

MEMO

**North
Lincolnshire
Council**

TO: GEORGINA HOPWOOD, DEVELOPMENT MANAGEMENT
FROM: RICHARD GODDARD, HISTORIC ENVIRONMENT RECORD
REF: PA/2026/164
DATE: 16/03/2026

SUBJECT: Planning permission for the change of use of a vacant former residential care home, including associated dwelling, annexe, office and garaging to form a school/education facility and children's care home and to replace the windows **ADDITIONAL SUPPORTING DOCUMENT - Transport Statement**

PARISH: HAXEY

SUMMARY OF ADVICE

- Thank you for consulting the HER on this application
- This proposal does not adversely affect any heritage assets of archaeological interest or their settings
- The proposal affects a Listed Building and the Conservation Officer should be consulted on this application
- The site is within the Area of Special Historic Landscape Interest of the Isle of Axholme (Local Plan Policy LC14)
- I would advise against additional hedgerow planting as part of this scheme which would further enclose a portion of the historic landscape within the setting of Ancient Open Strip Fields (AOSF)
- No objection subject to standard conditions removing permitted development rights to avoid the unregulated extension of the built environment into the protected historic landscape area at the rear of the dwelling.

HISTORIC ENVIRONMENT RECORD (HER) FUNCTION: To hold, maintain, interpret and manage heritage information, enhancing the understanding of the area's historical development as a distinctive and attractive place. HER information provides source material for interpretation by heritage professionals and for use by community groups and individuals. The HER database is updated as new information about the historic environment is discovered.

The HER also provides advice on development proposals that affect, or may affect, the sites and settings of all heritage assets i.e. designated and non-designated historic buildings, archaeological sites and monuments, and historic places, areas and landscapes. This advice is provided against saved local plan policies and national historic environment policies. See <https://www.northlincs.gov.uk/planning-and-environment/historic-environment-and-conservation/>

DETAILED ADVICE: Thank you for consulting the HER on this application within the Area of Special Historic Landscape Interest of the Isle of Axholme.

POLICY

Local Plan Policy LC14 will apply which states:

'The Isle of Axholme is designated as an area of Special Historic Landscape Interest.

Within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features.

Development required to meet the social and economic needs of rural communities and small scale tourist and outdoor sport and recreational development will be permitted provided such development is related to the historic landscape and its features.

A high standard of design and siting in new development will be required reflecting the traditional character of buildings in the area and the character of the historic landscape, and using materials sympathetic to the locality.

Schemes to improve, restore or manage the historic landscape will be sought in connection with, and commensurate with the scale of, any new development affecting the area of Special Historic Landscape Interest.'

RECOMMENDATION

The HER is satisfied that the application would not conflict with Local Plan policy LC14 if the proposed hedgerow extension along the eastern boundary.

Where the planning authority is minded to grant permission, it is requested that a condition is attached to remove permitted development rights to avoid the extension of the built environment into the historic landscape, and beyond the Development Limit, as follows:

Condition

Notwithstanding the provisions of Classes A, B, C, D, E and G of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order (2015), or any order re-enacting that order with or without modification, no extensions, buildings or enclosures shall be erected on the site or installed on the building other than those expressly authorised by this permission.

Reason

To protect the historic landscape in accordance with policy LC14 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy.

Richard Goddard
Historic Environment Officer
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