

Stable at Westgate Road, Belton Heritage Statement

April 2022



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Front cover: Application site, as seen in 1886 (north of Field Villa and east of Mann Lane)



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Stable at Westgate Road, Belton

Heritage Statement

EXECUTIVE SUMMARY

Site Name: Stable at Westgate Road, Belton

Address: Rear of 105 Westgate Road, Westgate, Belton, DN9 1PY

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Humble Heritage Ltd is a professional built heritage and archaeological consultancy operating in the specialised area of the historic environment in the planning system. 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) accredits Humble Heritage as a professional Historic Environment Service Provider.

Humble Heritage Ltd undertook this Heritage Statement in April 2022. It is intended to accompany a retrospective planning application for the erection of a stable block on land to the rear of 105 Westgate Road, Belton together with a change of use for the land for equestrian use and associated post and rail fencing.

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 (ASHLI) which is defined in saved Local Plan Policy LC14. It also assesses the potential impact of the development on the heritage asset.

The application site lies within the Area of Special Historic Landscape. It is situated within the zone classified as Early Enclosed Land, land that was enclosed in a piecemeal fashion historically, for the purpose of paddocks, stock-keeping (including horses) and mixed farming. No part of the application site is within the nationally important Ancient Open Strip Fields zone of Belton Fields. It is not located 'on the edge' of Belton Fields, but beyond its boundary in the Early Enclosed Land zone.

The land in which the application site is situated was enclosed before the 1856 First Series Ordnance Survey map was produced. The earliest large scale map shows that the application site was a single

enclosed field in 1886, with boundaries in the same position as the present-day boundaries. These would have been hedges, fences or turf walls. The boundary features have been partly lost at the application site and the southern and eastern boundaries are today marked only a ditch to the east and a baulk to the south.

The proposed use of the land for equestrian purposes is entirely typical of the historic land use of the Early Enclosed Land. Early Enclosed Land was historically used for stock keeping, including horses, and horses were owned and used universally in the Isle of Axholme for at least the last four hundred years. Its use for equestrian purposes does not erode the historic character of the Early Enclosed Land, but rather reinforces its character, and will cause no harm to the Area of Special Historic Landscape Interest.

The stable block is discreetly located and of modest scale. It is not visually prominent being situated some distance from the footpath that runs along the southern boundary and positioned adjacent to the tree-lined boundary of Mann Lane and close to the development line formed by the rear of the houses. It is located partly on the footprint of an existing utility building. Its timber construction is appropriate and it will not harm the historic character of the Early Enclosed Land.

The fences are of post and rail type, a traditional agricultural type of fencing which is entirely suitable for use in the Early Enclosed Land. There are multiple examples of similar fences in the Early Enclosed Land in the vicinity of the application site, although some boundaries are today unmarked (as at the application site) which erodes the historic character of the Early Enclosed Land. The fences play an important role in the landscape, their presence emphasising the historic distinction between Early Enclosed Land (where the presence of boundaries is its defining feature) and Ancient Open Strip Fields (historically lacking boundaries apart from an external boundary). Far from harming the historic character of the Early Enclosed Land, fences are a key component in its distinctiveness.

The east and south fences are located in the position of the historic field boundaries. The west fence represents a sub-division of the historic field as shown in 1886. However the presence of a fence in this location does not harm the ability to appreciate the original form of the field. The land has previously been subject to subdivision and older Ordnance Survey maps would not have shown temporary fences, which are likely to have been present historically as part of the livestock keeping practised in Early Enclosed Land. A fence is a clearly temporary and ephemeral structure and will be understood as such by a visitor, and the original boundaries of the field remain clear to see. Sub-division of Early Enclosed land is not identified as a threat to its character in the Countryside Commission study of the Area of Special Historic Landscape Interest. The fences therefore do not harm the historic character of the Early Enclosed Land, but rather reinforce it by reinstating boundary that would historically have marked the east and south boundaries.

Saved Local Plan Policy LC14 states that, within the Area of Special Historic Landscape Interest, *'small scale tourist and outdoor sport and recreational development will be permitted provided such development is related to the historic landscape and its features'*. This application represents small scale outdoor sport and recreational development. It can be achieved without any harm to the historic character of the Area of Special Historic Landscape Interest. In terms of the National Planning Policy Framework the proposed equestrian use constitutes a *'viable use'* of a heritage asset, which is consistent with its conservation. In fact, equestrian use reinforces the historic character of the Early Enclosed Land, which would historically have been used for the keeping of horses as well as other kinds of livestock.

No harm will be caused to the Area of Special Historic Landscape Interest. The historic character of the application site as Early Enclosed Land will be retained and enhanced. There will be no impact on the nationally important parts of the Area of Special Historic Landscape Interest, consisting in this area of the Ancient Open Strip Fields of Belton Fields. The proposed use of the Early Enclosed Land for equestrian purposes will not harm the adjacent Ancient Open Strip Fields, and to suggest otherwise would be based on a misunderstanding of the historic distinction between the two zones. This application is therefore in accord with the heritage provisions of the National Planning Policy Framework and the relevant local planning policy.

