

## Appendix 1 Site Assessments

### Site Allocation: EC1-1p – Normanby Enterprise Park, Scunthorpe Use: Employment

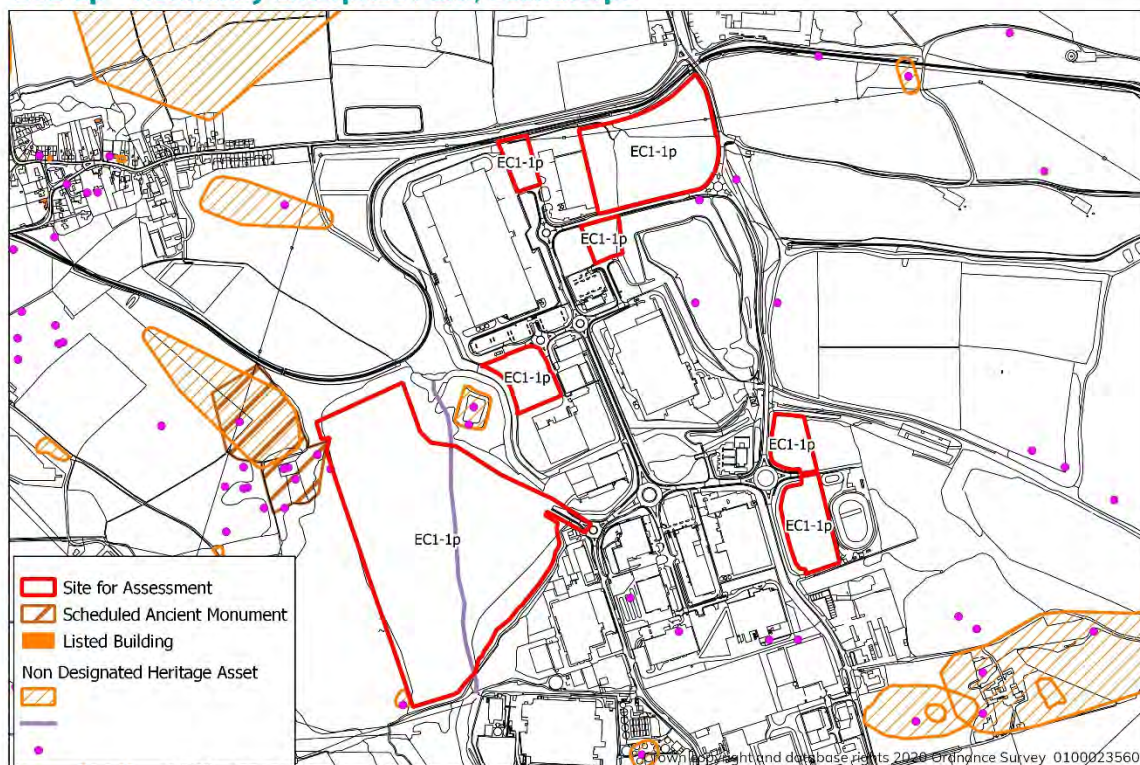
#### Heritage Assets affected:

The Scheduled Monument of Flixborough saxon nunnery and site of All Saints medieval church and burial ground, and North Conesby Moated site, are the two main heritage assets affected by this Allocation. The moated site is exceptionally well-preserved, and excavations have confirmed the survival of the remains of a medieval manor house, a gatehouse and timber bridge dating from the 13<sup>th</sup> -16<sup>th</sup> centuries. The moated site is a non-designated heritage asset of national importance of equivalent significance to a designated heritage asset.

Between these two monuments lay North Conesby medieval village, the moated manor house at its east end, the church to the west. The north part of the Normanby Enterprise Park (NEP) allocation site lies between these two monuments on the site of the former village. Extensive archaeological evaluation of the allocation site has demonstrated that the steelworks and slag heaps built on the site during the 20<sup>th</sup> century destroyed any trace of archaeological remains of the village or indeed evidence of earlier occupation and activity attested in the surrounding area from recorded archaeological sites and finds.

Archaeological sites and finds of prehistoric, Roman and Medieval date representing settlement, burials and agricultural activity are widespread in the surrounding area.

#### EC1-1p - Normanby Enterprise Park, Scunthorpe



**Contribution of the site to the Significance of the Heritage Assets:**

The main allocation site is located on the top of the escarpment above the scheduled monument and occupies the area between the two associated medieval monuments that is their shared setting. The scheduled monument, and the site of the church, lies just below the allocation site, within the wooded part of the escarpment slope, and is accessible from a PROW. The moated site is part of the Phoenix Nature Reserve LNR and is set within a landscape area surrounded by a bund that separates it from the NEP site to the east and west. The moated site is accessible from the south off Moat Road and the Sustrans cycle path through the NEP, and is linked via the bund round the north edge of the development area to the scheduled monument, and the rest of the Phoenix Nature Reserve on the scarp slope. This part of the NEP site is a despoiled landscape reclaimed from the former steelworks and slag heaps that has become colonised by local flora & fauna since the completion of the reclamation in the last decade.

As such, the allocation site contributes little to the significance of either monument except as the site of the former village, and from where both monuments are visible together, and an appreciation of their association and significance is experienced. There are views from the edge of the scheduled monument across the northern end of the allocation site towards the moated site, and from the moated site and the surrounding area, the tree line visible across the allocation site infers the location of the church at the far end of the former medieval village.

These key views in this part of the allocation are important to the significance of the individual monuments and their group significance, allowing the appreciation of their historical values and association. There are no similar views from elsewhere outside the allocation site, or from further south, and the former mineral railway line blocks the setting and views from the north.

There are key views of the scheduled monument from within the less altered setting to the west looking up and along the scarp slope towards the allocation site that lies beyond the trees containing the site of All Saints medieval church and burial ground. From the northwest the undeveloped allocation site is not visible behind this treeline, but from the southwest the wooded site of the monument is seen with the allocation site.

The areas of the NEP allocation site to the east of the moated site are part of the reclaimed opencast ironstone quarries associated with the former steelworks demolished in the 1980s. The ground level is approximately 20m below the plateau to the west on which the North Conesby moated site is located. Industrial units, warehouses and offices as well as the undeveloped plots occupy this lower area. The moated site is situated on the edge of the higher ground and a landscaped bund follows the scarp edge and blocks views out to the east and northeast overlooking the industrial estate. The modern industrial estate and the remaining allocated plots do not make a positive contribution to the setting and significance of the moated site, or the scheduled monument to the west.

**Likely Impact of Allocation on Heritage Significance:**

Development on the NEP site will potentially obscure or remove altogether the key views of the two associated monuments from within the main part of the allocation site, and at the north end, from within each monument looking across the allocation site towards the other

monument. The loss of the key view of the two sites together amounts to some harm to their respective significance and their group significance with the destroyed village site.

Development on the scarp top will be prominent in the key views of the scheduled monument from within its setting to the west. Tall, moving structures will be particularly prominent and will be capable of drawing the eye from and diminishing the setting of the monument within the landscape.

To the east of the moated site, the topography of this area of the NEP allocation site reduces the likely impact of employment development. However, taller buildings or structures such as chimneys, visible above the level of the scarp and landscape bund from the moated site would be intrusive in the setting and could cause some harm to the significance and appreciation of the moated site and the scheduled monument.

As an employment site, industry or development that introduces intrusive noise, movement, dust and odours to the heritage sites would harm their settings and the ability to appreciate their significance.

The former steelworks and quarrying have removed the potential for the discovery of heritage assets of archaeological interest within all areas of the allocation site.

#### **Heritage Constraints and Opportunities:**

Amendment of the site boundary at the north end of the main part allocation site could retain the intervisibility of the two monuments and the key views here, or less obtrusive development and/or open space could occupy this area. Leaving areas free from development or controlling the height of development would also avoid some of the harm to the setting and key views of the scheduled monument from the west.

There is an agreed Design Code for the NEP allocation site (ref PA/2016/1644). This identified the importance of a key viewpoint located on the external bund along the northern boundary of the allocation site that allows inter-visibility of both monuments and is therefore key to their appreciation and the understanding of their original village context and former setting.

The design code also identified zones and blocks for the location of low-rise office buildings within the northern section of the allocation site, together with a landscaped swathe to the west/southwest of the moated site. If implemented, this layout could minimise the visual impact of the scale, massing and height of buildings on the adjacent scheduled monument and the moated site. It also maintains the sightlines through the development from the key viewpoint on the northern boundary bund. There is a proposal to create a public right of way alongside this bund within the LNR thereby providing connectivity between the monuments.

There are opportunities to provide information and interpretative material about the heritage assets at the monument sites and the key viewpoint along the northern boundary bund. The public realm at the moated site could be improved, for example installing picnic tables, to encourage public access, as green space for employees at the NEP.

The heritage assets, particularly the moated site, offer a marketing opportunity for prospective developers.

**Recommendation:**

The NEP allocation will cause some harm to the settings of the two monuments, a scheduled monument and a non-designated heritage asset of equivalent significance to a scheduled monument. This harm includes their group setting that contributes to the historical and archaeological significance of both monuments. It should be possible to mitigate the adverse impact.

Leaving an area at the northern end of the allocation site undeveloped, incorporated into the LNR, would be beneficial to the setting of both monuments, proportionate to their significance, and for public accessibility to the monuments, furthering appreciation and understanding of the heritage assets.

There are opportunities to enhance the experience of both monuments and further public understanding and appreciation of the sites.

Implementation of the Design Code to guide development proposals would mitigate some of the effects of the adverse impact on the monuments and their settings. Proposals that do not conform to the Design Code would not mitigate the adverse impacts. The use of obligations and planning conditions should secure the implementation of the design and other mitigation requirements.

All development proposals within the NEP allocation site should follow the Design Code and enhancement opportunities for the two monuments supported.

Promotion of the heritage assets as positive beneficial features for the allocation site.

**Site Allocation: EC1-2p – Land North of Doncaster Road, Scunthorpe**  
**Use: Employment**

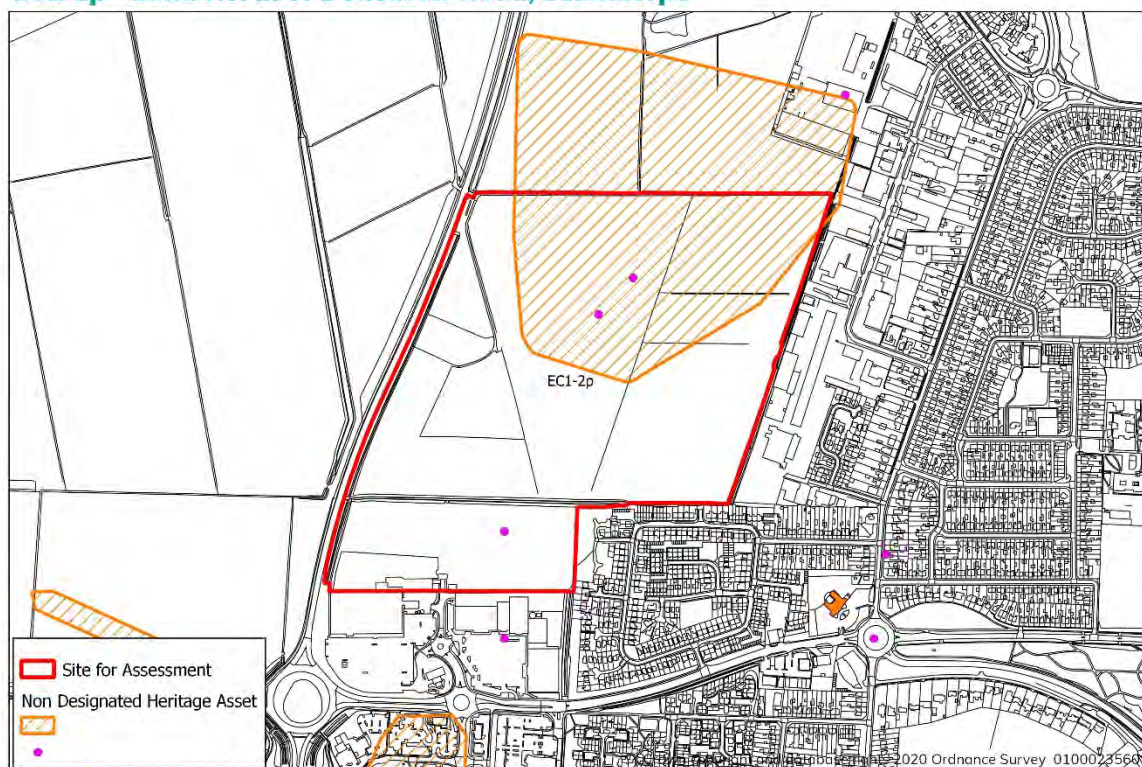
**Heritage Assets affected:**

The allocation site contains archaeological remains of presumed prehistoric date and there is high potential for more widespread unrecorded archaeology within the site.

Archaeological evaluation in 2007 identified a peat deposit across two distinct areas of the site. The evaluation revealed archaeological features sealed by the peat in the southern part of the site. There was no dating evidence for either the peat or the earlier archaeological features from this investigation but nearby recent work on similar peat deposits in the Trent Valley indicate the archaeology is likely to date to the prehistoric period. Finds of prehistoric worked flint and a stone axe from the surrounding area provide further evidence for activity of this date.

The allocation site also contains evidence of post-medieval warping channels that transported water-borne river silt to build up fertile soils suitable for arable cultivation over the poor sandy and peaty land. Buried features associated with this process such as preserved timber channels and sluices may be present within the allocation site.

**EC1-2p - Land North of Doncaster Road, Scunthorpe**



**Contribution of the site to the Significance of the Heritage Assets:**

The known and potential archaeology within the allocation site has evidential value to enhance the public understanding of the occupation and exploitation of this area from the early prehistoric to post-medieval periods. The sequence of deposits on the site, including peat, has the potential to contain well-preserved artefacts and organic material of very high significance.



However, the significance of the archaeological and palaeo-environmental interest is currently unknown due to the lack of dating evidence and any assessment of the preservation potential of the peat. The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the earlier prehistoric periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

The allocation site requires further assessment of the heritage significance. The results of additional archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a borehole survey of the site to produce a deposit model of the underlying stratigraphic sequence, to target the taking of samples of the deposits for scientific dating purposes to establish a chronological framework for the site, and to assess the preservation potential for archaeological and palaeo environmental remains. The results from these boreholes and sampling programme will target the excavation of test pits and/or trial excavations to determine the nature and significance of remains.

The allocation site does not contribute to the significance of the Berkeley Hotel, Grade II listed, and the intervening modern housing restricts views.

#### **Likely Impact of Allocation on Heritage Significance:**

Development of this allocation site is likely to result in the destruction of heritage assets of archaeological and palaeo-environmental interest that are potentially of high/very high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial. Development that overlies waterlogged deposits and remains left in situ is likely to compact deposits resulting in irreversible harm.

Development would also prevent the possibility for future meaningful investigation of underlying remains, also amounting to loss of significance and substantial harm. Furthermore, drainage of this low-lying site would result in the dewatering of deposits likely to preserve significant remains, resulting in desiccation and total loss of significance.

