

Heritage Statement

RESIDENTIAL DEVELOPMENT

Land to rear of The Wheatsheaf

152 Westgate Road

Belton

North Lincolnshire

DN9 1QB

JULY 2022

Mark
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HERITAGE STATEMENT FOR Land to rear of The Wheatsheaf

1.0 Introduction.

1.1 The National Planning Policy Framework (NPPF) states at paragraph 194 that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

1.2 This Heritage Statement has been prepared to support a full planning application for the erection of nine dwellings on land to the rear of The Wheatsheaf, 152 Westgate Road, Belton.

1.3 The HER have been consulted to be able to assess any heritage impacts of the proposal.

2.0 Scope of Report

2.1 This Heritage Statement will identify and describe all the heritage assets that the proposed development may affect, including their settings.

2.2 The site falls outside the settlement boundary for Belton as shown on The North Lincolnshire LDF DPD adopted March 2016.

2.3 This Statement incorporates an assessment of the historic assets.

2.4 This Statement also includes a statement of justification for those works, together with details of the mitigation through design.

3.0 Description of heritage asset/s

3.1 The site does sit within the Isle of Axholme Historic Landscape which is protected by Policy LC14 of The North Lincolnshire Local Plan.

3.2 Historic England's 'List' has been searched and the nearest listed buildings to the site are:

MILL TOWER AT THE WINDMILL

Heritage Category:

- **Listed Building**
- **Grade: II**
- **List Entry Number: 1084348**
- **Date first listed: 10-Sep-1987**
- **Statutory Address: MILL TOWER AT THE WINDMILL, WESTGATE**

Windmill tower, now part of house. Early C19 with alterations of 1982-4. Brown brick with traces of tarring. Fibre-glass covered cap. Tapered round tower of 4 storeys. Unsympathetic inserted full-height windows in original segmental-headed ground-floor openings; C20 casements in original segmental-headed windows to upper floors. Dentilled cornice. Dummy ogee cap with breast beam, shaft and skylight. C20 addition to east is not of special interest. The mill was wind-driven until the early '30s, and finally ceased operating c1960. Some gear was removed in 1980 for reuse, including the iron bridgetree now at Bardwell Mill, Suffolk. P Dolman, Lincolnshire Windmills, a Contemporary Survey, 1986, pp 12, 37.