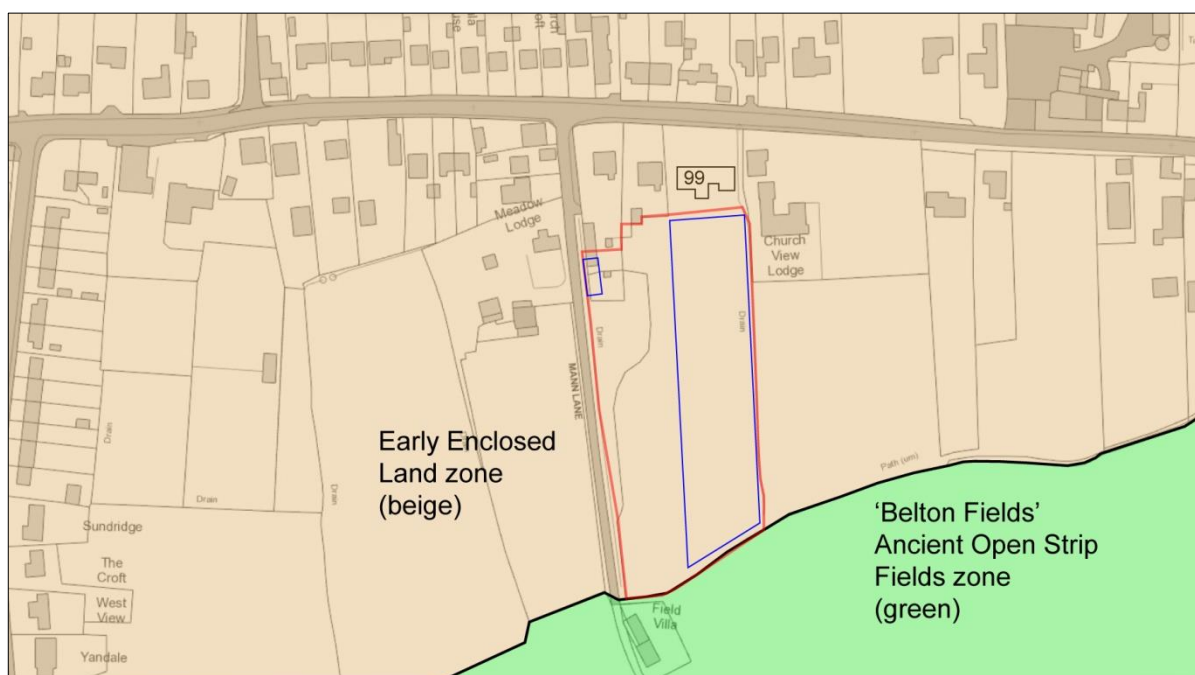
INTRODUCTION AND METHODOLOGY

- 1.01 This Heritage Statement has been prepared by Dave Pinnock (BA, MA) of Humble Heritage Ltd and was produced during April 2022. It is intended to accompany an retrospective application for planning permission for the erection of a stable block on land to the rear of 105 Westgate Road, Belton together with a change of use for the land for equestrian use and associated post and rail fencing.
- 1.02 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).
- 1.03 The Heritage Statement is informed by analysis of historic maps of the area, and a review of known information about the site from various sources (including the North Lincolnshire Historic Environment Record).

HERITAGE PLANNING CONTEXT

General

- 2.01 The application site is within a plot of land to the rear of 99-105 Westgate Road. The plot is defined by a drainage ditch to the east, the tree-lined boundary to Mann Lane to the west, by the rear curtilages of the properties fronting Westgate Road to the north and by a baulk to the south, representing the historic limits of ploughing in the arable land to the south, and by a public footpath. The south and east boundaries would historically have been hedges, fences or turf walls, but these have been lost.
- 2.02 The application site is within the locally listed Area of Special Historic Landscape Interest (defined in Local Plan Policy LC14 of the 2003 Local Plan and referred to in Core Strategy policy CS6 of the Local Development Framework adopted in June 2011). The Area of Special Historic Landscape Interest (ASHLI) is a non-designated heritage asset that is locally listed, albeit an unusual one on account of its large size and complex nature, and therefore applications fall under paragraph 197 of the NPPF.
- 2.03 Within the ASHLI, the application site is situated in the Early Enclosed Land zone as defined by the 1997 Countryside Commission funded study upon which the locally listed ASHLI is based (Miller K 1997 *The Isle of Axholme Historic Landscape Characterisation Project*. Commissioned by the Countryside Commission). The site is not within the nationally important Ancient Open Strip Fields zone of the ASHLI. It is not located 'on the edge' of the Ancient Open Strip Fields zone, but beyond its boundary in the Early Enclosed Land zone.



The application site = red.