There is no adverse impact on the setting and significance of the Berkeley Hotel

#### **Heritage Constraints and Opportunities:**

The results of further archaeological evaluation and assessment are required to identify to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the preservation conditions or the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

The site contains known and potential heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

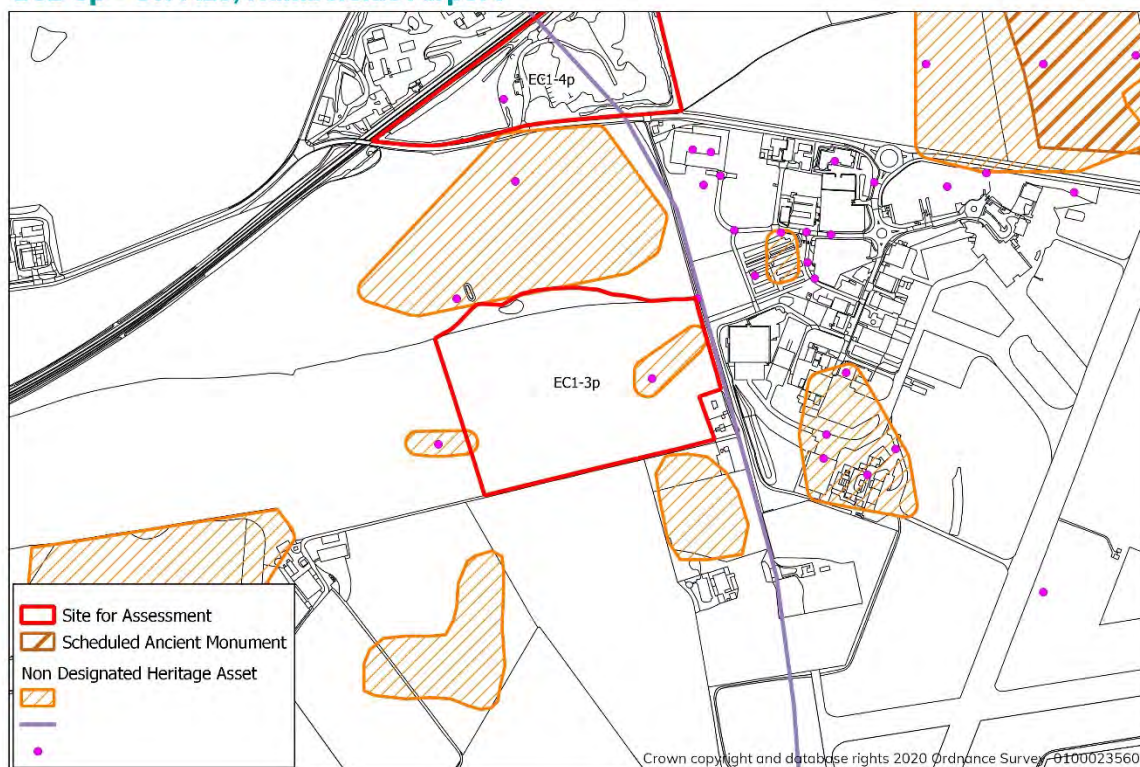
**Site Allocation: EC1-3p – Humberside Airport**  
**Use: Employment**

**Heritage Assets affected:**

The allocation site contains known and potential archaeological remains presumed to be associated with the widespread Romano-British occupation on and around Humberside Airport. The allocation site lies less than 750m from the scheduled monument of the Roman Settlement to the north of the airport. This major Roman site controlled the important east-west routeway through the northern Lincolnshire Wolds to the Humber and North Sea coastline. Cropmarks of archaeological features visible from the air, quantities of finds and evidence of archaeological investigations across the airport demonstrate that the settlement is far more extensive than the scheduled area.

A Roman cemetery was uncovered during the construction of a hangar to the east of the allocation site. The course of the Roman road between Barton Upon Humber and Horncastle known as 'High Street' runs along the east side of the allocation site. There is high potential that the site contains unrecorded and significant archaeology.

**EC1-3p - Off A18, Humberside Airport**



**Contribution of the site to the Significance of the Heritage Assets:**

The known and potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the Roman occupation within the Kirmington Gap that is associated with the major Roman settlement, part of which is a scheduled monument including a Roman fort to control the area. As such the allocation site potentially contributes to the significance of the scheduled monument.



The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site. The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and surrounding area, followed by geophysical survey and sample trial trenching to determine the nature and significance of remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

**Likely Impact of Allocation on Heritage Significance:**

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

**Heritage Constraints and Opportunities:**

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

The site contains known and potential heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the designated and non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

## Site Allocation: EC1-4p –Singleton Birch, Kirmington

Use: Employment

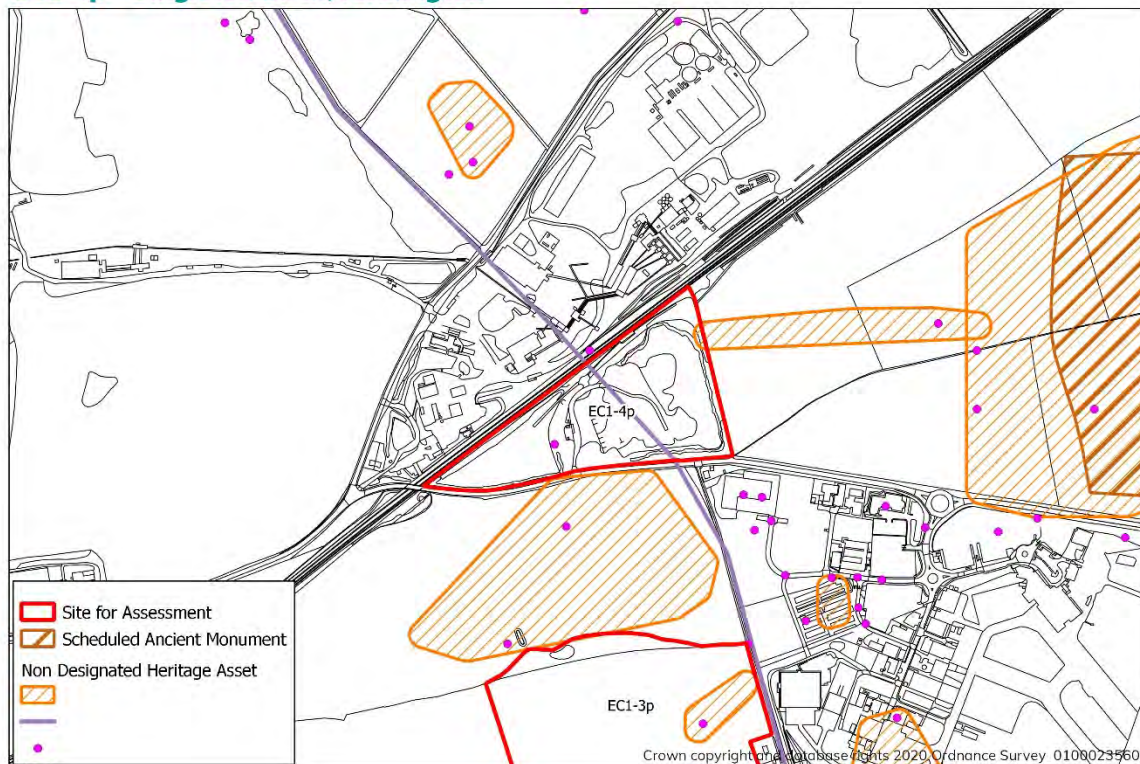
### Heritage Assets affected:

There are three scheduled monuments within 1km of the allocation site: The Roman Settlement to the east, the medieval settlement of Croxton to the northeast and Yarborough Camp large univallate fort to the north.

Archaeological features visible as cropmarks run up to the boundary of the site allocation. These features are likely associated with the Roman Settlement, which extends well beyond the scheduled area. The site lies within the archaeologically rich landscape of the 'Kirmington Gap' the natural routeway through the northern Wolds. The course of the Roman road between Barton and Horncastle known as 'High Street' runs through the allocation site.

The allocation site is an historic chalk quarry and has the potential to contain remains associated with the quarrying, such as historic lime kilns.

### EC1-4p - Singleton Birch, Kirmington



### Contribution of the site to the Significance of the Heritage Assets:

The allocation site is unlikely to contribute to the significance of Yarborough Camp Iron Age hillfort as the hillfort is set within woodland and there is little or no visibility between the monument and the allocation site, much of which is below the surrounding land level. The railway line and partially developed former chalk quarry to the north of the line also lie between the monument and the site. Nor does the allocation site contribute to the significance of the medieval settlement at Croxton and the railway line runs between this monument and the allocation site.

The allocation site is within the setting of the Roman Settlement scheduled monument but as an historic quarry it does not contribute to the setting. The site is partially visible from within the monument looking west across the arable fields, the quarry floor lies below the surrounding land but some areas of the allocation site are at or near the ground level. The presence of the Airport to the south and the railway to the north of the monument and the large quarry beyond diminishes its setting.

Areas of the allocation site that may be unaffected by the former quarrying activities, for example around the site boundaries, have the potential for to contain archaeological remains with evidential value to enhance the public understanding of the nature of the Roman occupation within the Kirmington Gap. Features associated with the Roman Settlement and Roman fort appear to extend into the allocation site and any surviving archaeological evidence in the allocation site would contribute to the significance of the scheduled monument.

The survival of any archaeological heritage assets within the allocation site, including those associated with the historic quarry, is currently unknown due to a lack of archaeological survey and investigation on the site.

The allocation site requires further assessment of the heritage significance including the contribution of the settings to the three scheduled monuments. The assessment should comprise a review of available historic environment evidence for the site and surrounding area, and appropriate field survey to establish the potential for archaeological survival. Where there is potential for survival, the results of archaeological field evaluation, such as the excavation of trial trenches, may be appropriate to inform this assessment.

#### **Likely Impact of Allocation on Heritage Significance:**

The results of archaeological assessment are required to assess the impact of allocation on heritage significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance including upstanding structures associated with the former quarry is possible; this level of harm would be substantial.

The topography of the allocation site as a former quarry reduces the likely impact of development on the Roman Settlement scheduled monument to the east. However, taller buildings or structures such as chimneys, visible above the surrounding ground level would be intrusive in the setting and could cause some harm to the significance and appreciation of the scheduled monuments. Industry or development that introduces intrusive noise, movement, dust and odours may harm the settings to the scheduled monuments and the ability to appreciate their significance.

#### **Heritage Constraints and Opportunities:**

The results of further assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example,

modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

Where structures associated with historic quarrying survive, such as lime kilns, there may be opportunities to retain and conserve them within the overall development.

**Recommendation:**

The allocation site has potential to cause some harm to the significance of any surviving archaeological and historical heritage assets within the site, and to introduce some harm to the setting of the scheduled monuments.

The extent and significance of the archaeological and historical interest is currently unknown.

Further assessment of the archaeological and historical potential and is required before the heritage significance and the impact of development can be adequately understood, however based the current data, it is probable that it will be possible to mitigate the adverse harm.

Carry out the archaeological assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the designated and non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.



**Site Allocation: EC1-5p – Sandtoft Airfield, Sandtoft**  
**Use: Employment**

**Heritage Assets affected:**

The allocation affects five Grade II Listed buildings and structures:

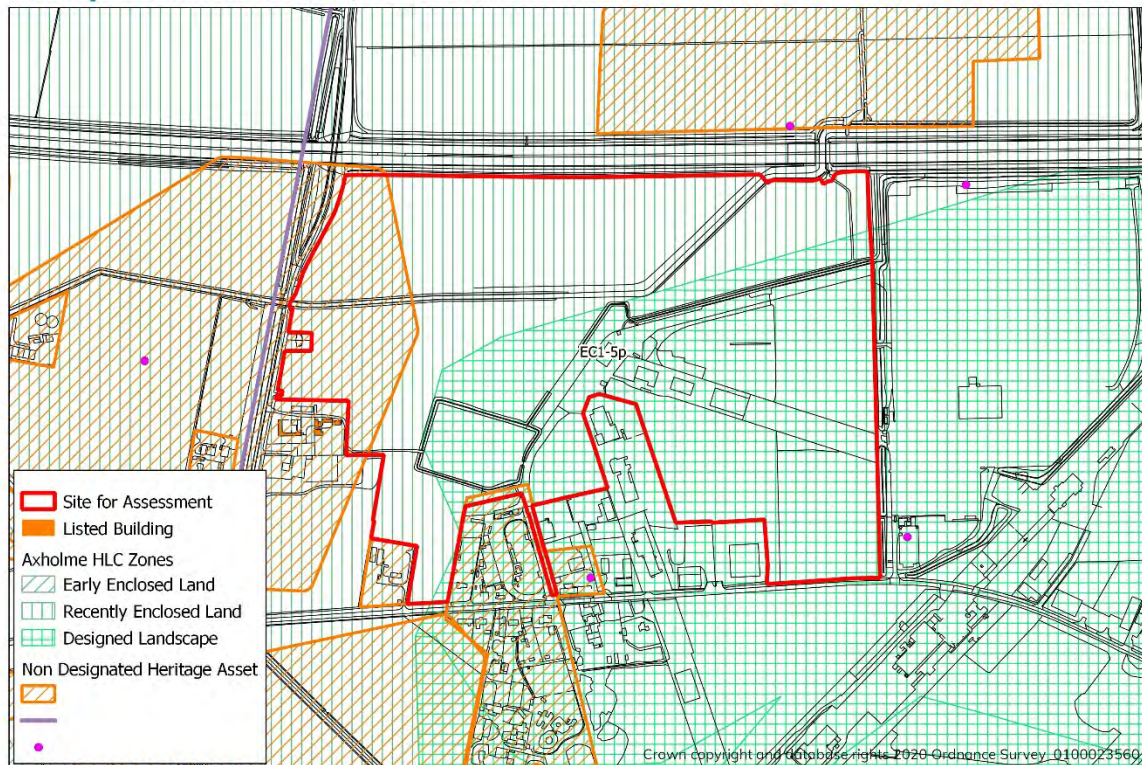
Barns stables and adjoining ranges at Sandtoft Grange approximately 60 metres North of Sandtoft Grange Farmhouse; Pair of cottages approximately 75 metres north Sandtoft of Grange Farmhouse; Barn and adjoining Horse Mill at Sandtoft Grange approximately 90 metres north east of Sandtoft Grange Farmhouse; Cartshed range at Sandtoft Grange Farm approximately 110m northeast of Sandtoft Grange Farmhouse; and, Syphon carrying North Idle Drain 280 metres north of Sandtoft Grange Farmhouse.

The allocation site contains known and potential archaeological remains associated with widespread prehistoric and Romano-British occupation on and around Sandtoft Airfield. Aerial photographs have revealed an extensive complex of cropmarks to the south and west of the site that extends into the western edge of the site. These cropmarks appear to represent settlement, land use and activity typical of later prehistoric and Romano-British date. A Romano-British settlement on the banks of the former course of the River Don was excavated in advance of motorway construction less than 1km to the west. There is high potential that the site contains unrecorded and potentially significant archaeology.