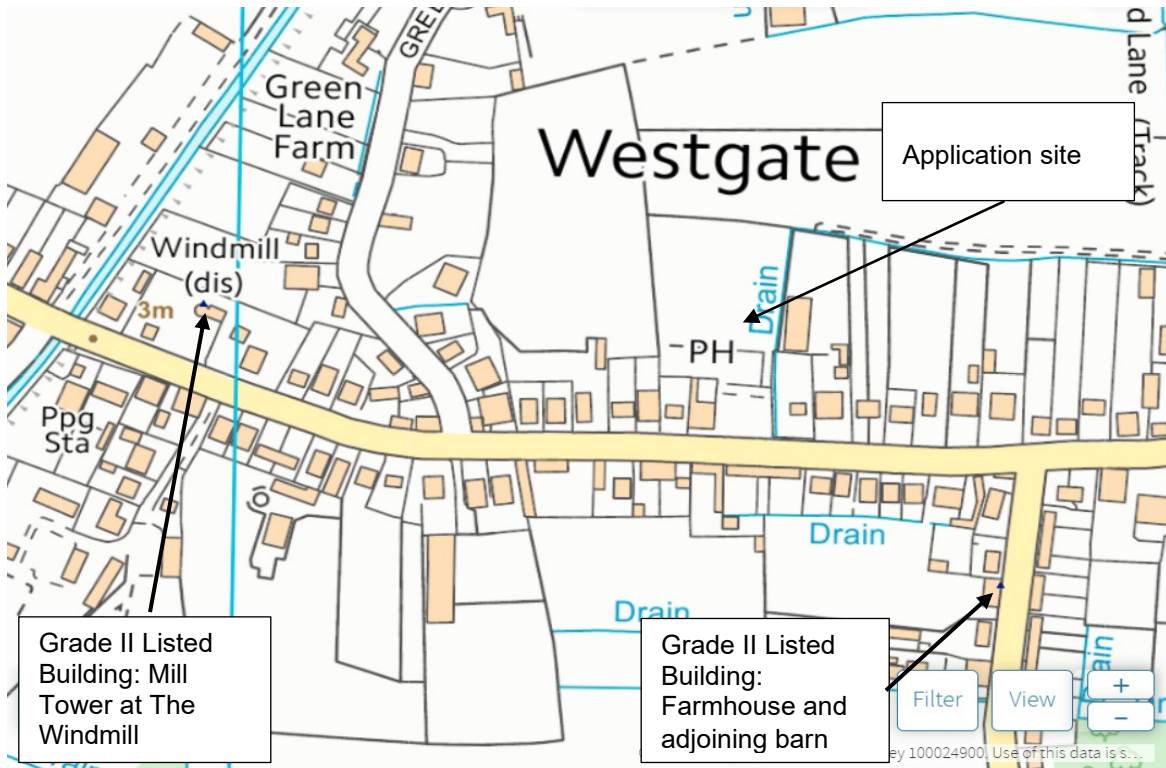
FARMHOUSE AND ADJOINING BARN APPROXIMATELY 20 METRES NORTH OF FERN COTTAGE

Heritage Category:

- **Listed Building**
- **Grade: II**
- **List Entry Number: 1083292**
- **Date first listed: 15-Jul-1987**
- **Statutory Address: FARMHOUSE AND ADJOINING BARN APPROXIMATELY 20 METRES NORTH OF FERN COTTAGE, CARRHOUSE ROAD**

Farmhouse and adjoining barn. Late C18 - early C19. Yellow-brown brick. Pantile roof. Rectangular on plan: 2-room, central entrance, house section with barn adjoining to north. 2 storeys. East side: 5 first-floor openings, house to right has C20 part-glazed door in original frame beneath keyed cambered brick arch, flanked by 4-pane sliding sashes with sills beneath similar arches. To left, a board door beneath a cambered arch, and a board door to the barn with wrought-iron strap hinges beneath a segmental arch; left end obscured by later buildings of no special interest. First floor: pair of 4-pane sliding sashes to right beneath lintels, pair of blind lunettes and breather slit. Dentilled brick eaves cornice. Corniced end stack to right. East side, facing street: waggon entrance to right with double board doors on strap hinges beneath timber lintel, single breather slits to each side, blocked segmental-arched door to left with small inserted window. First floor: small 4-pane sliding sash to left beneath segmental arch; to right, 2 blind lunettes and 2 pitching hatches with board doors on strap hinges beneath lintels at eaves level. North gable end: pairs of breather slits to ground and first-floor level, diamond-shaped breather to gable.

South gable end: pair of 4-pane ground-floor sashes, blocked first-floor door beneath blocked lunette. The best and least altered example of the small combined farmhouses and barns found in the Axholme area.



Extract from Historic England map search of the site



Aerial image of the site (Google maps 2022)

3.3 There would be no direct visibility from the application site under consideration to any listed heritage asset, therefore, these listed buildings are unaffected.

3.4 The monuments and events recorded within 500sqm of the application site are listed below in order of the nearest to the application site.

MONUMENTS

MLS24713 Site Name HUMAN REMAINS, WESTGATE ROAD, 2014

Parts of 2 skeletons uncovered by building works in the former carpark of the Wheatsheaf public house, 2014

MLS22373 BLACKSMITHS WORKSHOP (PM:C19, Post Medieval to Modern - 1850 AD? to 1950 AD?)

Evidence DOCUMENTARY EVIDENCE

HOUSE (PM:C20?, Post Medieval to Modern - 1900 AD? to 2050 AD)

Evidence DOCUMENTARY EVIDENCE

Evidence EXTANT BUILDING

Description

A 'Smithy' is printed and shown on the Ordnance Survey 2nd edition map of 1907. The smithy was a P shaped building butting against the road. It measured approx 10x6m at its longest and widest (E side) points. The structure is visible on the 1st edition map but not labelled as a smithy. However to the east another smithy is labelled (MLS 22371)

The building has been demolished and the site is redeveloped into the front gardens of two residences.