Position of stable block and fencing (approximate) = blue

Position of newly built no.99 Westgate Road added

Legislation, planning policy and guidance

- 2.04 At the heart of the National Planning Policy Framework (NPPF) is a strong presumption in favour of sustainable development (paragraphs 11-14). The purpose of this Heritage Statement is to satisfy paragraph 194 of the National Planning Policy Framework which states that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting'* and to assess whether the proposed development meets the test of sustainable development as regards its impact on the historic environment.
- 2.05 An Area of Special Historic Landscape Interest (ASHLI) was identified in the 2003 North Lincolnshire Local Plan (saved Policy LC14):

'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.'

- 2.06 The need to safeguard the *'nationally significant medieval landscapes of the Isle of Axholme (notably the open strip fields and turbaries)'* is also referenced by Policy CS6 of the North

Lincolnshire Local Development Policy: Core Strategy, adopted 2011. The text of the Core Strategy describes the area's extent with reference to the Countryside Commission report (Miller 1997).

- 2.07 In terms of the National Planning Policy Framework (NPPF), the LC14 ASHLI is classed as a '*non-designated heritage asset*' because it does not fall within the NPPF's definition of a designated heritage asset.
- 2.08 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*' as well as '*the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality*' (NPPF para. 197a-b).
- 2.09 Non-designated heritage assets are treated differently in planning judgements than designated heritage assets. 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. It does not require that harm requires '*clear and convincing justification*'. 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 203).

SITE HISTORY

- 3.01 The application site is a small field within the Early Enclosed Land Zone of the Area of Special Historic Landscape Interest identified in the Countryside Commission Study published in 1997. Miller (1997, 51-52) notes:

'The term EEL could be misleading, as it is defined by process rather than date, and is not always "early". It tends to be earlier than the Parliamentary Enclosures of REL, but some is not. The key distinguishing characteristic is the process of formation, which is vernacular, piecemeal, usually (but not necessarily) small-scale, and accommodates pre-enclosure features such as roads, boundaries etc.'

- 3.02 The application site is shown to be in the Early Enclosed Land zone in the map in the Countryside Commission report (Miller 1997, Figure 5). The Countryside Commission study noted that '*coherent examples*' of Early Enclosed Land survive '*north of Belton village*', which may be a reference to the fields within which the application site is located (Miller 1997, 54 and 124).

- 3.03 The Countryside Commission study describes the nature of Early Enclosed Land and its typical historical usages, including as paddocks, mixed farming and stock keeping and its enclosure by boundaries that were hedges, fences or turf and sod walls:

Early Enclosed fields were mostly originally used for stock-keeping and mixed farming... (Miller 1997, 51)

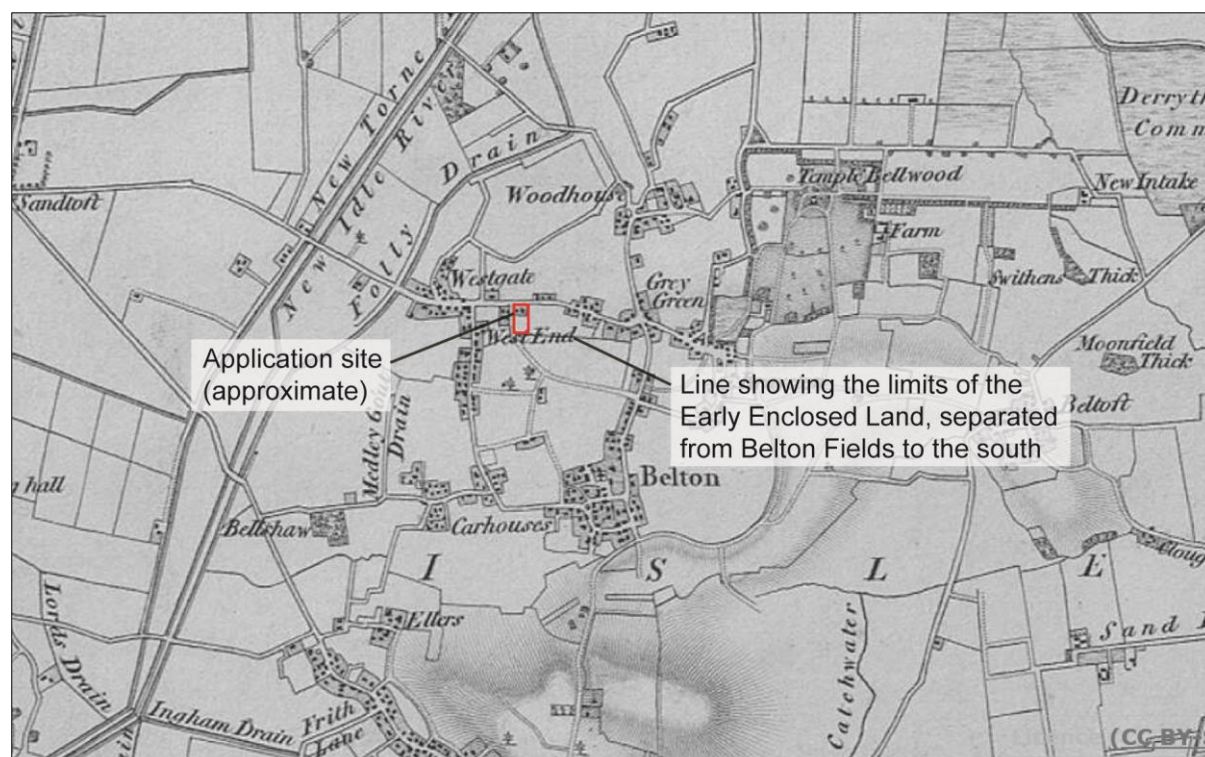
...the small fields were used for arable as well as for stock-keeping (Miller 1997, 51)