The site is part of Sandtoft Airfield opened in 1943 and used by Bomber Command as a Heavy Conversion Unit. Military use ceased in 1955. Parts of the runway survive within the site and it is likely that other structures and remains associated with the airfield are present.

The site lies within the Recent Enclosed Land and Designed Landscape (Industry & Commerce-Airfield) character zones of the Isle of Axholme Historic Landscape <https://www.northlincs.gov.uk/planning-and-environment/historic-environment-record/#1591350890663-090dc898-75fa>; it is not within the locally designated Area of Special Historic Landscape Interest of the Isle of Axholme.

### EC1-5p - Sandtoft Airfield, Sandtoft



#### **Contribution of the site to the Significance of the Heritage Assets:**

The allocation site is part of the open greenfield landscape that is part of the setting of the listed farm complex.

The known and potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the Roman occupation associated with the environs of the former River Don, as well as to the evidential and historical values of the WWII airfield and its remains.

The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site. The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and surrounding area, a survey of airfield-related remains, geophysical survey and sample trial trenching to determine the nature and significance of all heritage assets with the site.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the later prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

The site contributes to the overall significance of the historic landscape character of the Isle of Axholme, the Industry and Commerce zone, and the setting of the Airfield zone. The specific landscape character types of the allocation site do not however make a high contribution to the

character or setting of that part of the historic landscape to the east considered to be of national importance and a locally designated heritage asset.

**Likely Impact of Allocation on Heritage Significance:**

Having industry on the on the proposed application site will have an adverse impact on the setting and significance of the listed farm buildings and syphon.

Development within the allocation site will erode the countryside setting of the listed buildings with the introduction of a modern form of development. Buildings in proximity to the listed buildings would both distract and dominate and diminish the appreciation of the historic site.

Prior to development proposals a heritage statement is required to assess setting and significance of the heritage assets and resulting impacts by the development, how this has informed the design of the new development and mitigation of any harm identified in accordance with national legislation and local policy.

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance, including upstanding structures associated with the military airfield, is highly likely; this level of harm would be substantial.

The allocation may obscure and affect the legibility of the specific character of the Airfield zone of the historic landscape character, and of the Recent Enclosed Land character.

**Heritage Constraints and Opportunities:**

It is recommended that the mitigation in this instance would be that a significant amount of open space would be required adjacent to the listed buildings as presently they can be experienced in an open greenfield setting.

Additional mitigation would be the location of any new buildings which should be low level situated away from the buildings and screened by trees and hedgerows that also form part of the landscape.

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where an archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or

employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

Where structures associated with the military airfield survive, there may be opportunities to retain and conserve them within the overall development to retain the specific Airfield character zone of the historic landscape.

**Recommendation:**

It may be possible to mitigate adverse impacts through design and landscaping. The use of obligations and planning conditions should secure the implementation of the design and other mitigation requirements.

The site contains known and potential heritage assets of archaeological and historic interest, potentially of high significance. The extent and significance of the archaeological and historic interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the designated and non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.



**Site Allocation: EC1-6p – Land to the north west of the A15, Barton upon Humber**  
**Use: Employment**

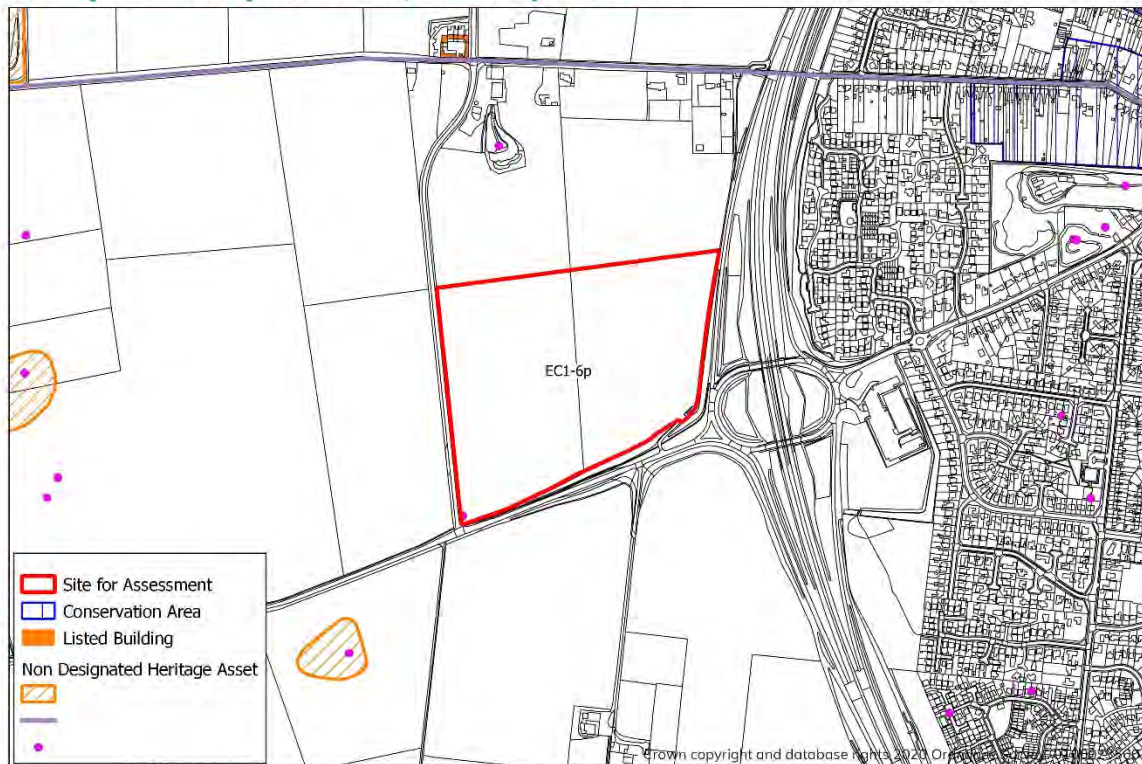
**Heritage Assets affected:**

Westfield Farmhouse and adjoining farm buildings, Grade II Listed Building, are located 400m downhill from the allocation site.

The allocation site contains known and potential archaeological remains presumed to be associated with prehistoric and Romano-British occupation widespread across the northern end of the Lincolnshire Wolds overlooking the River Humber. Two sinuous ditches recorded in the southwest corner of the site identified on aerial photographs appear to be boundaries of possible prehistoric or Roman date like other substantial boundary features of this date investigated elsewhere on the northern Wolds. The ditches are orientated north-west/south-east and are likely to extend into the allocation site.

There is high potential that the site contains unrecorded and significant archaeology.

**EC1-6p - Barton upon Humber, Barton upon Humber**



**Contribution of the site to the Significance of the Heritage Assets:**

The allocation site is part of the open greenfield landscape that is part of the setting of the listed farm complex.

The known and potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of the northern Lincolnshire Wolds. The precise significance of archaeological heritage assets within the



allocation site is currently unknown due to the lack of archaeological survey and investigation on the site.

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and surrounding area, followed by geophysical survey and sample trial trenching to determine the nature and significance of remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

#### **Likely Impact of Allocation on Heritage Significance:**

Allocation will impact on the setting and significance of the grade II farmhouse complex. Development within the allocation site will erode the countryside setting with the introduction of a modern form of development.

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

#### **Heritage Constraints and Opportunities:**

Prior to development proposals a heritage statement is required to assess setting and significance of the heritage assets and resulting impacts by the development, how this has informed the design of the new development and mitigation of any harm identified.

Mitigation in this instance will be location of buildings, their scale, design and importantly landscaping.

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

It may be possible to mitigate adverse impacts through design and landscaping. The use of obligations and planning conditions should secure the implementation of the design and other mitigation requirements.

The site contains known and potential heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the designated and non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

**Site Allocation: EC1-7p – Land to the south of Barnetby Top Interchange and to the west of the A18, Barnetby le Wold**  
**Use: Employment**

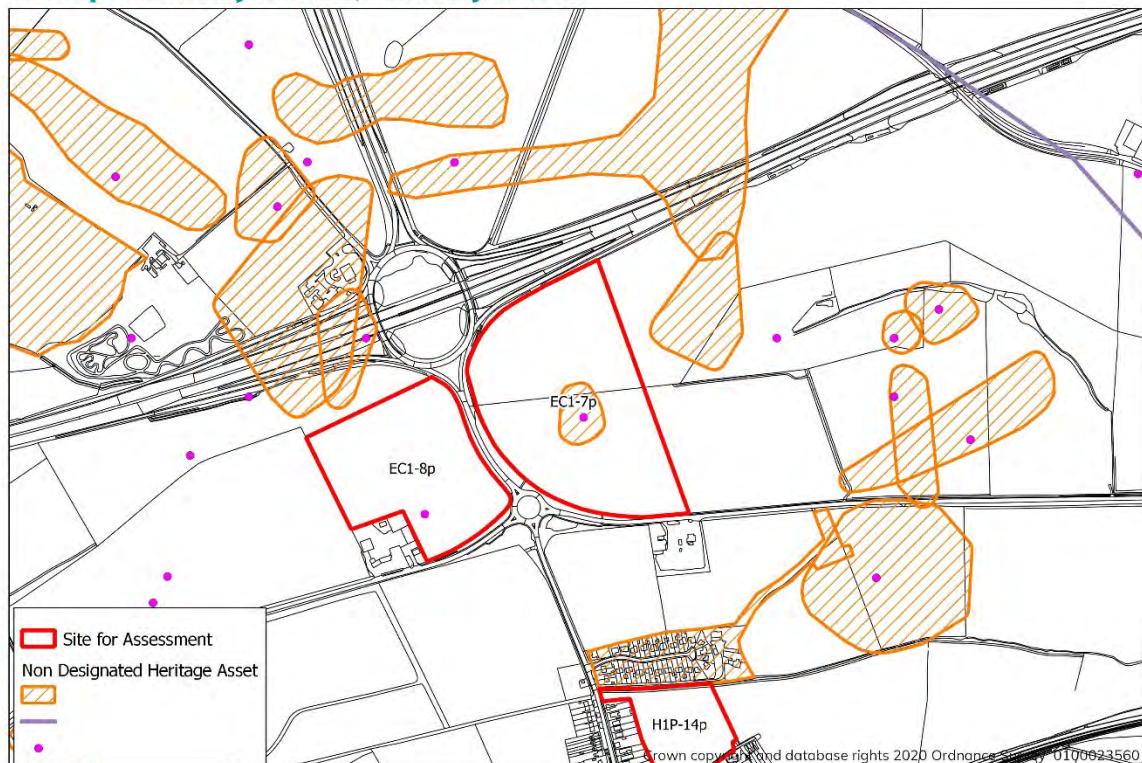
**Heritage Assets affected:**

The allocation site contains known and potential archaeological remains associated with widespread prehistoric and Romano-British occupation of the 'Kirmington Gap', the important east-west routeway through the northern Lincolnshire Wolds. The cropmark of a probable rectangular enclosure is visible on aerial photographs in the centre of the site. It is likely that this feature is of later prehistoric and/or Roman date.

Other sites of this date range are present in the surrounding area, including a possible hillfort or defended enclosure to the southeast, Iron Age territorial boundary, and a later Romano-British settlement and pottery kilns uncovered during construction of the motorway junction.

There is high potential that the site contains unrecorded and significant archaeology.

**EC1-7p - Barnetby le Wold, Barnetby le Wold**



**Contribution of the site to the Significance of the Heritage Assets:**

The known and potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of the northern Lincolnshire Wolds. The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site.

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and surrounding area, followed by geophysical survey and sample trial trenching to determine the nature and significance of remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

**Likely Impact of Allocation on Heritage Significance:**

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

**Heritage Constraints and Opportunities:**

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

The site contains known and potential heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.



**Site Allocation: EC1-8p – Land to the south of Barnetby Top Interchange and to the west of the A18, Barnetby le Wold**  
**Use: Employment**

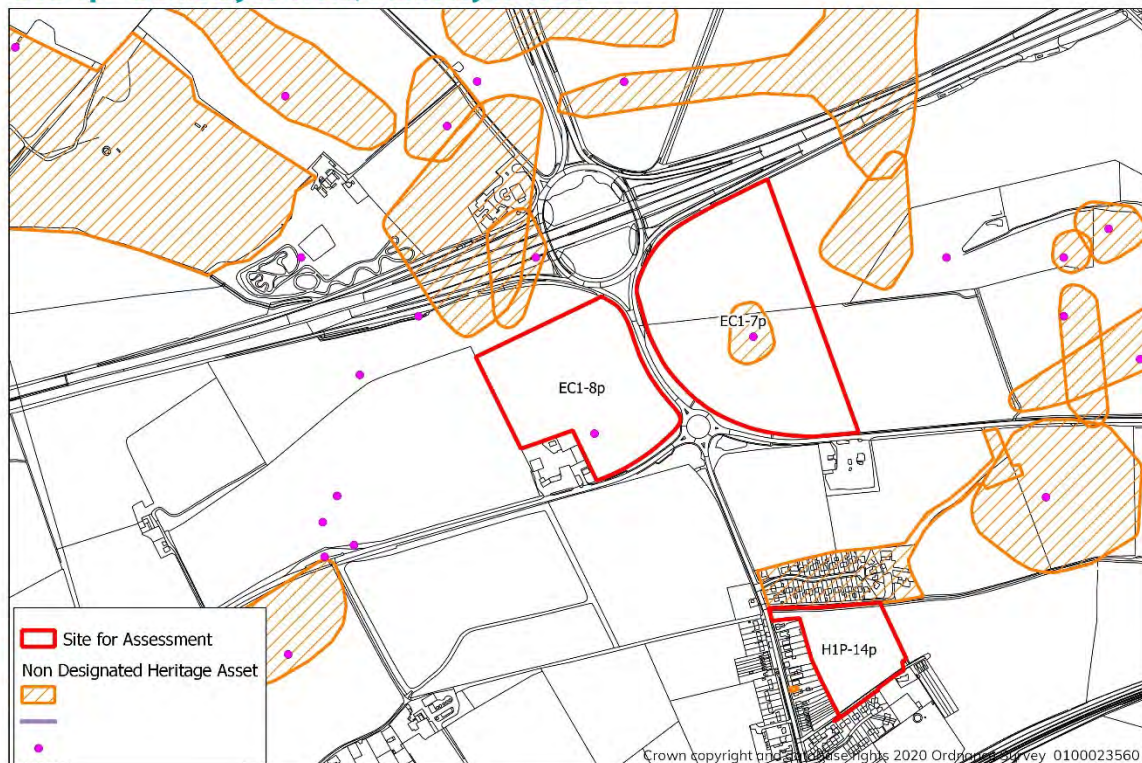
**Heritage Assets affected:**

The allocation site contains known and potential archaeological remains associated with widespread prehistoric and Romano-British occupation of the 'Kirmington Gap', the important east-west routeway through the northern Lincolnshire Wolds. There are records of finds of Roman pottery and earlier prehistoric worked flints in this field.