MLS7166 MED/PM SETTLEMENT, WESTGATE

MLS17324 FORMER PRIMITIVE METHODIST CHAPEL, WESTGATE ROAD (S SIDE)

The former Primitive Methodist Chapel was built in 1868 and closed in 1965. It was used as a trolleybus museum before the Sandtoft museum opened.

PRIMITIVE METHODIST CHAPEL (PM:C19, Post Medieval to Modern - 1868 AD to 1965 AD)
Evidence EXTANT BUILDING

MLS22372 RIVER LODGE (FORMER SMITHY), WESTGATE ROAD, WESTGATE

A smithy that has been extended and converted into a house on the corner of Westgate Road and Carrhouse Road

A 'Smithy' is printed and shown on the Ordnance Survey 25" 1st edition map of 1886. The smithy was a rectangular structure butting against the road. It measured approx 16x7 which narrowed to 3m. The building is visible on the 2nd edition map but is not marked as a Smithy. However another Smithy is on Westgate Road at this time (MLS22373). The eastern part of smithy has been turned into a two storey structure and converted into a house. The western side remains as a single storeyed building

MLS19676 HUMAN REMAINS, CARRHOUSE ROAD, 1979

Adult skeleton uncovered by building works, Carrhouse Road, Belton

Single adult skeleton uncovered during excavations for the footings of a house extension (exact address not recorded). The depth of the burial was recorded as 3ft (1m). No archaeologist attended the scene, but the police were of the opinion that the skeleton had been buried for many years. See press cutting (Scunthorpe Evening Telegraph, 16.08.1979). Local information suggests that this find was at the north end of Carrhouse Road, centred to SE77390740.

MLS25575 THE FARM HOUSE, BELTON

FARMSTEAD (Post Medieval to Modern - 1700 AD to 2050 AD)

The Farm House, Belton. Partially extant 18th century listed farmstead. Regular courtyard of U plan. The farmhouse location is unclear. There has been a partial loss (less than 50%) of traditional buildings. Located within or in association to a village.

MLS10091 FARMHOUSE & BARN 20m N OF FERN COTTAGE, CARRHOUSE ROAD

BARN (PM:C18,C19, Post Medieval - 1700 AD to 1899 AD)

Evidence EXTANT BUILDING

FARMHOUSE (PM:C18,C19, Post Medieval - 1700 AD to 1899 AD)

Evidence EXTANT BUILDING

Farmhouse and adjoining barn. Late C18 - early C19. Yellow-brown brick. Pantile roof. Rectangular on plan: 2-room, central entrance, house section with barn adjoining to north. 2 storeys. East side: 5 first-floor openings, house to right has C20 part-glazed door in original frame beneath keyed cambered brick arch, flanked by 4-pane sliding sashes with sills beneath similar arches. To left, a board door beneath a cambered arch, and a board door to the barn with wrought-iron strap hinges beneath a segmental arch; left end obscured by later buildings of no special interest. First floor: pair of 4-pane sliding sashes to right beneath lintels, pair of blind lunettes and breather slit. Dentilled brick eaves cornice. Corniced end stack to right. East side, facing street: waggon entrance to right with double board doors on strap hinges beneath timber lintel, single breather slits to each side, blocked segmental-arched door to left with small inserted window. First floor: small 4-pane sliding sash to left beneath segmental arch; to right, 2 blind lunettes and 2 pitching hatches with board doors on strap hinges beneath lintels at eaves level. North gable end: pairs of breather slits to ground and first-floor level, diamond-shaped breather to gable. South gable end: pair of 4-pane ground-floor sashes, blocked first-floor door beneath blocked lunette. The best and least altered example of the small combined farmhouses and barns found in the Axholme area. Listing NGR: SE7740207358

MLS19599 CEMETERY, GREEN LANE, WESTGATE

Medieval cemetery, The Smithy, Green Lane, Westgate, 1998-99. The burials have been dated to the 15th century and may be associated with a previously unknown chapel.

