, south of the River Ouse. The Isle is situated on a series of low hills which run north to south. The surrounding areas are comprised of the floodplains of the rivers Aire, Ouse, Trent, Don and Idle. Low lying land, some below or very near sea level has been combatted by the addition of river silt through warping. The solid Geology is largely Triassic Marls, the aforementioned hills forming the Isle of Axholme being the eroded remnants.

The drift geology is comprised of eroded Keupler marls, silts and Aeolian sands deriving from the glacial Lake Humber. Devensian Boulder clay from the 25 foot drift of Vale of York is also present.

The major role of land surrounding Haxey village is of arable farming.

Number 61 Haxey Lane and associated land

The land adjacent to number 61 Haxey Lane (SK774989) lies in the village of Haxey, North Lincolnshire. The land is a grassed garden which is joined to the main garden.

A recent topographic survey shows us the land is approximately 4.5 metres above O.D. A visual inspection and the heights provided by the topographic survey do not show any evidence of former housing or ridge and furrow.

Property deeds show that a farm stood on the site of the current building in 1826. The Tithe map of 1907 (*fig 1*) shows what is now 61 Haxey Lane as a farm with associated outbuildings.

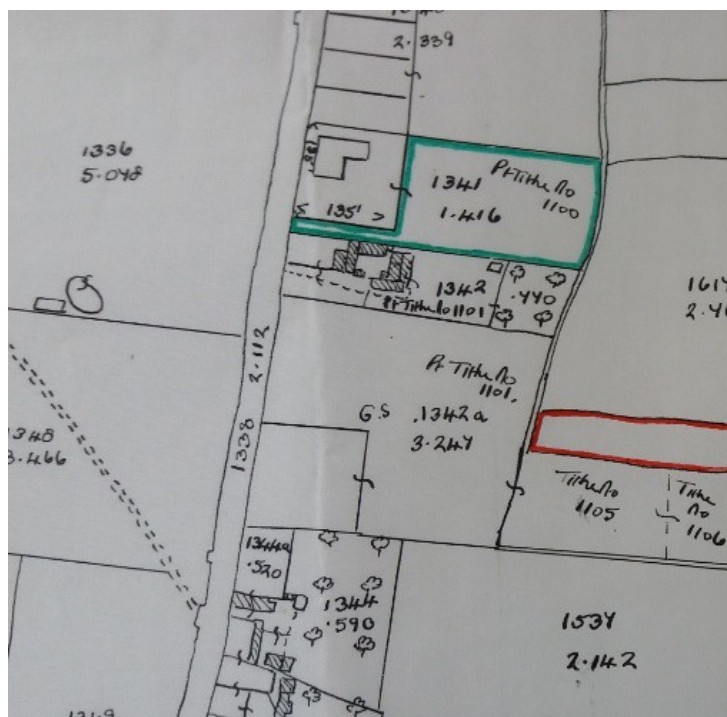


Fig 1

The Tithe numbers allocated to the farm and southern field are 1101. The bottom left hand corner is partition from the field and has no tithe reference. This portion of the land now has two properties on it, the first being 69 Haxey Lane. Numbers 63, 65, and 67 have been allocated for future use on the land which outline planning permission is being sort.

Figure 2 shows an aerial photograph of 61 Haxey Lane around 1970.



Fig 2

The farm layout in this picture reflects what is drawn on the 1907 tithe map. The field to the right hand side is now part of the garden of 61 Haxey Lane.

Figure 3 shows the view of 61 Haxey Lane in 2008



Fig 3

The land use has changed from rough pasture in the 1970 photograph to a large garden. This reflects the modernisation of the property from a farm. The associated agricultural buildings have also been demolished during this modernisation.