Some of them, clustering around settlements, may be medieval in origin. They would have served as back gardens or crofts, "home closes" or paddocks used for stock keeping (for instance for

lambing, breeding and shearing), and would have been enclosed by fences, hedges or turf or sod walls (Miller 1997, 52)

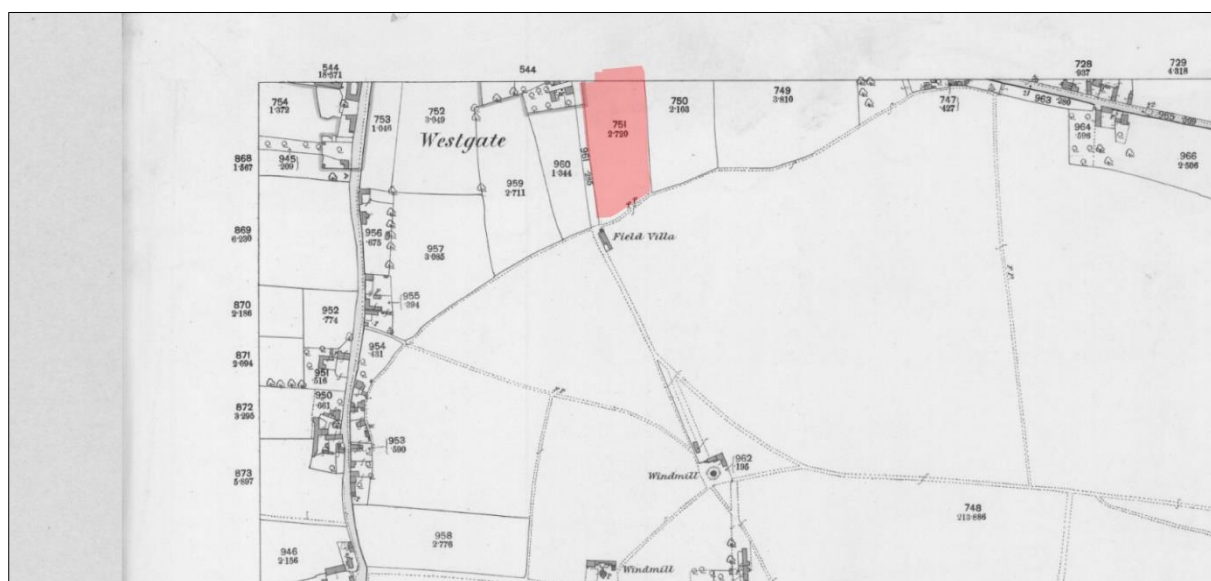
The early enclosures that lie in and around settlements served as "home closes", and many still do so. (Miller 1997, 55).

- 3.04 Specifically, the universal historic use and keeping of horses as 'stock' is well-attested within the Isle of Axholme. Arthur Young, inspecting the Axholme area for the Board of Agriculture and Internal Improvement in the 1790s, wrote of the typical households: 'A man will keep a pair of horses that has but three or four acres, by means of vast commons, and working for hire'. Horses were one of the main forms of livestock kept in the Isle of Axholme in the sixteenth and seventeenth centuries: 'The main livestock that were kept included cattle, sheep, horses, and pigs, with cattle the most important.'... 'The rearing and fattening of cattle and horses predominated' and numerous personal wills attest the ownership of horses in all classes of society. In his history of the Isle of Axholme written in 1839 the Reverend Stonehouse noted 'No man can farm at all without a pair of horses and a servant boy'. The use of horses was ubiquitous throughout the history of the Isle of Axholme from medieval times to the nineteenth century, for ploughing, carting, for personal transportation and for various other tasks. (Young, quoted in Miller 1997, 41; Fleet, P. 2002 *The Isle of Axholme, 1540-1640: economy and society*. PhD thesis, University of Nottingham, page 26, 63 and passim; Stonehouse, W 1839 *The History and Topography of the Isle of Axholme*. London, Longman, page xiii)
- 3.05 The application site is shown to have been enclosed as early as the 1856 First Series Ordnance Survey map, when two dwellings were shown at this location fronting Westgate Road at its junction with Mann Lane (these were demolished before c.1886). Sub-divisions of the Early Enclosed Land are not shown due to the small-scale of the map, but a line on the map shows the southern limit of the enclosures. The enclosure of the land may be much older than 1856 and may even be medieval, as suggested in the Countryside Commission study for Early Enclosed Land close to settlements.