INHUMATION CEMETERY (MED, Medieval - 1066 AD? to 1539 AD?)
Evidence SUB SURFACE DEPOSIT

In 1998, the fragmented remains of four adult individuals, together with a small number of animal bones, were discovered by builders excavating a foundation trench. Two of the skulls were later found to exhibit watermarks on their endocranial surfaces indicating that they had been laid in a supine position originally. The building site was visited by police officers, but no archaeologists were present, and the archaeological context was not recorded.

In May 1999, a trial excavation was carried out by the Department of Archaeology and Prehistory at the University of Sheffield. The aims were to recover further human remains from a stratigraphically controlled context, to determine the nature of the burial activity, and to obtain dating evidence. Three trenches were opened to the south and west of The Smithy, close to the location of the 1998 discovery:

Trench A: at the lowest level of excavation there were two cuts, one containing the torso of an adult male skeleton, aligned E/W. The remainder of the skeleton had been disturbed by the builder's foundation trench. The other feature contained three metal objects, possibly coffin nails, and organic material later identified as softwood. Several glass sherds, perhaps Roman, were recovered from earlier contexts within trench A. It is thought that they had been redeposited during earlier phases of building work.

Trench B: No human remains. Three sherds of late medieval/early post medieval pottery were found, and a complete skeleton of a hare.

Trench C : No human remains. Post medieval finds only

Before carbon dating results were available, the excavators considered that this cemetery displayed a number of features consistent with the early medieval period. It may be a short lived, non-churchyard mid-to late-Anglo Saxon cemetery, a small but growing category of monument.

Slides showing 1999 excavation in progress.

A further trench (Trench D) was excavated in 2001. Only post medieval features were noted.

In 2007, ARCUS carried out an archaeological watching brief during the erection of extensions and a detached garage at The Smithy.

Section 2 of the report notes that a radiocarbon date was obtained by Sheffield University on samples from one of the 1999 skeletons. The date was '..in the fifteenth century.'

Trench 1 was located directly to the east of Green Lane, where the new garage was located. Its maximum depth was 0.2m deep. Modern detritus, a single cow bone fragment and a sherd from a late 19th/early 20th century pancheon were recorded.

Trench 2 abutted the west face of The Old Smithy. The maximum depth of excavation was 0.22m. No archaeological finds or features were recorded.

The photographs taken by the SMR were digitised February 2011

MLS10416 MILL TOWER AT THE WINDMILL, WESTGATE (N SIDE)

HOUSE (PM:EC19,C20, Post Medieval to Modern - 1800 AD to 1999 AD)

Evidence EXTANT BUILDING

WINDMILL (PM:EC19,C20, Post Medieval to Modern - 1800 AD to 1999 AD)

Evidence EXTANT BUILDING

Windmill tower, now part of house. Early C19 with alterations of 1982-4. Brown brick with traces of tarring. Fibre-glass covered cap. Tapered round tower of 4 storeys. Unsympathetic inserted full-height windows in original segmental-headed ground-floor openings; C20 casements in original segmental-headed windows to upper floors. Dentilled cornice. Dummy ogee cap with breast beam, shaft and skylight. C20 addition to east is not of special interest. The mill was wind-driven until the early '30s, and finally ceased operating c1960. Some gear was removed in 1980 for reuse, including the iron bridgetree now at Bardwell Mill, Suffolk. P Dolman, Lincolnshire Windmills, a Contemporary Survey, 1986, pp 12, 37. Listing NGR: SE7698307512

A windmill is shown but no label is provided on the Ordnance Survey 25" 1st edition map of 1886

'Windmill' printed and shown on the Ordnance Survey 25" 2nd edition map of 1907

In the 1930s it was converted to engine power which lasted up until 1960. Some of the machinery was taken in 1980 and stored in North Leverton mill (Nottinghamshire). Converted into a house between 1982 and 1984 and supports a dummy cap

A Heritage Statement accompanying a planning application to replace two windows, and the windmill cap with 3mm polyurea includes photographic images of the mill.

MLS25576 THE OLD WHITE FARMHOUSE, BELTON

The Old White Farmhouse, Belton. Partially extant 19th century unlisted farmstead.

The Old White Farmhouse, Belton. Partially extant 19th century unlisted farmstead. Regular courtyard of T plan. The farmhouse is detached with the long axis facing on to the yard. There has been a partial loss (less than 50%) of traditional buildings. Located within or in association to a village.