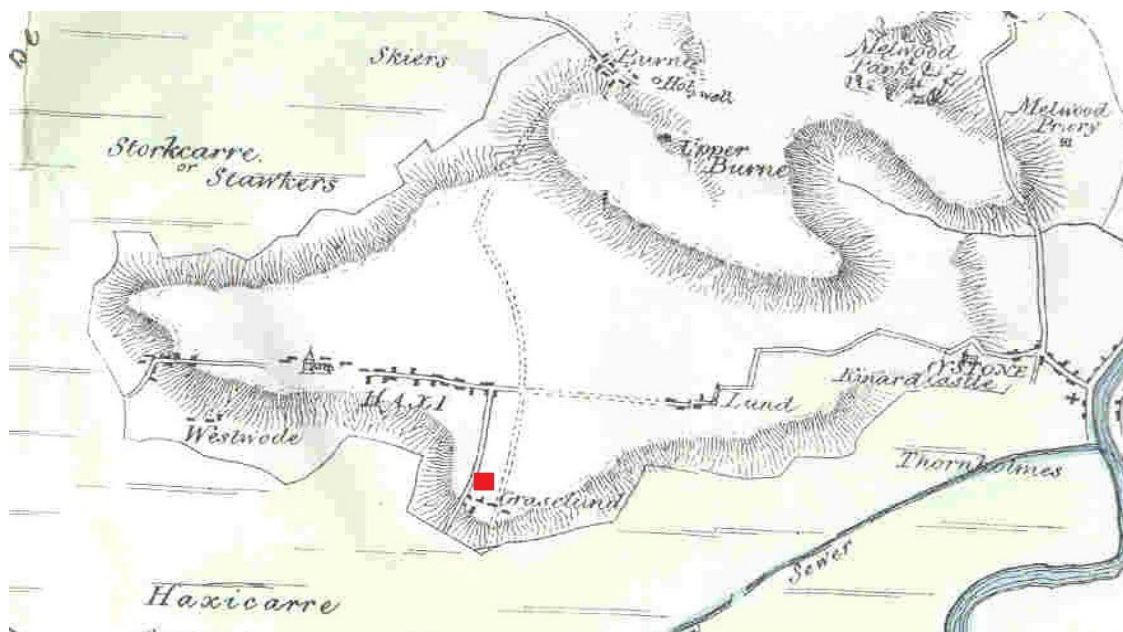
The Isle of Axholme and the Open Strip Field System

The practice of manorialism was once widespread across Feudal England. The principle was a Lord rented out strips of land to the tenant farmer, known as a villein. The villein worked certain days of the week for the Lord and gave a percentage of crops grown to the Lord in exchange for land usage. No wage was paid by the Lord. The tenant would keep a portion of the harvest.

The Domesday Survey of 1086 tells us that Haxey belonged to Geoffrey de Wirce, from Brittany who acted as Lord. The villagers all had rights for their livestock to graze on the common. There was also a small wood for pigs as well as fisheries. (1)

By 1145 the Parish of Haxey was inherited by the Mowbray Family who, alongside Haxey Church administrated the Manorial system.

Figure 4 Haxey in the 16th Century. The red square is the position of field adjacent to 61 Haxey Lane.



The surrounding low lying land flanking the Isle of Axholme was drained by the Dutch engineer, Cornelius Vermuyden, in the early part of the 17th Century. This effectively freed up new land for agriculture.

Climatic change, depopulation, the English Civil War and the Parliamentary Enclosure Acts all contributed to the end of the Manorial system.

The Isle of Axholme is important as the medieval strip field systems have, to a larger extent survived the enclosure acts and have not been removed in favour of larger, open fields. This is in part, a result of the abundant, fertile land reclaimed after the Isle was drained, which was never placed under the manorial system.

Open Strip Fields in relation to 61 Haxey Lane

Figure 5 shows us the open strip fields nearest to 61 Haxey Lane. The medieval strips are denoted by the red lines on the map.⁽²⁾ They are situated east of 61 Haxey Lane. The area marked in blue is the land which outline planning permission is being applied for.

A broad drainage ditch runs north to south and intersects the boundary of the land marked in blue and the red strip boundary. This ditch separates the strip fields and the garden of 61 Haxey Lane.

Figure 5 shows that the proposed land for development has a close association to the Graizelound Fields open strip system, but is not part of it. The proposed land for development has none of the linear characteristics of the strip field system.