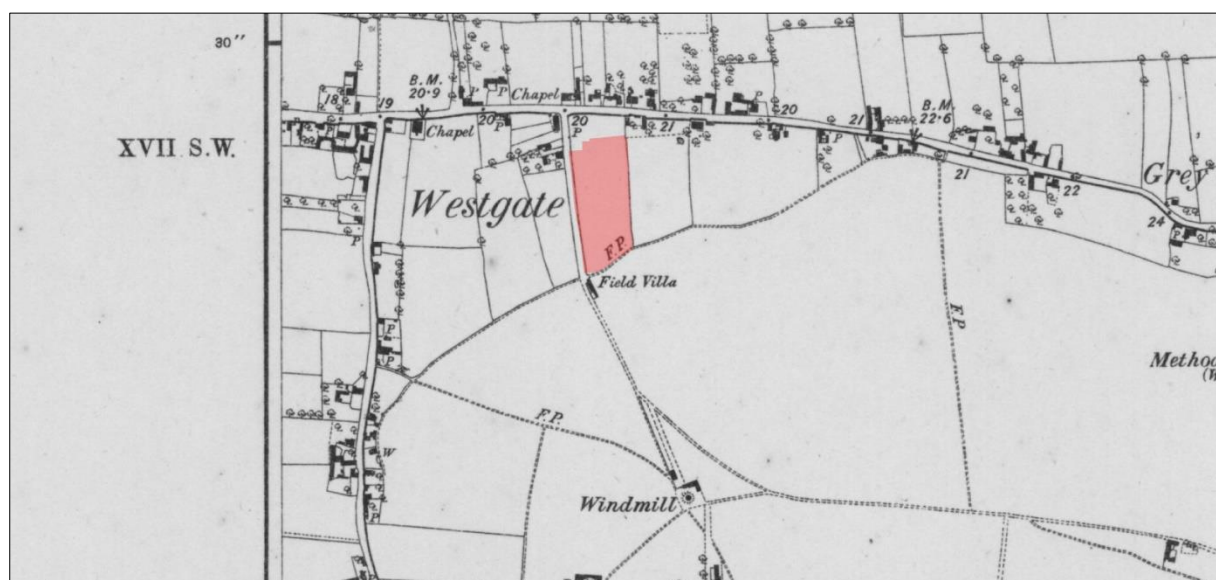


1856 'First Series' small-scale Ordnance Survey map.

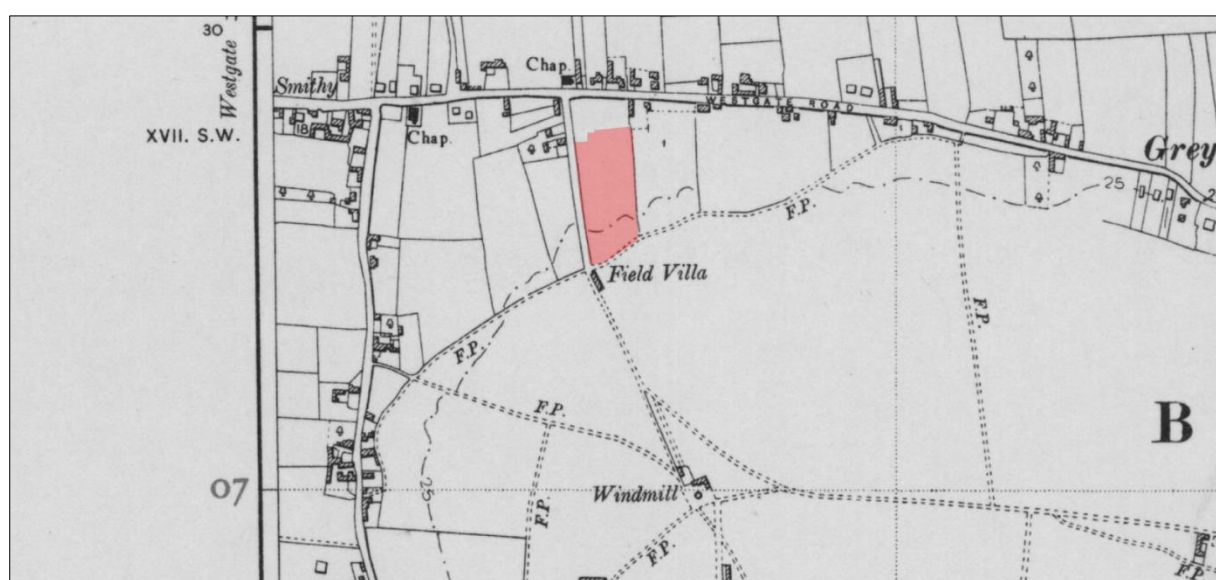
- 3.06 The 1886 Ordnance Survey maps (1:2500 and 1:10560) show the application site with the boundaries that it has today. No dwellings are shown fronting Westgate Road, indicating that the dwellings shown in this location in 1856 had been demolished. Much the same situation is shown on the map of 1950.
- 3.07 The Ordnance Survey maps indicate the form that the boundaries took in 1886. A solid line indicates a boundary that presents a 'continuous obstacle', typically a fence, wall or hedge. This can be seen on the east and west boundaries of the plot in 1886. A dashed line indicates 'broken banks, hedges or walls, i.e features which do not form a continuous obstacle', such as seen at the southern boundary of the plot in 1886. (Oliver, R 1993 *Ordnance Survey Maps: A Concise Guide for Historians*. London: The Charles Close Society for the Study of Ordnance Survey Maps. Page 56)
- 3.08 The east and west boundaries in 1886 were thus continuous obstacles – probably hedges, fences or turf walls in line with the normal practice in Early Enclosed Land – and the southern boundary was not continuous. As the Countryside Commission study makes clear, there would originally have been a boundary in this location to form the outer boundary of Belton Fields. In 1886 the boundary may have been entirely lost, or could have been marked by a degraded hedge or fence that no longer presented a continuous boundary. Examples of comparable fields that were still fully enclosed in 1886 (including their southern boundaries) are seen to the east of the application site and to the west, on the west side of Mann Lane. The application site was atypical of the Early Enclosed Land in this area in 1886 since that most of the fields were fully enclosed with continuous boundaries.