Cropmarks of archaeological features, finds and other sites of this date range are present in the surrounding area, including the site of a possible hillfort or defended enclosure to the southeast, Iron Age occupation and a later Romano-British settlement and pottery kilns uncovered during construction of the motorway junction.

There is high potential that the site contains unrecorded and significant archaeology.

**EC1-8p - Barnetby le Wold, Barnetby le Wold**



**Contribution of the site to the Significance of the Heritage Assets:**

The known and potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of the northern Lincolnshire Wolds. The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site.

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and surrounding area, followed by geophysical survey and sample trial trenching to determine the nature and significance of remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

#### **Likely Impact of Allocation on Heritage Significance:**

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

#### **Heritage Constraints and Opportunities:**

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

#### **Recommendation:**

The site contains known and potential heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

**Site Allocation: EC1-9p – Land to the south of Crowle Gyratory, Ealand**

**Use: Employment**

**Heritage Assets affected:**

The allocation affects four Grade II Listed buildings and structures: Hirst Priory, Syphon carrying Hatfield Waste Drain, Bridge over Hatfield Waste Drain and Bridge Over North Engine Drain.

The allocation site is within the Area of Special Historic Landscape Interest of the Isle of Axholme (ASHLI). The council designated this area in the North Lincolnshire Local Plan (2003) for its unique historic landscape retaining the pattern of ancient open strip fields, enclosures and turbaries surrounding the towns and villages on the Isle. This Area of Special Historic Landscape Interest has been retained in the new Local plan through Policy HE2. The council acknowledges that this historic landscape is of national importance, but statutory designation is not possible under current legislation for a landscape heritage asset. The ASHLI comprises several historic landscape character types that together contribute to the overall character, appearance and setting of this special landscape <https://www.northlincs.gov.uk/planning-and-environment/historic-environment-record/#1591350890663-090dc898-75fa>

The site lies at the north end of the locally designated area, within the Recent Enclosed Land character type adjacent to the Designed Landscape (Ornamental/Parklands) character area; the 18<sup>th</sup>/19<sup>th</sup> century Landscape Park at Hirst Priory is now a golf course and is not on the Register of Parks and Gardens.

The allocation site has potential to contain archaeological remains; the site lies close to the former Hirst Priory, an Augustinian house founded in the 12th century and dissolved in 1539. A later 18<sup>th</sup>/19<sup>th</sup> century building now stands on the moated site of the Priory; the building is listed Grade II. The former lodge to the house is located at the park entrance opposite the southwest corner of the allocation site and is a non-designated heritage asset.

The field to the northeast of the allocation contains the site of an undated enclosure system identified on aerial photographs. The cropmarks include a linear ditch that may extend into the allocation site. In addition, there are records of scattered finds of prehistoric worked flint and Romano-British pottery in the vicinity. There is potential that the allocation site contains unrecorded and significant archaeology.



#### EC1-9p - Land to the south of Crowle gyratory, Ealand



#### Contribution of the site to the Significance of the Heritage Assets:

The allocation will impact on the setting and significance of four Grade II listed buildings and structures.

The bridges and syphons are associated with the land drains cut by Cornelius Vermuyden in the mid C17. No constructions of that period are visible. The syphon and bridges were constructed as part of late C18 - early C19 improvements undertaken and show the evolution of 18<sup>th</sup>/19<sup>th</sup> century structures required to maintain the agricultural land well drained and useable by the populace.

The allocation site is situated just to the south east of the bridges and is part of the open greenfield landscape drained for agricultural use. Presently the setting is the open flat fields that have been drained for agricultural use and which the bridges together with the fields form part of the historic landscape.

The site contributes to the overall significance of the historic landscape character of the Isle of Axholme, the Recent Enclosed Land (REL), and the setting of the Designed Landscape (Ornamental/Parklands) zone. This part of the REL landscape does not however make a high contribution to the character or setting of the most important historic landscape character zones in the Isle, which lie to the south of the M180 motorway.

The allocation site occupies most of a single field that the straightened course of the A161 bisects on the west side leaving a triangular portion of the field to the west. Otherwise, the historic character of the allocation site is typical of the REL zone with straight field boundaries



enclosed with a hedgerow and drain on three sides and open (as originally) to the roadside. The hedgerows are now scant with frequent gaps, but the regular shape and enclosed character of the field remains legible.

Removal of hedgerows and amalgamation of the surrounding similar sized fields in this corner of the REL zone leave the allocation site as the most legible part of the REL historic landscape character within its character setting, despite the intrusion of the modern carriageway and the approach to the Crowle gyratory at the north end.

The legibility of the REL character of the allocation site contributes to the setting of the Parkland to the west side of the A161. The enclosure of the REL land here is likely to have taken place at the same time as the parkland was laid out, probably sometime in the mid-18<sup>th</sup> century. The design of the parkland to Hirst Priory enclosed the land within woodland plantations around its perimeter.

The parkland setting has undergone changes and is now a landscaped golf course. The woodland plantation along the eastern perimeter of the parkland survives, as does the Lodge house and walled gateway at the original entrance to the park, opposite the southwest corner of the allocation site. There are key views into and out of the parkland at the entrance, looking from within the allocation site and towards it from inside the parkland; the A161 runs through these views but is not an overly busy road. The woodland planting provides screening to the setting of the parkland.

The precise significance of any archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site. The potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the earlier land use and exploitation of this area of the Isle prior to post-medieval drainage and enclosure of the land.

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and surrounding area, followed by geophysical survey, and sample trial trenching as appropriate, to determine the nature and significance of heritage assets with the site.

#### **Likely Impact of Allocation on Heritage Significance:**

Regarding Hirst Priory, a large 18<sup>th</sup> century country house there will be an impact on the wider countryside setting and when you are entering the Hirst priory estate the development will be visible.

The impact on the immediate setting of Hirst Priory is lessened as there is extensive tree cover surrounding the Priory and the development site will not be inter-visible with the allocation site in and around the building.

There is greater impact on the setting and significance of bridges and syphons. The greatest impact will be on the two listed bridges over Hatfield Waste Drain and the North Engine Drain,

closest to the allocation site. Development within the allocation site will erode the agricultural setting with the introduction of a modern form of development.

The biggest impact will be on the setting and significance of the two bridges and will be adverse.

Prior to development proposals a heritage statement is required to assess setting and significance of the heritage assets and resulting impacts by the development, how this has informed the design of the new development and mitigation of any harm identified in accordance with national legislation and local policy.

The allocation will result in the intrusion of buildings into the agricultural landscape. Increased traffic, noise, dust and potential odours are all likely to occur. The legibility of the enclosure of land for agriculture will be lost. This will change and further erode the REL landscape character in this area resulting in some harm to the REL character zone. The allocation should not however harm the character and setting of the more important historic landscape character zones further to the south.

Development has the potential to cause harm to the setting of the historic parkland, to the historic entrance to the park and the original lodge house opposite the south-west corner of the allocation site. Buildings of inappropriate scale and function, increased traffic and badly placed entrances/exits to the site would all harm this setting. The impact on the historic parkland lessens north of the entrance due to the tree belt and the remnant area of the field west of the straightened line of the A161.

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

#### **Heritage Constraints and Opportunities:**

The impact on the wider setting of Hirst Priory and the entrance way can be mitigated by size, location of buildings and the introduction of landscaping.

Mitigation of the greater adverse impact on the setting and significance of the two listed bridges would be to locate any new buildings which should be low level situated away from the bridges and screened by trees and hedgerows that also form part of the landscape.

Alternative sites that do not harm the setting of the historic parkland and the REL historic landscape character type may be available on the existing business park northwest of the Crowle gyratory, which is outside the locally designated ASHLI, and beyond the setting of the parkland, and should be explored.

Design requirements would be necessary to conserve the setting of the historic parkland entrance and lodge and protect the key views. These requirements might include such measures as designing open space in the south-west corner of the allocation site; carefully designed screening that does not conflict with the REL character type; traffic management; master-planning as well as restricting the height and massing of development and controlling the nature of developments that are more suitable for the setting. There may be opportunities to for tree planting in the former field west of the A161 where this does not conflict with setting issues.

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements relating to archaeological interest.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

Consider alternative sites to the north of the gyratory that would avoid harm to the designated and non-designated heritage assets.

Where this is not feasible, it may be possible to mitigate the adverse harm to the heritage assets, which is less than substantial, to an acceptable extent, as described above. A design brief setting out the requirements for development on the site should be prepared. The use of obligations and planning conditions should secure the implementation of the design requirements.

The extent and significance of any archaeological interest within the site is currently unknown. Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the designated and non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

**Site Allocation: H1P-3 – Land at Burringham Road, Scunthorpe**  
**Use: Housing**

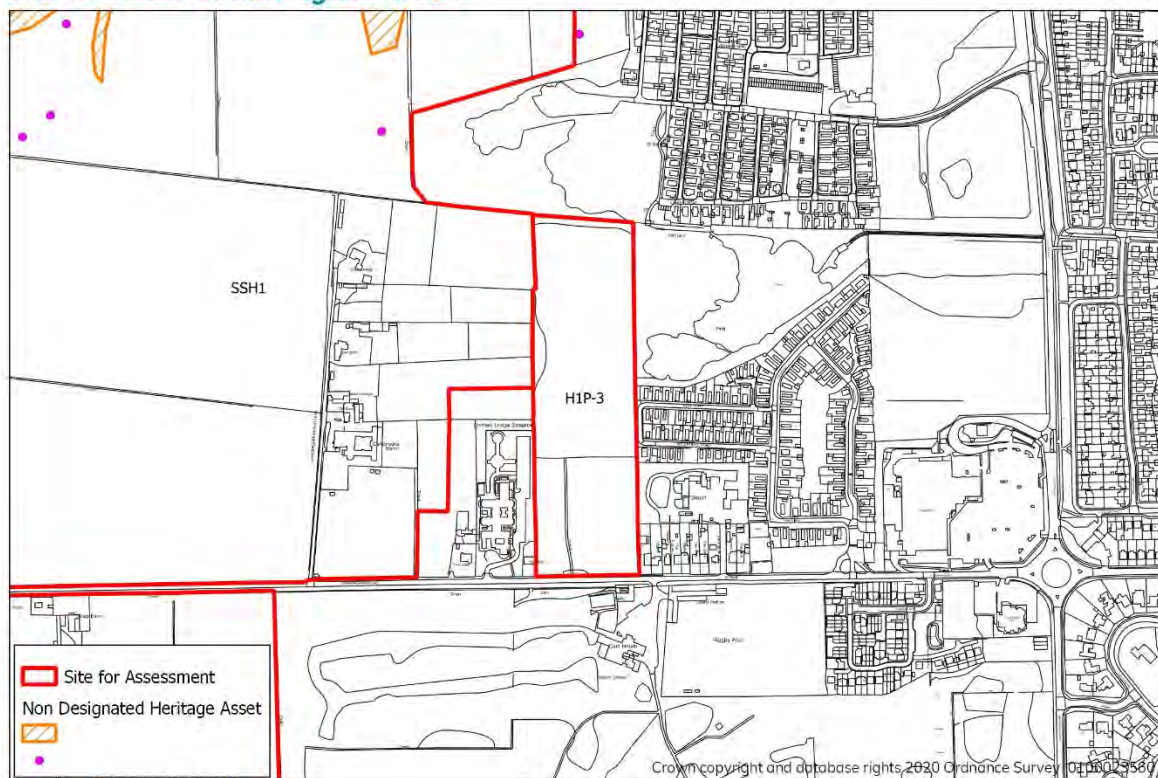
**Heritage Assets affected:**

The allocation site has potential to contain archaeological remains and palaeo-environmental evidence.

The site lies on blown sands at the margins of the Trent floodplain, an area that has attracted human activity since the early prehistoric periods of the Mesolithic and Neolithic. Wetter conditions and the formation of peat across the floodplain from the Bronze Age to the Medieval periods precluded occupation but the marshland provided rich resources. The wetlands attracted ritual deposits of high-status metalwork during the Bronze Age and Burringham Common has produced several such objects including a circular bronze shield and a hoard of bronze weapons, with a further hoard of bronze axes found in the river at Keadby.

An archaeological evaluation in 2019 identified that the site includes areas of peat deposits that have potential to contain well-preserved archaeological artefacts and ecofacts. In addition, evidence of earlier prehistoric activity such as worked flints and early land surfaces may be present buried in the blown sand.

**H1P-3 - Land at Burringham Road**



**Contribution of the site to the Significance of the Heritage Assets:**

The evidential value of the archaeological and palaeoenvironmental potential of the application site may contribute to the public understanding of the prehistoric occupation and

exploitation of the landscape of the Trent floodplain, a strategic objective of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>.

### **Likely Impact of Allocation on Heritage Significance:**

Development of this allocation site may result in the destruction of heritage assets of archaeological and palaeo-environmental interest that are potentially of high/very high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

Development that overlies waterlogged deposits and remains left in situ is likely to compact deposits resulting in irreversible harm. It would also prevent the possibility for future meaningful investigation of underlying remains, also amounting to loss of significance and substantial harm. Furthermore, drainage of this low-lying site would result in the dewatering of deposits likely to preserve significant remains, resulting in desiccation and total loss of significance.

### **Heritage Constraints and Opportunities:**

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development.

This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

### **Recommendation:**

The site contains potential heritage assets of archaeological interest, potentially of high/very high significance.

A programme of archaeological work to identify and record remains of significance should be undertaken in advance of and during construction work, followed by post-excavation assessment, analysis, reporting and publication as appropriate, and deposition of site archive. The archaeological fieldwork should comprise the following elements:

- i) sample test-pitting of the sand deposits across the site to identify and recover evidence of any prehistoric activity
- ii) archaeological and geo-archaeological monitoring, excavation, sampling and recording during all groundworks within the areas of the site where peat deposits were



mapped, to identify, sample and recover any artefacts and ecofacts for undertaking further analysis, scientific dating and publication as required

iii) adequate contingency measures in the event that remains of high significance are encountered

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement that sets out a strategy for an archaeological programme of work and includes a Written Scheme of Investigation detailing the proposed methodologies and timetable. The Heritage Statement should also identify and describe proposals for any opportunities for historic environment enhancements.

## **Site Allocation: H1P-6 –Pasture Road South, Barton upon Humber**

### **Use: Housing**

#### **Heritage Assets affected:**

The allocation site lies on the east side of the historic town of Barton upon Humber, with its Anglo-Saxon core centred on St Peter's Church and the adjacent sub-circular enclosure that incorporates the Scheduled Monument of the Saxon Manor site and the 17<sup>th</sup> century Tywhritt Hall, a Grade II\* Listed Building. St Peter's Church is listed Grade I and is a Scheduled Monument in English Heritage guardianship. The church is redundant and is open to the public as a visitor attraction. These designated heritage assets are within the Barton upon Humber Conservation Area.

The allocation site contains known and potential non-designated heritage assets of archaeological interest. A series of archaeological investigations have taken place there since 2016. These include archaeological evaluation trenches undertaken in 2019 across the central and western areas, and archaeological excavations in 2017 and 2018 within the eastern half of the allocation site currently under development. The HER has not received the reports of this work to date and hence not all features known to be present within the allocation site are mapped.