MLS20120 AMPHORA HANDLE, GREEN LANE FARM

FINDSPOT (RO, Roman - 43 AD to 250 AD)

An archaeological watching brief was carried out by Humber Field Archaeology in advance of the construction of an extension at Green Lane Farm, October 2004. No archaeological features were observed. One of the few finds was a Roman amphora handle, dating from the 1st to early 3rd century.

MLS25577 GREEN LANE FARM, BELTON

FARMSTEAD (Post Medieval to Modern – 1800 AD to 2050 AD)

Green Lane Farm, Belton. Redeveloped 19th century unlisted farmstead. Regular courtyard with linked working buildings to all four sides of the yard. The farmhouse is detached with the gable end facing on to the yard. Located within or in association to a village. Large modern sheds are located on the site.

MLS25578 UNNAMED FARMSTEAD, BELTON

Unnamed farmstead, Belton. Extant 19th century unlisted farmstead.

Unnamed farmstead, Belton. Extant 19th century unlisted farmstead. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. The farmhouse is detached with the long axis facing on to the yard. Located within or in association to a village. Large modern sheds are located to the side of the site.

MLS25523 UNNAMED FARMSTEAD, BELTON

Unnamed farmstead, Belton. Redeveloped 19th century unlisted farmstead.

FARMSTEAD (Post Medieval to Modern - 1800 AD to 2050 AD)

Unnamed farmstead, Belton. Redeveloped 19th century unlisted farmstead. Regular courtyard with linked working buildings to all four sides of the yard. The farmhouse is detached with the gable end facing on to the yard. Located within or in association to a village.

MLS22374 METHODIST NEW CONNEXION CHAPEL (SITE OF), WESTGATE

METHODIST NEW CONNEXION CHAPEL (PM:C19:1858, Post Medieval to Unknown - 1858 AD)

The 'Methodist Chapel (New Con.)' or 'Chapel' on the 1st edition is printed and shown on the Ordnance Survey 25" 1st and 2nd edition maps of 1886 and 1907. The rectangular structure was set back from the road approx 5m and measured 11x9m.

The Chapels opening was reported in the Lincolnshire Chronicle Friday 9th April 1858.

The structure is no longer extant and the land has been redeveloped into two private residences.

MLS20217 RETTING PITS, WESTGATE

RETTING POND (MED/PM, Medieval to Post Medieval - 1066 AD to 1850 AD)

Aerial photographs taken in 1976, 1995 and 1999 show at least 50 rectangular pits, measuring approximately 6 metres x 2 metres in size, in the fields south of Saxon Close Farm and west of Folly Drain. They are likely to be retting pits, as they have the same character and dimensions as other similar groups of pits in the Isle of Axholme. There are also some linear and curvilinear ditches which appear to be contemporary with the pits.

English Heritage staff working at the National Monuments Record confirmed that the same features are visible on photographs taken in 2001. In addition, enclosures are visible in the field to the south, area SE76780690.

MLS25579 WILLOW COURT, BELTON

Willow Court, Belton. Partially extant 19th century unlisted farmstead.

FARMSTEAD (Post Medieval to Modern - 1800 AD to 2050 AD)
Evidence DOCUMENTARY EVIDENCE

Willow Court, Belton. Partially extant 19th century unlisted farmstead. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. The farmhouse location is unclear. There has been a partial loss (less than 50%) of traditional buildings. Located within or in association to a village.

MLS25526 WESTERLEY HOUSE FARM, BELTON

Westerley House Farm, Belton. Extant 19th century unlisted farmstead.

Westerley House Farm, Belton. Extant 19th century unlisted farmstead. Regular courtyard with linked working buildings to all four sides of the yard. The farmhouse is attached to a range of working buildings. Located within or in association to a village. Large modern sheds are located to the side of the site.

MLS25525 SITE OF UNNAMED FARMSTEAD, BELTON

FARMSTEAD (Post Medieval to Modern - 1800 AD to 1980 AD)
Evidence DEMOLISHED BUILDING

Site of Unnamed farmstead, Belton. Demolished 19th century unlisted farmstead. Loose courtyard with L-plan range plus detached buildings to the third side of the yard. The farmhouse is detached from the main working complex. Located within or in association to a village.