1886 1:2500 Ordnance Survey map.



1886 1:10560 Ordnance Survey map.



1950 1:10560 Ordnance Survey map.

- 3.09 It should be noted that the Ordnance Survey did not show *'temporary fences'* and the depiction of such features was left to the discretion of surveyors (Oliver 1993, 56). It is entirely possible that the field units shown in 1886 and on subsequent were sub-divided by temporary fences, but that these have not been shown by the Ordnance Survey. Given the typical use of Early Enclosed Land as paddocks and for stock keeping, such sub-division is very likely to have occurred at various times to facilitate the management of animals.
- 3.10 To the south of the southern boundary of the application site is the Area of Ancient Open Strip Fields known as Belton Fields, a well-preserved example of the Ancient Open Strip Field zone of the Area of Special Historic Landscape Interest. Historically this land would have been farmed and pastured as a unit and would have been *'enclosed'* around its external boundary to control pasturing animals, typically with a hedge or a ditch/bank:

'The open arable strip field areas are arranged into two to four large Fields for each township (eg. Epworth Church Field and Ellers Field, Belton North Field), each of which was historically farmed and pastured as a unit. Originally, each of these open Fields was "enclosed" as a whole, in the

sense of being separated from other land, in order to control pasturing. Some of these "external" boundaries - dikes or hedges - survive.' (Miller 1997, 37)

- 3.11 Thus there would historically have been a boundary feature between the Ancient Open Strip Fields to the south and the Early Enclosed Land within which the application site is located. The presence of such a boundary is a fundamental historic characteristic of both the Early Enclosed Land and Ancient Open Strip Fields zones. As noted above this did not survive in 1886 at the application site, but numerous other fields in the area retained the solid boundary between them and the Ancient Open Strip Fields.
- 3.12 The Countryside commission Study noted various threats to the coherence of the Ancient Open Strip Fields, including the enclosure of land for the creation of paddocks within the zone for grazing horses (although the study is ambivalent on this point and notes that this is '*preferable to loss of strips within a consolidated arable field*' (Miller 1997, 49)). However, these comments do not apply to Early Enclosed Land within which the application site is located. No change to the Ancient Open Strip Fields is proposed as part of this planning application. The application site is not part of the Ancient Open Strip Fields zone, but the Early Enclosed Land zone which is characterised by very different use and form.
- 3.13 The late twentieth century saw various changes to the application site. In the period after 1950 two houses were built fronting Westgate Road (nos 103 and 105). More recently no.99 was erected following a successful application for planning permission in 2016 (PA/2016/1184). To the rear of 105 a linear utility building running adjacent to Mann Lane was built. This has been partially demolished to make way for the stable block, which is situated partly on the footprint of the earlier building. There is also a prefabricated garage to the rear of no.105. The most recent Ordnance Survey map available (dating to before the construction of no.99 Westgate Road) shows various buildings and subdivisions of the application site.