Archaeological investigation in advance of recent development of the area to the south east of the allocation site revealed Middle to Late Iron Age enclosures and ring gullies, as well as a droveway and cremated adult human remains. A Roman ditched enclosure was also noted that may be associated with the Glebe Farm Roman settlement excavated on the site of the Wren factory to the east, or with other known Roman sites to the west.

An east-west medieval trackway ran across the development area on a gently curving course parallel to the former field boundaries leading from the east end of East Acridge. The dating of the trackway is contemporary with the town defences, which are still visible as a ditch along the northwest boundary of the allocation site, and both may be associated with 'The Anarchy' period of 1139 – 1153 AD.

Geophysical survey of the allocation site indicates that the medieval trackway continues through the allocation site in a westerly direction to the west to meet East Acridge. East Acridge follows the northern circuit of the Saxon enclosure that pre-dates the Anglo-Saxon Church of St Peter. The enclosure can be traced in the present street pattern and encircles the Saxon manor and later Tywhritt Hall. Documents and maps of 18<sup>th</sup> century date record a lane or track also known as Barrow Middle Way on the line of the medieval trackway, which had become a field boundary by the end of the 18<sup>th</sup> century that survived into the present century.

The geophysical survey also revealed potential archaeology thought likely to represent enclosures, paths and tracks in the central and western parts of the allocation site. Observations noted during the subsequent archaeological investigations within the allocation site indicate the presence of extensive archaeology across all areas of the allocation. The archaeology as seen appears to represent further Roman and Medieval activity associated with the evidence

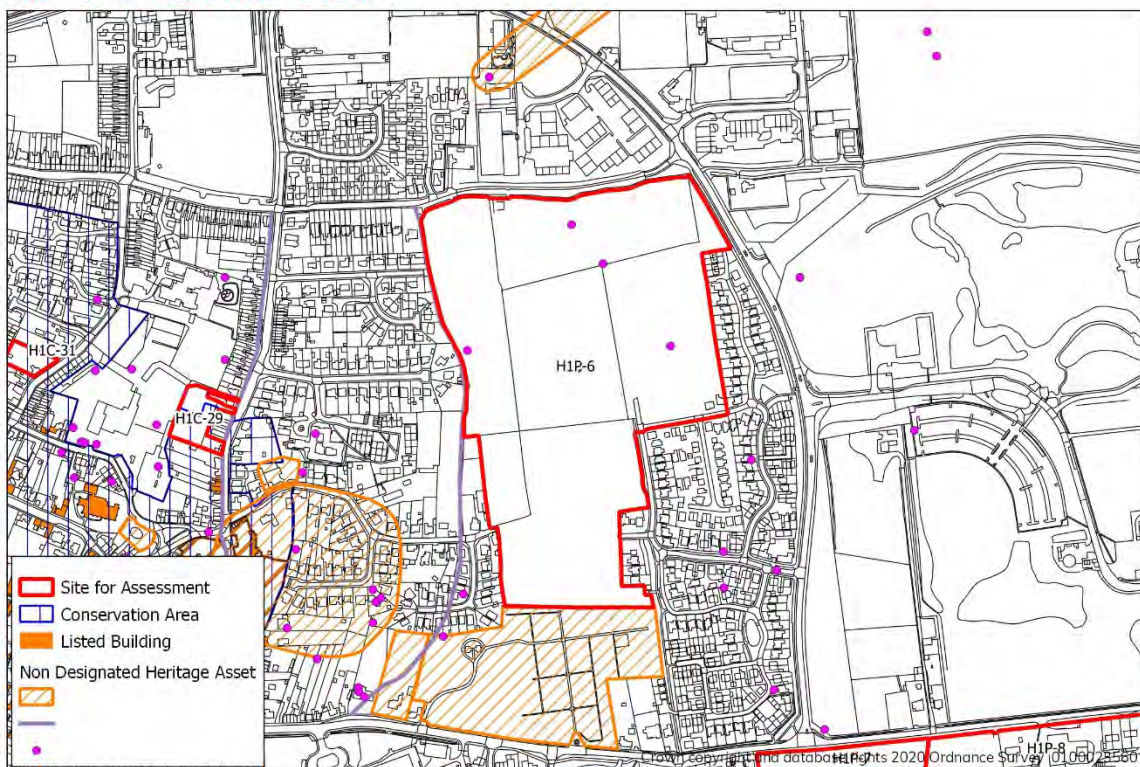
described above and includes another trackway at the north end of the site with trackside structures, metalled surfaces and evidence for industrial processes.

To the southwest of the allocation site, there are significant Saxon occupation remains outside the Saxon enclosure encircling the scheduled monument, indicating the early settlement was not confined to the area around the Saxon church and may extend further eastwards.

The north west boundary of the allocation site is formed by a ditch that runs along the course of the former 'Castle Dike' town ditch believed to have been constructed in the 11th or 12th century.

Barton cemetery lies on the southern side of the allocation site. The cemetery was opened in 1867 and remains in use for the town. The two original chapels of rest are disused. Barton's war memorial, listed Grade II, stands at the entrance to the cemetery.

#### H1P-6 - Pasture Road South



#### Contribution of the site to the Significance of the Heritage Assets:

The site has high evidential value, although in order to assess more precisely the significance of the archaeological heritage assets within the site, the archaeological evaluation and excavation reports referred to above are required.

The remains have the potential to inform on the nature and extent of the prehistoric and Roman settlement of Barton and its environs, and on the development of the Saxon settlement and its medieval expansion, as well as the role of the site in the historical period of the 'Anarchy' and the erection of the town defences at this time.

The site is within the setting of the important group of designated heritage assets to the west including St Peter's Church, the Saxon manor house and enclosure. The trackway and archaeological remains within the site contribute to the historic and evidential values of these designated assets. The route of the trackway is traceable in the modern landscape continuing the line of East Acridge along the former field boundaries, although recent development to the east has obscured the alignment so that only the section within the allocation site is legible.

In addition, there is a key sightline along the course of the medieval trackway within the allocation site towards St Peter's Church and its Anglo-Saxon tower. This view remains representative of the view of travellers approaching the town from the east towards the Manor and Church during the 12<sup>th</sup> to 18<sup>th</sup> centuries.

The allocation site forms the northern setting of the town's cemetery; housing and the main A1077 road surround the other three sides. There are key views from the Grade II listed war memorial at the cemetery entrance down the north-south axial driveway, and from within the cemetery, out across the fields to the north, the views stretching over and beyond the Humber. The current open space and views contribute to the quietness and tranquillity of the cemetery, of importance to the funerary ceremonies held there and to those visiting the graves. This is the only undeveloped part of the setting and makes a valued contribution to the sense of place and the communal values of the burial ground, as well as to the significance of the war memorial, where the annual Armistice Day ceremony is held.

The known and potential archaeology within the allocation site has high evidential value to enhance the public understanding of the nature of the Roman and Medieval occupation of the historic town of Barton. The important group of heritage assets centred on St Peter's Church, and the excavations there in the 1970s and 80s, are of national significance and internationally known.

The written results of the recent archaeological evaluations and excavations within the allocation site are required to assess the precise significance of archaeological heritage assets on the site and their contribution to the significance of the group of important designated heritage assets, as part of their settings.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric, Romano-British and Medieval periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

#### **Likely Impact of Allocation on Heritage Significance:**

The results of the recent archaeological evaluation and assessment are required to assess fully the impact of allocation on heritage significance within the site, and on the significance of the group of important designated heritage assets.

The archaeological remains on this allocation site lie directly beneath the topsoil. Development would therefore result in the destruction of heritage assets of archaeological interest, of high significance.

Excavations and other groundworks associated with construction would result in the total loss of the archaeological significance; the level of harm would be substantial.

Rooflines of housing development are likely to obscure the key views towards St Peter's Church and the Anglo-Saxon tower from within the allocation site and especially along the former route of the medieval trackway.

The legibility of the trackway, and its relationship to the important group of designated heritage assets to the west, may be completely lost beneath development. This would result in substantial harm to the setting and significance of the trackway, and how it may be experienced, as well as some harm to the setting of the other designated heritage assets and their significance.

The intrusion of the built environment, domestic activities and resulting noise disturbance will affect the setting of the town's cemetery and war memorial, resulting in adverse impact on the communal experience and some harm to the heritage significance.

There will be some impact on the setting of the Barton conservation area as the allocation site is one of the few original open areas that remain not built on in its original form around Barton. However, there is already modern housing on the edge of the conservation area which separates the conservation area from the allocation site and additional housing on the allocation site will not alter how the conservation area and its historic buildings are experienced.

#### **Heritage Constraints and Opportunities:**

The design and layout of the proposed development should retain the course of the medieval trackway and the curve of the former field boundary. This would allow the new development to fit into the existing road layout around East Acridge and link to the Church whilst retaining the legibility of the medieval trackway.

The development should be carefully designed to retain the key views of the Church tower from within the allocation site by positioning of the new housing and this needs to be looked at in a heritage statement prepared prior to development proposals being designed. This will assess setting and significance of the heritage assets and resulting impacts by the development, how this has informed the design of the new development and mitigation of any harm identified.

The design should also ensure the provision of sufficient area of open space between the cemetery and residential development to maintain the peaceful setting of the cemetery and the key views to the distant horizon over the Humber.

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or

employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording, and interpretative material.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

Master-planning and design requirements are necessary to conserve the setting of all affected heritage assets and mitigate potential adverse impacts on the designated and non-designated assets. These requirements should include master-planning to retain the setting and key views.

A design brief setting out the requirements for development on the site should be prepared. The use of obligations and planning conditions should secure the implementation of the design and other mitigation requirements.

The allocation site contains known and potential heritage assets of archaeological interest, of high significance. There will be adverse impacts on the archaeological interest of the site that amount to substantial harm to non-designated heritage assets. Further assessment based on the results of the archaeological field evaluation and excavations 2016-19 is required to understand fully the archaeological significance and the impact of development. It may be possible to mitigate the substantial harm through a comprehensive programme of archaeological excavations and recording in advance of construction works.

The developer should submit the written report of the results of all archaeological investigations undertaken on the allocation site between 2016 and 2019 at the earliest opportunity to enable this assessment of heritage significance to be completed.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the designated and non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.



## Site Allocation: H1P-7 – Land off Barrow Road, Barton upon Humber

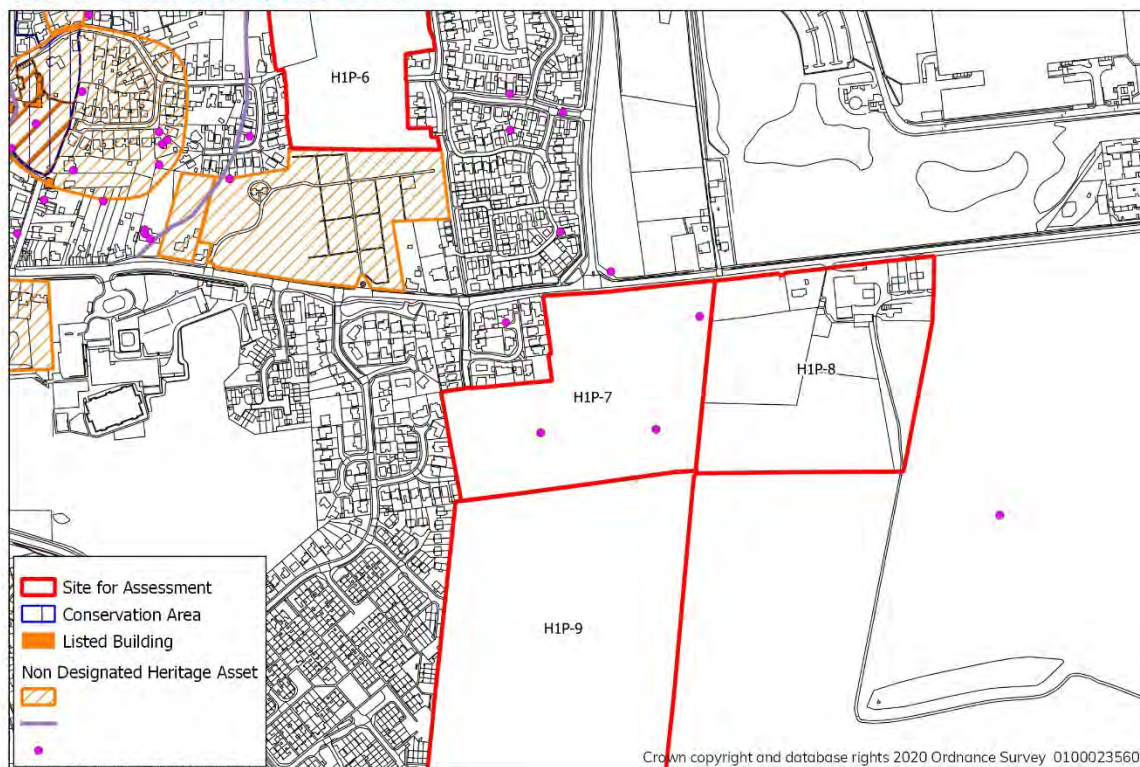
Use: Housing

### Heritage Assets affected:

The allocation site contains potential archaeological remains presumed to be associated with prehistoric and Romano-British occupation widespread across the northern end of the Lincolnshire Wolds overlooking the River Humber. Geophysical survey of the allocation site in 2006 identified several features likely to be of archaeological origin. The features represent a probable enclosure, trackway, pits and ditches and may be a continuation of the extensive prehistoric and Romano-British features excavated to the north of Barrow Road and on the Wren factory site.

There is potential that the site contains unrecorded and significant archaeology.

### H1P-7 - Land off Barrow Road



### Contribution of the site to the Significance of the Heritage Assets:

The known and potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of the northern Lincolnshire Wolds. The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of further archaeological investigation on the site. The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and surrounding area, followed by sample trial trenching to confirm the geophysical survey results and determine the nature and significance of the remains on the site.