EVENTS

ELS4128 Human remains, Westgate Road (Event - Intervention)

ELS1335 Four human skeletons, The Smithy, 1998 (Event - Intervention)

ELS3624 16 Green Lane, Westgate, Belton – Event – Intervention

ELS2979 Watching brief at The Smithy, Green Lane, Belton, North Lincolnshire, 2007 (Event - Intervention)

ELS1336 Excavation at The Smithy, May 1999 (Event- Intervention)

ELS2229 Watching brief, Green Lane Farm, Belton, 2004 (Event – Intervention)

ELS2909 Watching Brief at The Old White Farmhouse, Green Lane, Westgate, Belton, 2007 (Event – Intervention)

ELS1809 Excavation at The Smithy, June 2001 (Event – Intervention)

ELS4361 Trial trench evaluation, Westgate Road, Belton, 2018 (Event – Intervention)

ELS2784 Aerial photographic sorties during 1974 (Event – Survey)

ELS2099 CARP fieldwalking, OS parcel 4800, Belton (Event – Survey)

ELS2786 Aerial photographic sorties during 1976 (Event – Survey)

4. Heritage Significance

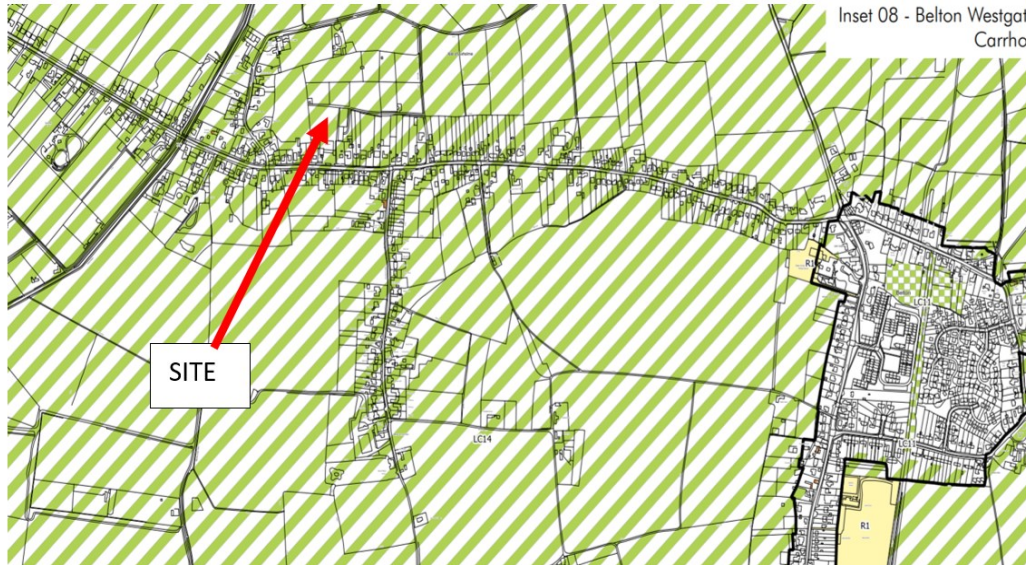
4.1 The North Lincolnshire Local Plan- adopted plan May 2003, identifies the area to be within the AOSF, shown in the inset map below by the green stripes.

4.2 The application site is located within the EEL (Early enclosed land) historic landscape character type zone

4.3 These areas of piece-meal enclosure, frequently found around the fringes of the open strip fields and the settlements where they form the immediate setting of the AOSF. Comprising amalgamated blocks of strips within the former open fields served as 'home closes' for stock-keeping and mixed farming, and date from the late-medieval period onwards. Early, in this context, does not necessarily refer to the period at which the enclosure happened, but to the character of an individual strip, or group of strips, enclosed directly from the open field. These early enclosed fields are typified by their

narrow long or irregular shape, with sinuous boundaries that retain the S-shaped ploughing curve of the former cultivated strips; often hedged, the character of the EEL is in marked contrast to the unenclosed, AOSF that they frequently buffer.