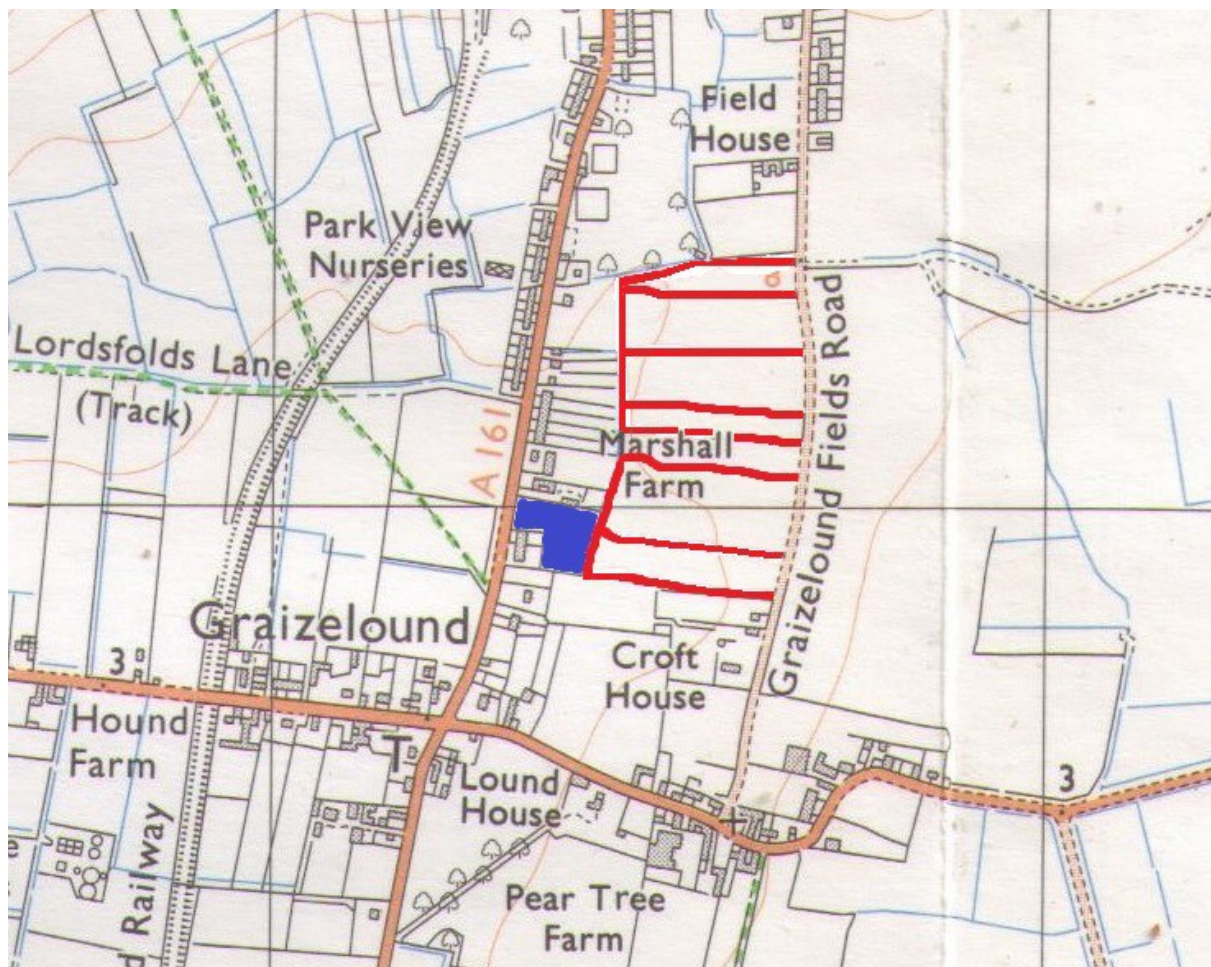


Fig 5

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Development of the land and its impact on the historic landscape

Preserving this historic landscape is very important. However, I do not feel that any development of the land adjacent to 61 Haxey Lane would have any detrimental effect on the surrounding countryside. The land in question has already been annexed in part on its south west corner and two properties are now situated there. Any agricultural appearance is no longer present, it has been a garden for many years. The land does not resemble countryside. The frontage of Haxey Lane is predominantly one of private dwellings and the use of this land as an infill, rather than building on open countryside would better for preserving the historic landscape.

As this land is not part of the open strip cultivation field system I see no reason to withhold planning on historical grounds.

References:

- (1) Various, 2001, Haxey Parish Through The Ages. Haxey & Westwoodside Heritage Society.
- (2) Loughlin, N & Miller, K.R, 1979, Archaeological Sites In Humberside. Humberside Joint Archaeological Committee