**Likely Impact of Allocation on Heritage Significance:**

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

**Heritage Constraints and Opportunities:**

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

The site contains known and potential heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

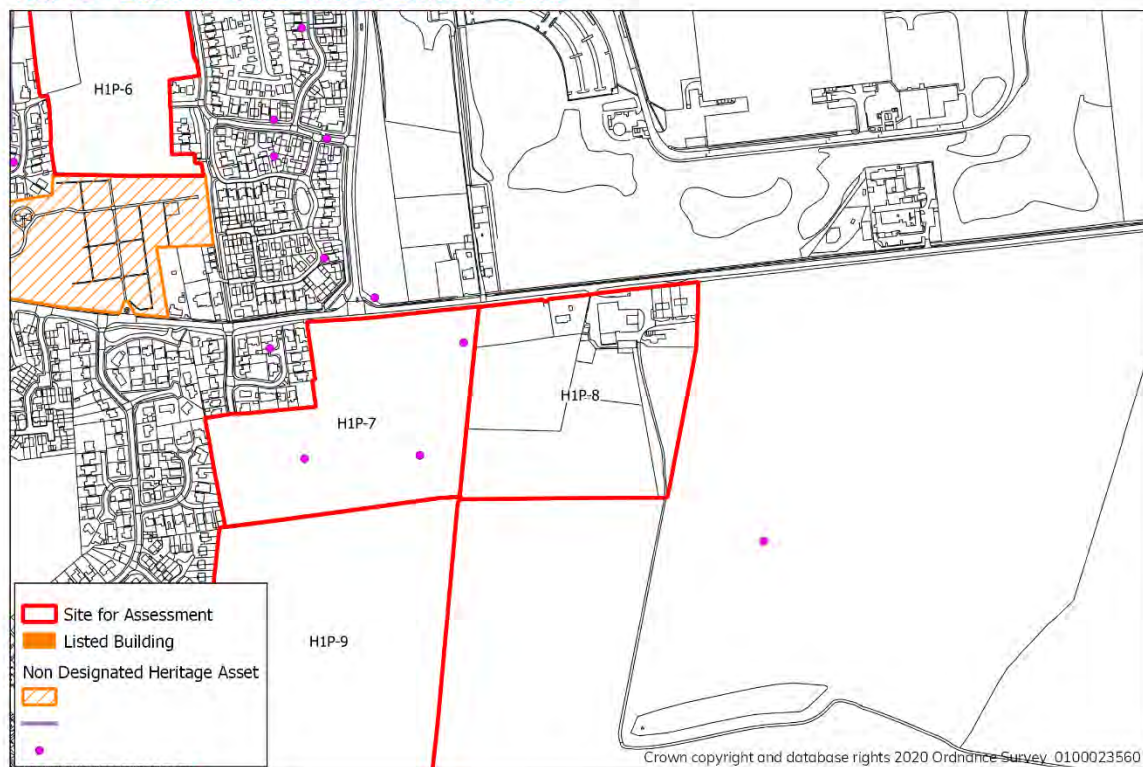
**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

**Heritage Assets affected:**

The allocation site contains potential archaeological remains presumed to be associated with prehistoric and Romano-British occupation widespread across the northern end of the Lincolnshire Wolds overlooking the River Humber. Geophysical survey of the adjacent allocation site in 2006 identified several features likely to be of archaeological origin. The features represent a probable enclosure, trackway, pits and ditches and may be a continuation of the extensive prehistoric and Romano-British features excavated to the north of Barrow Road and on the Wren factory site. The alignment of the ditches indicates that the features likely extend into this allocation site.

There is potential that the site contains unrecorded and significant archaeology

**H1P-8 - Land to the South of Barrow Road****Contribution of the site to the Significance of the Heritage Assets:**

The known and potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of the northern Lincolnshire Wolds. The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site.

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and

surrounding area, followed by geophysical survey and sample trial trenching to determine the nature and significance of remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

#### **Likely Impact of Allocation on Heritage Significance:**

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

#### **Heritage Constraints and Opportunities:**

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

#### **Recommendation:**

The site contains potential heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.



**Site Allocation: H1P-9 – Land at Caistor Road, Barton upon Humber**  
**Use: Housing**

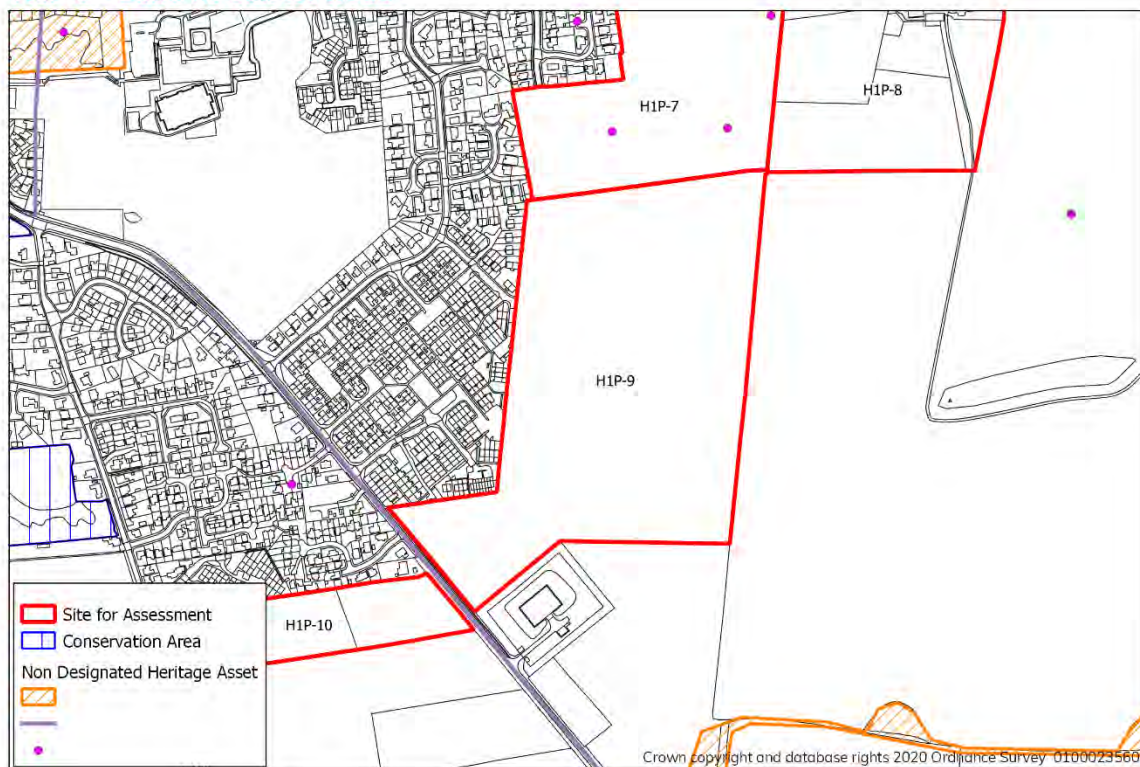
**Heritage Assets affected:**

The allocation site contains potential archaeological remains presumed to be associated with prehistoric and Romano-British occupation widespread across the northern end of the Lincolnshire Wolds overlooking the River Humber. Geophysical survey of a narrow strip of land within the eastern of the allocation site identified several features of possible archaeological origin (nb. not mapped on HER). The features comprise fragments of linear ditches and pit clusters that likely extend further across the allocation site and may be a continuation of the features identified to the north.

The presumed route of the prehistoric and Roman trackway known as ‘Barton Street’ runs along the south-west edge of the site on the course of Caistor Road. Barton Street is one of the three major prehistoric routes along the Lincolnshire Wolds and follows the east edge of the Wolds from the Humber for some 70km.

There is potential that the allocation site contains unrecorded and significant archaeology.

**H1P-9 - Land at Caistor Road**



**Contribution of the site to the Significance of the Heritage Assets:**

The known and potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of the northern Lincolnshire Wolds. The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site.

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and surrounding area, followed by geophysical survey and sample trial trenching to determine the nature and significance of remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

#### **Likely Impact of Allocation on Heritage Significance:**

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

#### **Heritage Constraints and Opportunities:**

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

#### **Recommendation:**

The site contains potential heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

**Site Allocation: H1P-10 – Land between Caistor Road and Eastfield Road, Barton upon Humber**  
**Use: Housing**

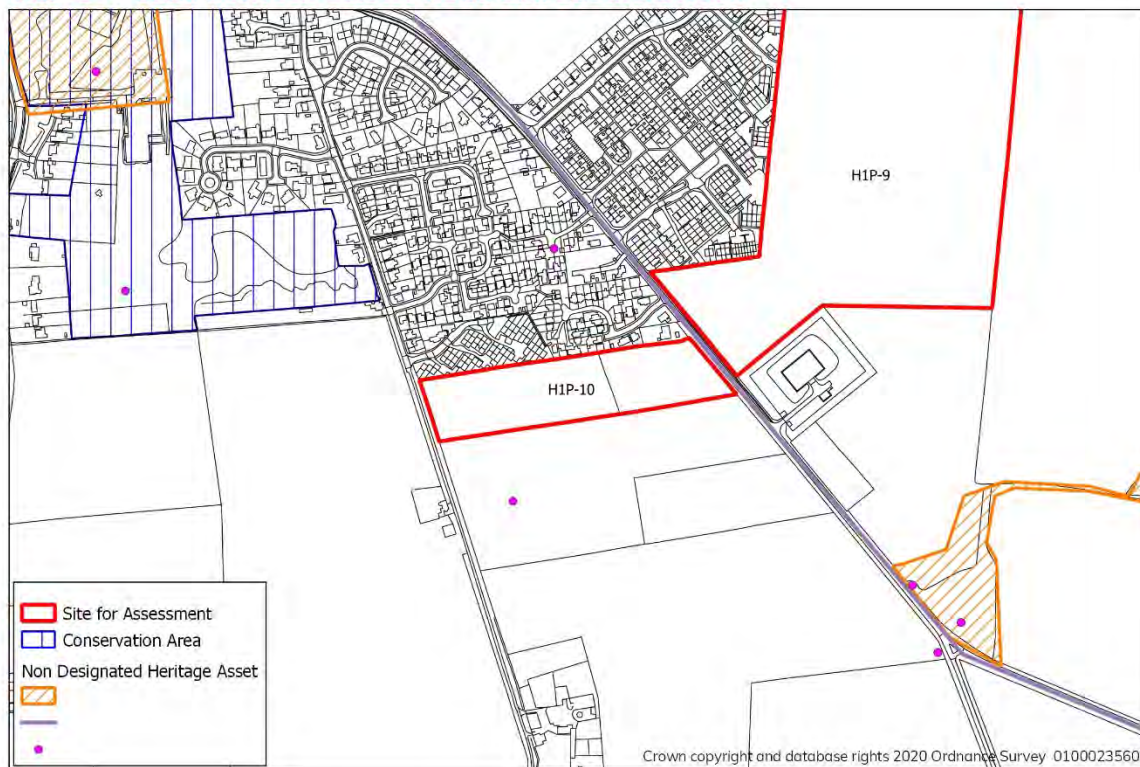
**Heritage Assets affected:**

The allocation site has the potential to contain archaeological remains likely to be associated with prehistoric and Romano-British occupation widespread across the northern end of the Lincolnshire Wolds overlooking the River Humber.

The presumed route of the prehistoric and Roman trackway known as 'Barton Street' runs along the south-west edge of the site on the course of Caistor Road. Barton Street is one of the three major prehistoric routes along the Lincolnshire Wolds and follows the east edge of the Wolds from the Humber for some 70km.

There is potential that the site contains unrecorded and significant archaeology.

**H1P-10 - Land between Caistor Road and Eastfield Road**



**Contribution of the site to the Significance of the Heritage Assets:**

The potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of the northern Lincolnshire Wolds. The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site.

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and

surrounding area, followed by geophysical survey and sample trial trenching, as appropriate, to determine the nature and significance of remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

**Likely Impact of Allocation on Heritage Significance:**

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

**Heritage Constraints and Opportunities:**

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

The site contains potential heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.



Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

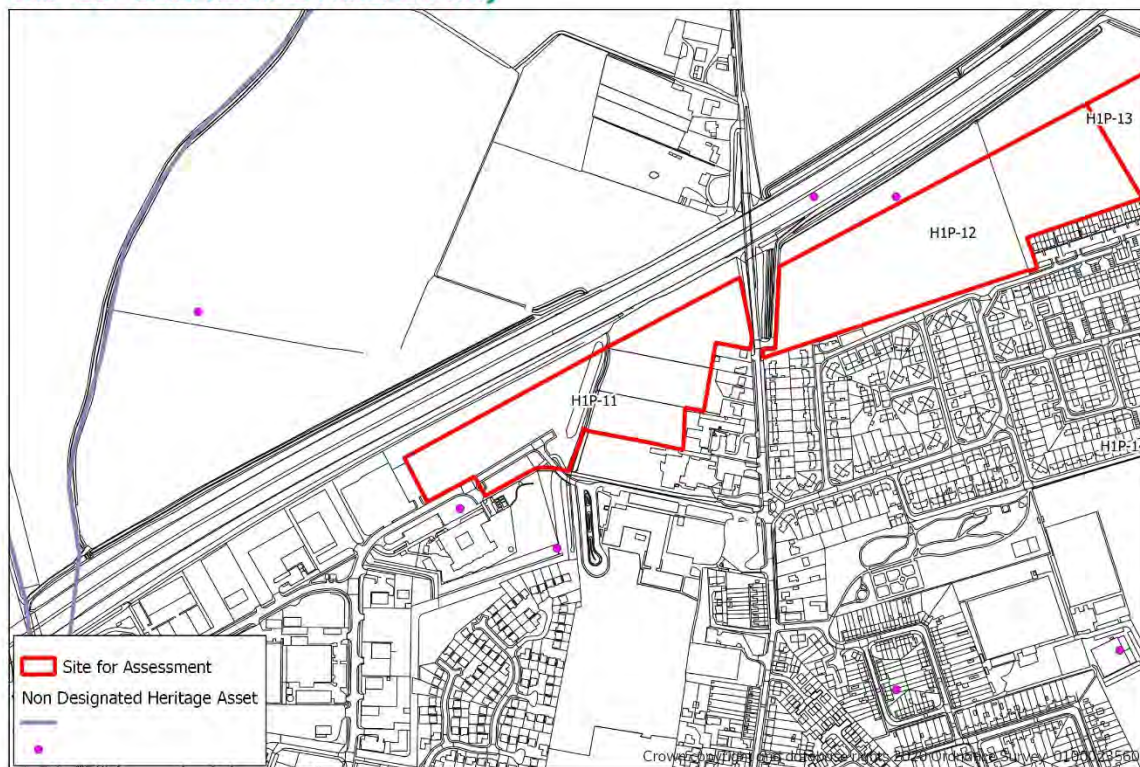
**Site Allocation: H1P-11 – Land north of Atherton Way, Brigg**  
**Use: Housing**

**Heritage Assets affected:**

The allocation site has the potential to contain archaeological remains associated with the prehistoric activity at the narrowest crossing point of the Old River Ancholme. Extensive evidence of this activity includes nationally significant discoveries of two prehistoric boats and a trackway preserved in the waterlogged floodplain deposits. Peat deposits scientifically dated to the Early Bronze Age occur in the area of the western half of the allocation site; the eastern half lies on the edge of the floodplain on drier ground that may have supported early occupation sites through the later prehistoric and Roman periods.

There is high potential that parts of the site contain unrecorded and significant archaeology. Archaeological investigation in the northeast of the allocation site revealed disturbance from the construction of the adjacent motorway.

**H1P-11 - Land north of Atherton Way**



**Contribution of the site to the Significance of the Heritage Assets:**

The potential archaeology within the allocation site has evidential value to enhance the public understanding of the occupation and exploitation of this area from the prehistoric and later periods. The sequence of deposits on the site, including peat, has the potential to contain well-preserved artefacts and organic material of very high significance. However, the significance of the archaeological and palaeo-environmental interest is currently unknown.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the earlier prehistoric periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

The allocation site requires further assessment of the heritage significance. The results of additional archaeological field evaluation may be necessary to inform this assessment. The assessment should comprise a preliminary review of available geo-archaeological evidence for the site and surrounding area to produce a deposit model of the underlying stratigraphic sequence. Subsequent field evaluation may be appropriate to sample the deposits to establish a chronological framework for the site and assess the preservation potential for archaeological and palaeo-environmental remains; the results would inform the need to excavate test pits and/or trial excavations to determine the nature and significance of remains.