North Lincolnshire Housing and Employment Land allocations settlement map for Belton, Westgate, Carrhouse.



5.0 Description of the proposals

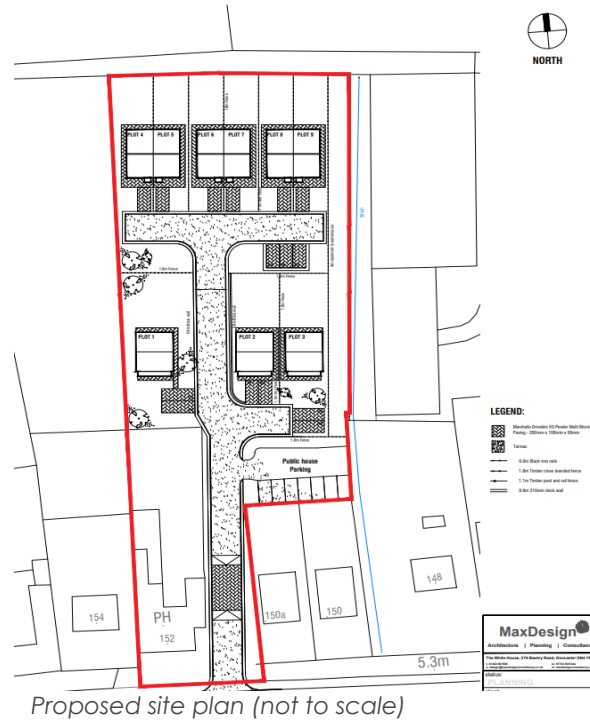
5.1 The proposed development is for a small-scale residential scheme.

5.2 The proposals comprise;

- (i) Full planning permission for the erection of 6 semi-detached, three storey dwellings and 3 detached, two-storey dwellings.

5.3 Illustrations of the proposed development are set out here:

NB: NTS - These are not to true scale but are for illustration of this Heritage Statement only – the submitted plans should be seen for scaling.



Proposed site plan (not to scale)

6.0 The Heritage Impact

6.1 The proposals would have no impact upon any designated heritage assets.

6.2 While the proposed site does lie within the 'EEL' of Isle Of Axholme Historic Landscape which is protected by Policy LC14 of The North Lincolnshire Local Plan, the site actually lies close against existing built form and relates well to well established and newer residential properties in the immediate vicinity and would be read against a backdrop of the built form of the village.

6.3 The LC14 policy area incorporates various historic landscape character types that were researched, described and mapped in the 1997 Countryside Commission report into the historic landscape of the Isle of Axholme. This detailed survey forms the evidence base of the LC14 policy. The historic landscape character type areas were established by Miller (fig 5, 1997).

6.4 Within the LC14 policy area the Ancient Open Strip Fields (Miller, AOSF) form the historic character core of the Isle of Axholme historic landscape and are buffered by Early Enclosed Land (Miller, EEL), areas of piece-meal enclosure of blocks of former strips into small irregular fields, and the Recent Enclosed Land (Miller, REL) generally the surrounding low-lying lands drained and enclosed for farmland from the seventeenth century. These three historic landscape character types encompass the majority of the LC14 policy area, together with discrete character type areas of the Turbaries and Moorland Allotments (Miller, RM&T), and designed parkland etc.

6.5 The NPPF states that any harm to heritage assets should be weighed against the public benefits of the proposal. In the case of designated heritage assets (any nearby listed buildings) 'great weight' should be given to the asset's conservation, and 'the more important the asset, the greater the weight should be'. For 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.

It is demonstrated within the report that no designated assets, ie listed buildings, are materially affected due to their siting well away from the site and with intervening features there would not be any harm to any listed buildings. There is no Conservation Area in close proximity and therefore not an issue in this instance.

6.6. It is contended by the applicant that the significant public benefits of 9 high quality new homes in a suitable location well related to the built form of the village and also in a sustainable location well sited in relation to the high street and the amenities of the village should be weighed in the planning balance and that these benefits swing the planning balance to a positive conclusion whereby planning permission should be granted and that this would be in line with the guidance within the NPPF.