Modern 1:1250 Ordnance Survey map with location of new dwelling at no.99 added

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 The following section assesses the contribution that the application site makes to the Area of Special Historic Landscape Interest (ASHLI) defined by saved Policy LC14 of the 2003 Local Plan. The purpose is to establish a baseline against which the impact of the proposal can be assessed.
- 4.03 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). 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).
- 4.04 Early Enclosed Land is a distinct component of the overall significance of the Area of Special Historic Landscape Interest, though it lacks the higher level of importance of the Ancient Open Strip Fields.
- 4.05 The Countryside Commission study noted that one of the primary threats to the coherence and survival of the Early Enclosed Land zone is the removal of boundaries and the construction of housing (Miller 1997, 54). Equestrian use is not identified as a threat.
- 4.06 The field that forms the application site is an example of Early Enclosed Land, together with its neighbours forming a well attested and reasonably coherent historical block of Early Enclosed to the north of the Ancient Open Strip Fields of Belton Fields. The application site has suffered some of the alteration mentioned in the Countryside Commission study, namely the loss of its external boundaries to the south and east. These would originally have been marked by hedges, fences or turf walls. Historic maps show that the boundary to the south, separating the Early Enclosed Land from the Ancient Open Strip Fields of Belton Fields to the south, was lost at least partially before 1886 and the boundary feature to the east of the application site has been removed since that time.
- 4.07 The loss of these boundaries has eroded the character of this part of the Early Enclosed Land, which is defined by the presence of historical boundaries both to enclose the fields themselves and to separate them from the neighbouring Ancient Open Strip Fields. The boundaries of the neighbouring fields within the Early Enclosed Land are mostly marked by fences (typically post and rail). Such fences are an analogue for the historic boundaries (which may have been hedges, fences or turf walls) and allow the essential historic character of the Early Enclosed Land to be appreciated. When of a suitably agricultural form, such as post and rail, fences are an essential part of the character of Early Enclosed Land.

HERITAGE IMPACT OF THE PROPOSED DEVELOPMENT

- 5.01 The application consists of three elements. A timber stable block erected on the west side of the plot, adjacent to Mann Lane and partly on the footprint of a twentieth century utility building; the erection of post and rail fencing on the eastern and southern field boundaries and an additional length of fencing to subdivide the field; change of use for equestrian purposes. The entire application site is wholly within the Early Enclosed Land zone of the Area of Special Historic Landscape Interest. There will be no changes to the Ancient Open Strip Fields zone, which is located entirely beyond the southern boundary of the application site.
- 5.02 The stable block is a timber structure of modest size, being of four bays consisting of three loose boxes and one open fronted storage area. It is not visually intrusive due to the materials used and its position close to the tree-lined western boundary of the application site and close to the existing built form at the north end of the plot.
- 5.03 Saved Local Plan Policy LC14 requires that '*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*'. The Countryside Commission study also made recommendations for the management of the Early Enclosed Land Zone, including the need to '*encourage the use of sympathetic materials and design for new buildings*'.
- 5.04 It is considered that the timber stable block is of suitable materials and design. It is clearly a simple utilitarian stable and cannot be mistaken for inappropriate development such as housing. Given the historic usage of Early Enclosed Land for keeping livestock (including horses), the construction of a stable block is considered to maintain the character of the Early Enclosed Land, especially since its location and materials ensure that it is not a prominent feature.
- 5.05 The simple post and rail fence is an appropriate form of boundary, reinforcing the essentially rural character of the Early Enclosed Land, which was historically used as paddocks and for mixed farming. Boundaries would have been historically marked by hedges, fences or turf walls.
- 5.06 As noted above, the application site would originally have been surrounded by a continuous boundary. This is a defining characteristic of Early Enclosed Land zone and of the Ancient Open Strip Fields zone. This has been lost through time on the south and east boundaries resulting in a loss of character of the Early Enclosed Land, which is defined by the presence of boundaries both around the individual fields and between them and the Ancient Open Strip Fields to the south. Many of the nearby fields within the Early Enclosed Land nearby are today enclosed by post and rail fencing. Such fencing is a key part of the character of Early Enclosed Land.
- 5.07 The application consists of fences around the eastern and southern boundaries of the field that forms the application site. These will enhance the character of the Early Enclosed Land, being suitable analogues for the hedges, fences or turf walls that would have historically enclosed the plot, and serving to clearly differentiate and physically separate it from the Ancient Open Strip Fields.
- 5.08 The west fence represents a sub-division of the historic field as shown in 1886. However the presence of a fence in this location does not harm the ability to appreciate the original form of the field. The land has previously been subject to subdivision, as shown on the most recent Ordnance Survey map of the application site. Earlier Ordnance Survey maps did not routinely show temporary fences, but these are likely to have been present historically as part of the livestock keeping practised on Early Enclosed Land. A fence is a clearly ephemeral structure and will be understood as such by a visitor, and the original boundaries of the field are clear to see. The

western fence of the enclosure therefore does not harm the historic character of the Early Enclosed Land.