#### **Likely Impact of Allocation on Heritage Significance:**

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

Development of this allocation site may result in the destruction of heritage assets of archaeological and palaeo-environmental interest that are potentially of high/very high significance;

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial. Development that overlies waterlogged deposits and remains left in situ is likely to compact and desiccate deposits resulting in irreversible harm. It would also prevent the possibility for future meaningful investigation of underlying remains, also amounting to loss of significance and substantial harm.

#### **Heritage Constraints and Opportunities:**

The results of archaeological assessment, informed by field evaluation as appropriate, are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the preservation conditions or the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-

excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

The site contains potential heritage assets of archaeological interest, potentially of high/very high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment, that may require archaeological field evaluation, is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

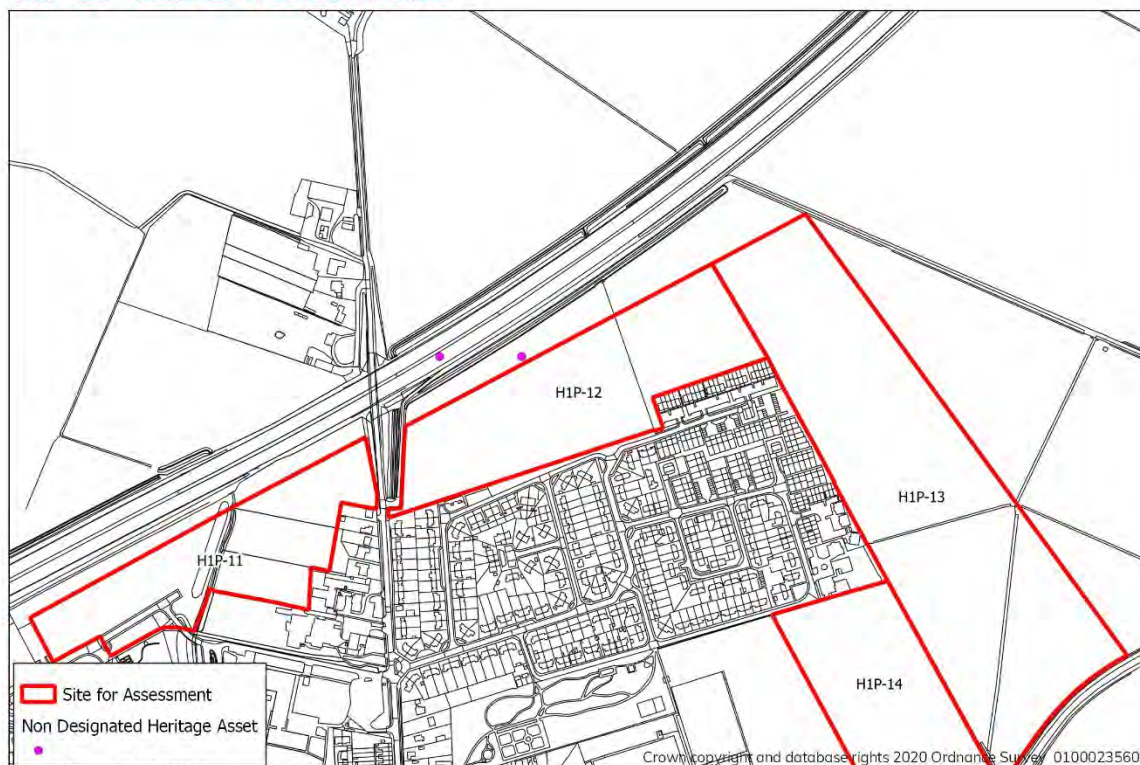
**Site Allocation: H1P-12 – Land at Western Avenue, Brigg**  
**Use: Housing**

**Heritage Assets affected:**

The allocation site is located on the geological spur of land that forms the narrowest crossing point of the Old River Ancholme and has attracted prehistoric, Roman and Medieval activity and settlement. The site contains known and potential archaeological remains that include finds of prehistoric worked flint and artefacts of Roman date found during construction of the motorway. The finds are indicative of activity of these periods in the area.

There is potential that the site contains unrecorded and significant archaeology.

**H1P-12 - Land at Western Avenue**



**Contribution of the site to the Significance of the Heritage Assets:**

The known and potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of the northern Lincolnshire Wolds. The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site.

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and surrounding area, followed by geophysical survey and sample trial trenching to determine the nature and significance of remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

**Likely Impact of Allocation on Heritage Significance:**

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

**Heritage Constraints and Opportunities:**

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

The site contains known and potential heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.



Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

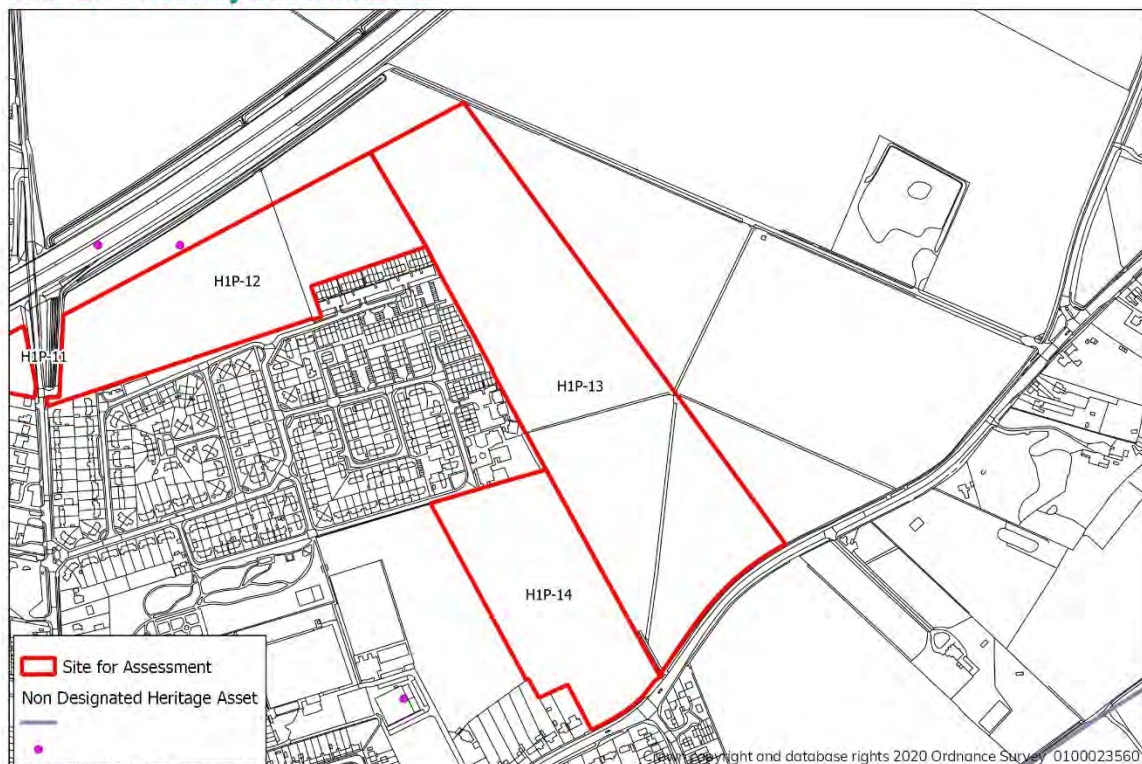
Planning applications are to include a Heritage Statement comprising assessment of the non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

**Site Allocation: H1P-13 – Wrawby Road Phase 2, Brigg**  
**Use: Housing**

**Heritage Assets affected:**

The allocation site is located on the geological spur of land that forms the narrowest crossing point of the Old River Ancholme and has attracted prehistoric, Roman and Medieval activity and settlement. Romano-British activity is represented by several nearby sites and finds. Archaeological evaluation of the southern half of the allocation site did not reveal any significant remains, however there is potential that the northern half of the site contains unrecorded and significant archaeology.

**H1P-13 - Wrawby Road Phase 2**



**Contribution of the site to the Significance of the Heritage Assets:**

The known and potential archaeology within the northern half of the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of the northern Lincolnshire Wolds. The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on this part of the site.

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and surrounding area, followed by geophysical survey and sample trial trenching to determine the nature and significance of remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

#### **Likely Impact of Allocation on Heritage Significance:**

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

#### **Heritage Constraints and Opportunities:**

There are no heritage constraints or opportunities in the southern half of the allocation site. The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements in the north half of the site.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

#### **Recommendation:**

The site contains potential heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation of the north half of the site is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

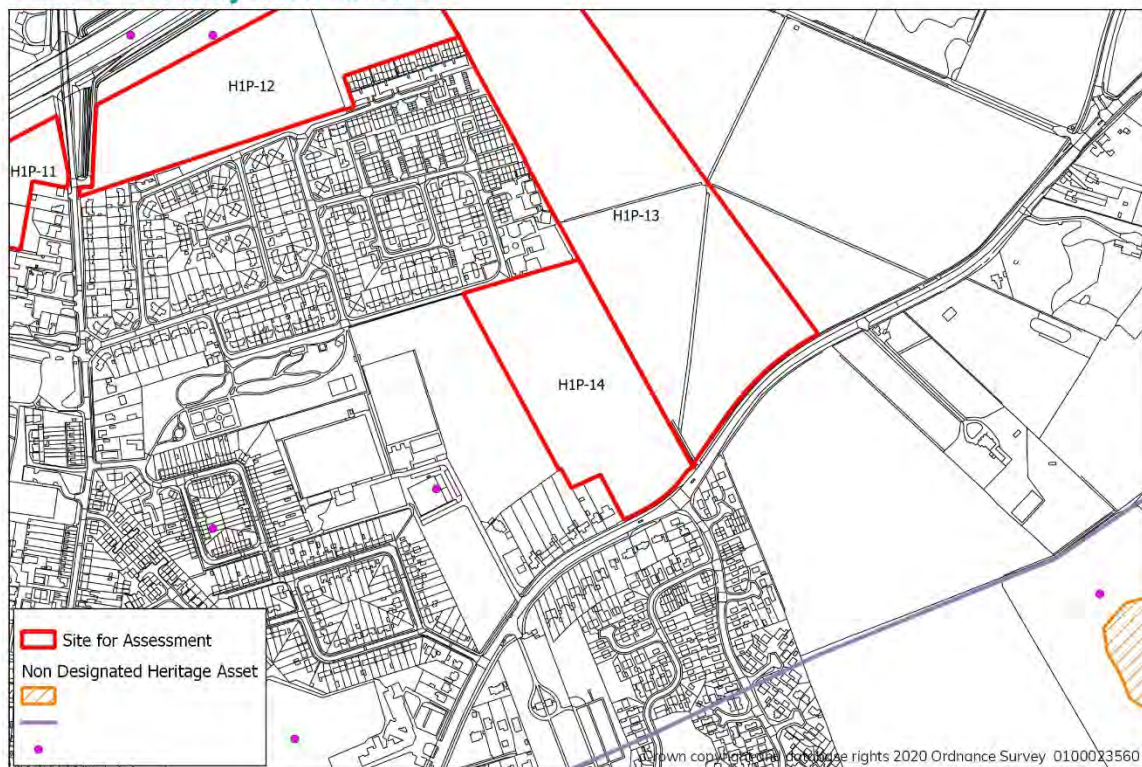
Planning applications are to include a Heritage Statement comprising assessment of the designated and non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

**Site Allocation: H1P-14 –Wrawby Road Phase 1, Brigg**  
**Use: Housing**

**Heritage Assets affected:**

An archaeological field evaluation of the allocation site undertaken in 2019 comprised geophysical survey followed by the excavation of sample trial trenches. The evaluation did not identify the presence of any significant archaeological heritage assets within the allocation site.

**H1P-14 - Wrawby Road Phase 1**



**Contribution of the site to the Significance of the Heritage Assets:**  
None

**Likely Impact of Allocation on Heritage Significance:**  
None

**Heritage Constraints and Opportunities:**  
None

**Recommendation:**

The allocation site lies within an area of archaeological interest. The site had potential to contain heritage assets of archaeological interest. The developer undertook field evaluation proportionate to the potential significance that did not identify any definitive archaeological features within the allocation site.

No adverse impact



## Site Allocation: H1P-15 – Land at King’s Road, Barnetby Le Wold

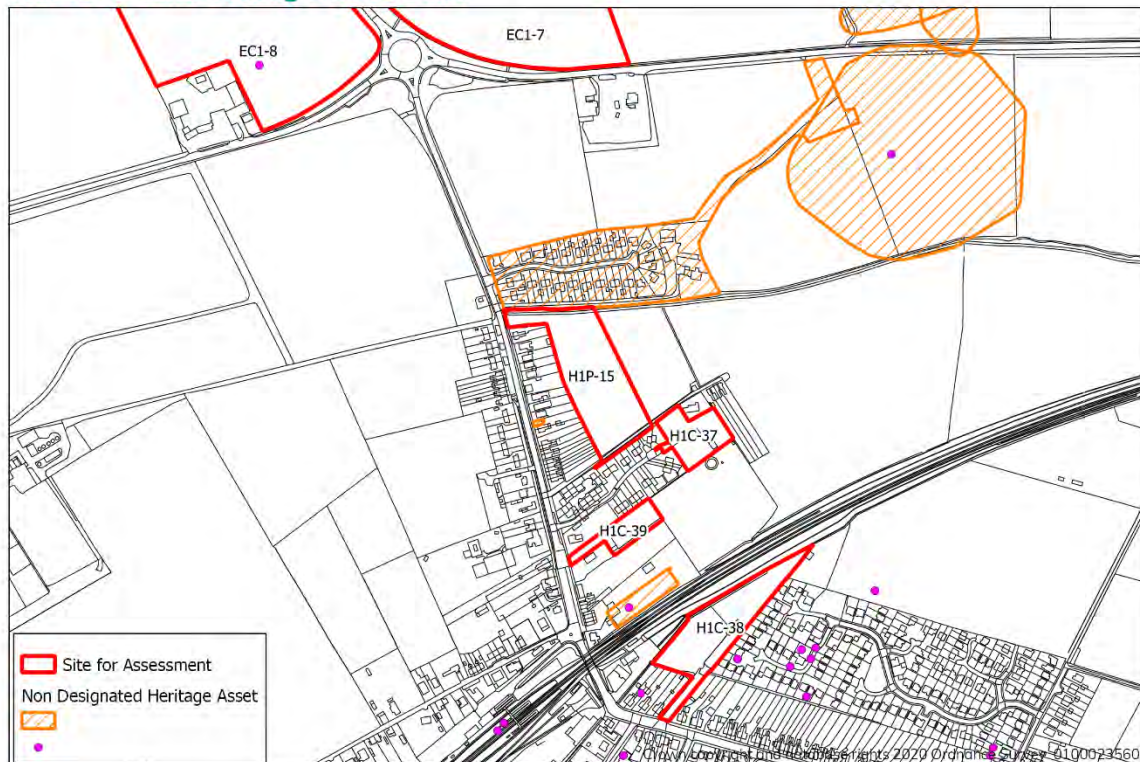
Use: Housing

### Heritage Assets affected:

The allocation site contains potential archaeological remains associated with widespread prehistoric and Romano-British occupation of the ‘Kirmington Gap’, the important east-west routeway through the northern Lincolnshire Wolds. Iron Age and Romano-British activity is represented by several nearby sites and finds including a possible hillfort or defended enclosure to the northeast, Iron Age and Romano-British settlements to the north and south as well as Roman pottery kilns beneath the motorway junction.