7.0 Justification

7.1 The development would have some, acceptable, physical and visual impacts upon the character of the immediate surrounding area, but minimal impacts to the wider setting of the area, the dwellings are to be designed to reflect the appearance of the existing buildings, including features to retain the character of the street scene, with the site relating well to the existing built form of the village.

7.2 It is not considered that there would be any 'substantial' harm or loss of significance as the proposed development is designed to sit well within the existing street scene with similar architectural features to retain the character of this part of the street.

7.3 The proposals would involve a high-quality residential development which would add to the local housing stock at a time when there is a recognised national housing crisis, this is a significant benefit from the proposals.

7.4 Mitigation -The development proposed has been sympathetically designed to be a high-quality residential addition which will add traditional styled properties with sympathetic and typical materials that are in keeping with the local materials.

7.5 As the North Lincolnshire council cannot demonstrate a five-year supply of deliverable housing sites then this housing application should be considered in the context of the presumption in favour of sustainable development.

8.0 Legislation and Policy

8.1 At the heart of the National Planning Policy Framework (NPPF) is a strong presumption in favour of sustainable development (paragraphs 7, 10-11, 38). 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 our heritage.

8.2 Listed buildings are protected in law by the 1990 Planning (Listed Buildings and Conservation Areas) Act, Sections 16(2) and 66(1), the latter of which states, 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

8.3 The statutory protection for conservation areas is laid out in the 1990 Planning (Listed Buildings and Conservation Areas) Act. The Act defines a conservation area as an area identified by the Local Planning Authority as having 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (s69(1)(a)). It is recognised in national planning guidance that this does not mean that every aspect of a conservation area's character or appearance is to be preserved or enhanced: 'Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance.' (NPPF para.207). Development should conserve those elements of a conservation area's character or appearance that contribute to its special architectural or historic interest.

8.4 The importance of identifying the significance of a heritage asset is highlighted in the National Planning Policy Framework (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'

8.5 The NPPF sets out decision-making policies using different terminology from that used in the 1990 Planning (Listed Buildings and Conservation Areas) Act, referring in particular to 'conservation of significance'. Historic England state that 'In essence, 'significance' is the sum of the heritage interests and so the special architectural and historic interest in a listed building or conservation area is part (or all) of its significance.'

8.6 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' (NPPF 2021 paragraph 190a). However, the NPPF makes clear that non-designated heritage assets are to be treated differently in planning judgements than designated heritage assets.

8.7 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 at paragraph 203 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.'

8.8 Paragraph 201 of the NPPF indicates that If the development will lead to 'substantial harm' to the significance of a designated heritage asset, the development should be refused consent by the local planning authority, unless it can be proved that the loss or damage to the asset can be outweighed by substantial benefits to the public or if the proposal can meet a number of very specific conditions.

8.9 Paragraph 202 of the NPPF indicates that If the development leads to 'less than substantial harm' to the significance of a designated heritage asset, this harm still needs to be assessed against the public benefit of the scheme and whether or not the viability of the site is being optimised.

8.10 The setting of the nearby grade II listed building, the assessment methodology employed is based on what Historic England describe as 'A Staged Approach to Proportionate Decision-Taking' as outlined in the Historic England guidance note on the setting of heritage assets (Historic England 2017).

8.11 North Lincolnshire Local Development Full Core Strategy

- **CS2: Delivering more sustainable development**
- **CS6: Historic Environment**

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.

8.12 The North Lincolnshire Local Plan

- **Policy LC14**
Area of Special Historic Landscape Interest

9.0 Conclusions

9.1 The proposal would seek to provide a sympathetically constructed high-quality housing development, low key and modest, designed to minimise impacts and to be sensitively located, with traditional materials a typical type of development that commonly features in semi- rural areas.

9.2 It is our opinion that significant weight should be attached to the benefits of the provision of housing. As the North Lincolnshire council cannot demonstrate a five-year supply of deliverable housing sites then this housing application should be considered in the context of the presumption in favour of sustainable development.

9.3 The designs incorporate materials which are sympathetic to ensure that the proposals are in character with the setting, incorporating features to retain the existing street scene.

10.0 Glossary

The following terms are defined in the **Glossary of the NPPF**:

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

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

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): 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.