- 5.09 The Countryside Commission study identified threats to the coherence of Early Enclosed Land. Sub-division of the land is not identified as a threat, only the loss of boundaries, amalgamation of fields and the removal of ditches, as well as inappropriate housing development, none of which will result from this application. At no point is equestrian use of Early Enclosed Land identified as a threat:

*'Some areas survive well, but generally speaking the condition is deteriorating. There has been considerable damage this century to field patterns, principally through conversion to arable, accompanied by **field amalgamation and boundary hedge or ditch removal**. Historic buildings have been removed or suffered inappropriate conversion / alteration. **Inappropriate new developments (both single and multiple residential developments)** have colonised the Zone, both in and around villages and, more intrusively, on village outskirts and open countryside'* (Miller 1997, 55 – emphasis added).

- 5.10 The study makes recommendations for landscape conservation management of the Early Enclosed Land. Again, the erection of fences or subdivision of the fields are not mentioned. Rather, a sense of enclosure is considered a key characteristic. At no point is equestrian use identified as a problem, only intensive arable use and housing development:

'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.'*

(Miller 1997, 57 – emphasis added).

- 5.11 The change of use of the application site to equestrian use is an entirely appropriate use of Early Enclosed Land, which will enhance its character. Such land was historically used for a variety of purposes including the keeping of horses and the reversion to that use and the visibility of horses in the land will allow greater appreciation of the historic character of Early Enclosed Land. Far from harming the Area of Special Historic Landscape Interest, equestrian use will enhance it.

- 5.12 Saved Local Plan Policy LC14 permits small-scale development for outdoor sport and recreation: *'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'*

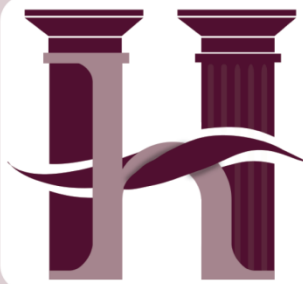
- 5.13 This application is exactly the kind of development envisaged in the policy. Not only is it related to the historic landscape and feature, but it enhances the historic character of the Early Enclosed Land of the Area of Special Historic Landscape Interest within which it is situated.

- 5.14 The Ancient Open Strip Field of Belton Fields lie beyond the southern boundary of the application site, and the application site is within its setting. The Ancient Open Strip Fields zone is of national importance. By re-establishing the original boundaries of the Early Enclosed Land, and its use for the keeping of horses, it will serve to differentiate clearly between the two zones enhancing the ability to appreciate the historic distinction between the two.

- 5.15 No harm will be caused to the Ancient Open Strip Fields by the equestrian use of the application site, which is wholly situated in the Early Enclosed Land Zone. To suggest that such a use would harm the adjacent Ancient Open Strip Fields zone would be to misunderstand the historic distinction, in form and usage, between the two zones.

CONCLUSION

- 6.01 The application site is situated within the of the Area of Special Historic Landscape (ASHLI) Interest defined in Saved Policy LC14 of the North Lincolnshire Local Plan and referenced in Policy CS6 of the Local Development Framework Core Strategy. The application site is wholly within the Early Enclosed Land zone of the landscape. No part of this application is within the Ancient Open Strip Fields zone (Belton Fields), which is situated to the south of the application site. The application site is not '*on the edge*' of Belton Fields, but beyond its boundary, in land that was historically distinct in terms of use and form (hence its recognition as a distinct zone).
- 6.02 Saved Local Plan Policy LC14 permits small-scale development for outdoor sport and recreation, provided that it is related to the historic landscape, which is the case in this application. Historically Early Enclosed Land was used for the keeping of horses, as well as other livestock and for mixed farming. Equestrian use is an appropriate use of Early Enclosed Land. The stable block is also an appropriate feature, which will not harm the character of the Early Enclosed Land. It is built of suitable materials and is situated close to the existing built form, minimising its visual impact.
- 6.03 The fences enhance the character of the Early Enclosed Land, in part replacing hedges that would have surrounded the land and have been historically lost from the east and south boundaries. By definition, Early Enclosed Land is characterised by the presence of boundaries, both defining the fields themselves and dividing them from the Ancient Open Strip Fields to the south, so the reinstatement of boundaries to the south and east will enhance the historic character of the Early Enclosed land. Today, post and rail fences are found throughout the nearby Early Enclosed Land fields.
- 6.04 The application site is next to but wholly outside the nationally important Ancient Open Strip Fields zone of Belton Fields, which is situated to the south of the application site. By enhancing the Early Enclosed Land and reinstating the clear distinction in use and form between it and the Ancient Open Strip Fields, the application will serve to enhance the setting of the Ancient Open Strip Fields and the ability to appreciate the historic distinction between the two zones. Equestrian use is wholly appropriate within the Early Enclosed Land zone. To suggest that such use would harm the adjacent Ancient Strip Fields zone by being in its setting would be to misunderstand the historic separate and distinct character of the two zones.
- 6.05 Because no harm will be caused to the historic environment, and the proposed use will enhance both the character of the Early Enclosed Land and its role in the setting of the Ancient Open Strip Fields, this application is therefore in accord with the heritage provisions of the National Planning Policy Framework and the relevant sections of the 1990 Planning (Listed Buildings and Conservation Areas) Act and local planning policy.



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