In 2018, a geophysical survey of the allocation site identified anomalies of uncertain origin that could be archaeological features. There is some potential that the site contains unrecorded and significant archaeology.

**H1P-15 - Land at King’s Road Land**



*Oh dear*

### Contribution of the site to the Significance of the Heritage Assets:

The potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of the northern Lincolnshire Wolds. The precise significance of any archaeological heritage assets within the allocation site is currently unknown as the archaeological field evaluation is incomplete.

The allocation site requires further assessment of the heritage significance. The results of additional archaeological field evaluation are necessary to complete and inform this

assessment, comprising sample trial trenching to determine the nature and significance of any remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

**Likely Impact of Allocation on Heritage Significance:**

The results of the completed archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

**Heritage Constraints and Opportunities:**

The complete results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

The site contains potential heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Complete the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

**Site Allocation: H1P-17 – Land off Ferry Road/Chestnut Rise, Barrow upon Humber**  
**Use: Housing**

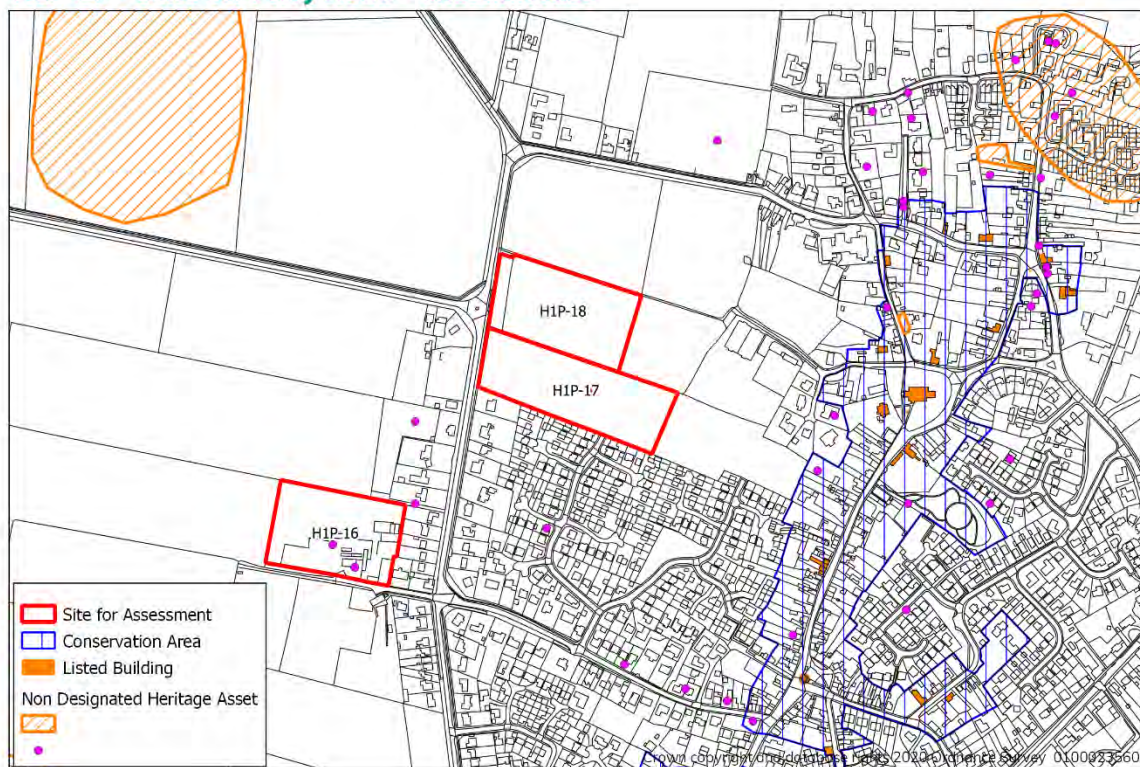
**Heritage Assets affected:**

The allocation site is within the setting of Barrow upon Humber Conservation Area and the setting of Holy Trinity Church, Grade I listed.

The western half of the application site contains ridge and furrow earthworks of the medieval open field system around Barrow upon Humber that were enclosed by Act of Parliament in the late 18<sup>th</sup> century.

A recent archaeological field evaluation undertaken in July 2020 comprising geophysical survey and sample trial trenching has not revealed any significant archaeological remains within the allocation site.

**H1P-17 - Land off Ferry Road - Chestnut Rise**



**Contribution of the site to the Significance of the Heritage Assets:**

The allocation site is important to the setting and significance of the conservation area as it encompasses the historic landscape that remains in its original form. This is the agricultural land and fields that served the historic settlement of Barrow and is a part of its character and identity. The historic connection between the village and the agricultural landscape is highlighted by the 18<sup>th</sup> century farmhouses and barns still upstanding in the conservation area.



This includes the Holy Trinity Church which served Barrow and is in the heart of the conservation area and being situated on a raised green area its most important historic building with its large 15<sup>th</sup> century tower.

However, the open landscape immediately to the east of the application site, which has been locally designated in the North Lincolnshire Local Plan 2003 as an area of amenity importance, is being left in its original form. This open space is proposed to be protected in the new Local Plan through Policy DQE11- Important Open Space. This will contribute in some part to protecting the setting of the conservation area and Holy Trinity Church as this will retain some of the original open space described above.

A positive outcome from this is that the open space can be used by the public allowing people to experience the openness of this part of the conservation area and have a clear buffer to the proposed adjacent development. Additionally the properties on the High Street to the east of the application site have retained their large deep gardens and this added to the open space in the application will maintain in the immediate setting and pattern of development of the conservation area and the church setting.

In terms of the immediate setting of the conservation area this public open space will insulate the historic core which includes Holy Trinity Church from the proposed development and provide an open, green setting to the buildings.

However, there will be harm to the wider setting and the original agricultural fields that served the historic settlement of Barrow and part of character and identity. It provides historical context to the conservation area and the setting of the church i.e an open rural backdrop to the conservation area that has always been there not despoiled by modern development.

In addition, proposed housing has the potential to impact on key views eastwards from the A1077 to the Holy Trinity church tower which dominates this view. This needs to be assessed as a part of the Heritage Statement and the location of buildings will mitigate harm in this instance.

Few pockets of ridge and furrow survive around the village and those that do make a positive contribution to the setting of the heritage asset of the open field system. The ridge and furrow is of local significance that informs the agricultural setting of the historic village and Conservation Area. It is one of only two areas containing ridge and furrow within the setting to the north-west of the Conservation Area and is the better-preserved area.

#### **Likely Impact of Allocation on Heritage Significance:**

Some adverse impact to the setting and significance as described above.

Prior to development proposals a heritage statement is required to assess setting and significance of the heritage assets and resulting impacts by the development, how this has informed the design of the new development and mitigation of any harm identified.

Development of the allocation site would result in the destruction of the ridge and furrow earthworks amounting to substantial harm to one of the few surviving areas of this historic landscape around Barrow.

**Heritage Constraints and Opportunities:**

Maintain the public open space as it makes important contribution to the setting and significance of the designated assets.

In terms of ways that this harm can be mitigated would be for the new housing development to reflect the large open spaces or large longitudinal gardens in the final design and traditional design and form of buildings that reflect the built form style and appearance of the historic properties in the conservation area.

Mitigation will be designed in as part of the Heritage Statement as required by the NPPF.

It may be possible for the open space provision within the allocation site to preserve a small part of the ridge and furrow, otherwise there are no opportunities to retain the earthworks if the site is developed.

**Recommendation:**

It is therefore concluded that there will be adverse impact on designated heritage assets that may be possible to mitigate. The use of obligations and planning conditions should secure the implementation of the design and other mitigation requirements.

Regarding the non-designated ridge and furrow, there would be significant adverse impact which may not be possible to mitigate.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the designated and non-designated heritage assets, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.



**Site Allocation: H1P-18 –Land off Ferry Road, Barrow upon Humber**  
**Use: Housing**

**Heritage Assets affected:**

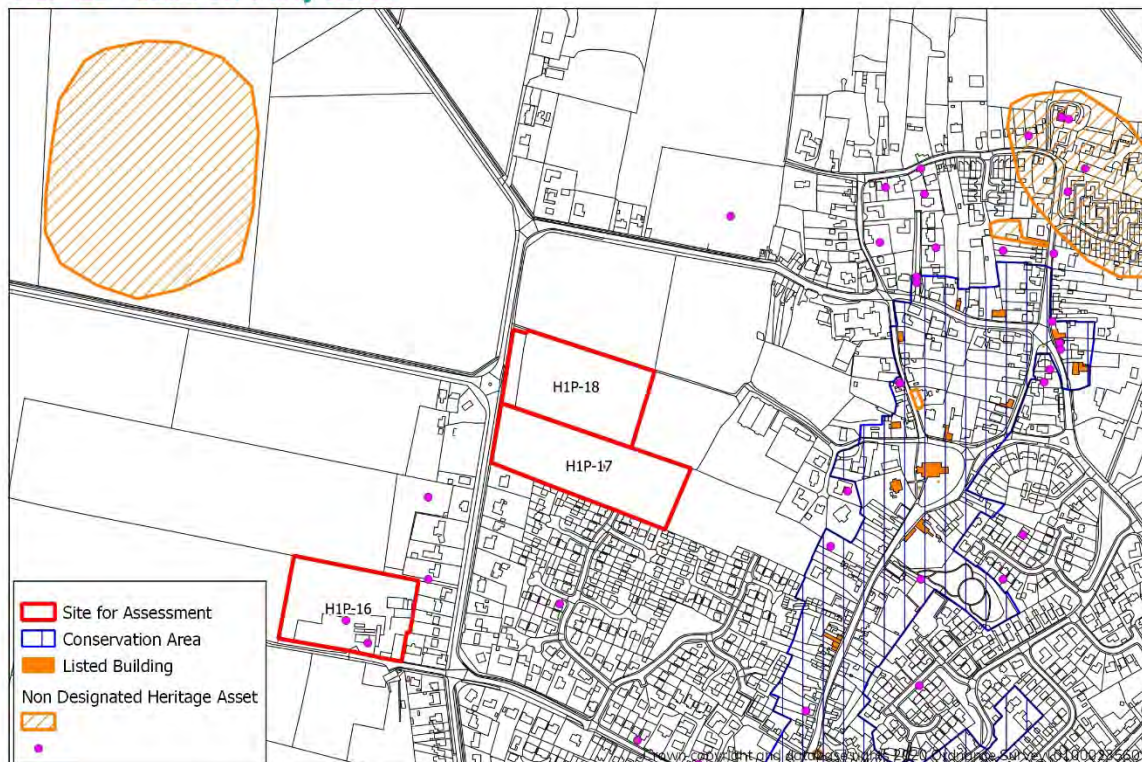
The allocation site is within the setting of Barrow upon Humber Conservation Area and the setting of Holy Trinity Church, Grade I listed building.

The allocation site has potential to contain archaeological remains associated with prehistoric, Romano-British and Saxon occupation. Barrow upon Humber is traditionally associated with a Saxon royal estate given to St Chad in 669 AD to establish a monastery there. The boundaries of the estate are later described in a 10<sup>th</sup> century land charter and are recognised to encompass the neighbouring parishes of Barrow and Barton-upon-Humber.

The allocation site may lie on an earlier route between the two settlements. The area traditionally associated with the monastic foundation lies at the northern end of Barrow village to the north of Holy Trinity church, but evidence indicates the early occupation may have been more widespread. There is some potential that the site contains unrecorded and significant archaeology.

A recent archaeological field evaluation of the proposed allocation site to the south (H1P-16p) undertaken in July 2020 has not revealed any significant archaeological remains.

**H1P-18 - Land off Ferry Road**



**Contribution of the site to the Significance of the Heritage Assets:**

The allocation site is important to the setting and significance of the conservation area as it encompasses the historic landscape that remains in its original form. This is the agricultural land and fields that served the historic settlement of Barrow and is a part of its character and identity. The historic connection between the village and the agricultural landscape is highlighted by the 18<sup>th</sup> century farmhouses and barns still upstanding in the conservation area.

This includes the Holy Trinity Church which served Barrow and is in the heart of the conservation area and being situated on a raised green area its most important historic building with its large 15<sup>th</sup> century tower.

However, the open landscape immediately to the east of the application site, which has been proposed to be protected through the new Local Plan through the Policy DQE11 as Important Open Space, is being left in its original form. This will contribute in some part to protecting the setting of the conservation area and Holy Trinity Church as this will retain some of the original open space described above.

A positive outcome from this is that the space can be used by the public allowing people to experience the openness of this part of the conservation area and have a clear buffer to the proposed adjacent development. Additionally the properties on the High Street to the east of the application site have retained their large deep gardens and this added to the open space in the application will maintain in the immediate setting and pattern of development of the conservation area and the church setting.

In terms of the immediate setting of the conservation area this public open space will insulate the historic core which includes Holy Trinity Church from the proposed development and provide an open, green setting to the buildings.

However, there will be harm to the wider setting and the original agricultural fields that served the historic settlement of Barrow and part of character and identity. It provides historical context to the conservation area and the setting of the church i.e an open rural backdrop to the conservation area that has always been there not despoiled by modern development.

In addition, proposed housing has the potential to impact on key views eastwards from the A1077 to the Holy Trinity church tower which dominates this view. This needs to be assessed as a part of the Heritage Statement and location of buildings will mitigate harm in this instance.

The potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the Saxon and earlier occupation at Barrow. The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site.

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and surrounding area, followed by geophysical survey and, where appropriate, sample trial trenching to determine the nature and significance of remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the Early Medieval period of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

**Likely Impact of Allocation on Heritage Significance:**

Some adverse impact to the setting and significance as described above.

Prior to development proposals a heritage statement is required to assess setting and significance of the heritage assets and resulting impacts by the development, how this has informed the design of the new development and mitigation of any harm identified.

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

**Heritage Constraints and Opportunities:**

Maintain the public open space as it makes important contribution to the setting and significance of the designated assets.

In terms of ways that this harm can be mitigated would be for the new housing development to reflect the large open spaces or large longitudinal gardens in the final design and traditional design and form of buildings that reflect the built form style and appearance of the historic properties in the conservation area.

Mitigation will be designed in as part of the Heritage Statement as required by the NPPF.

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-

excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

It is therefore concluded that there will be adverse impact on designated heritage assets that may be possible to mitigate. The use of obligations and planning conditions should secure the implementation of the design and other mitigation requirements.

The site contains potential heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the designated and non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

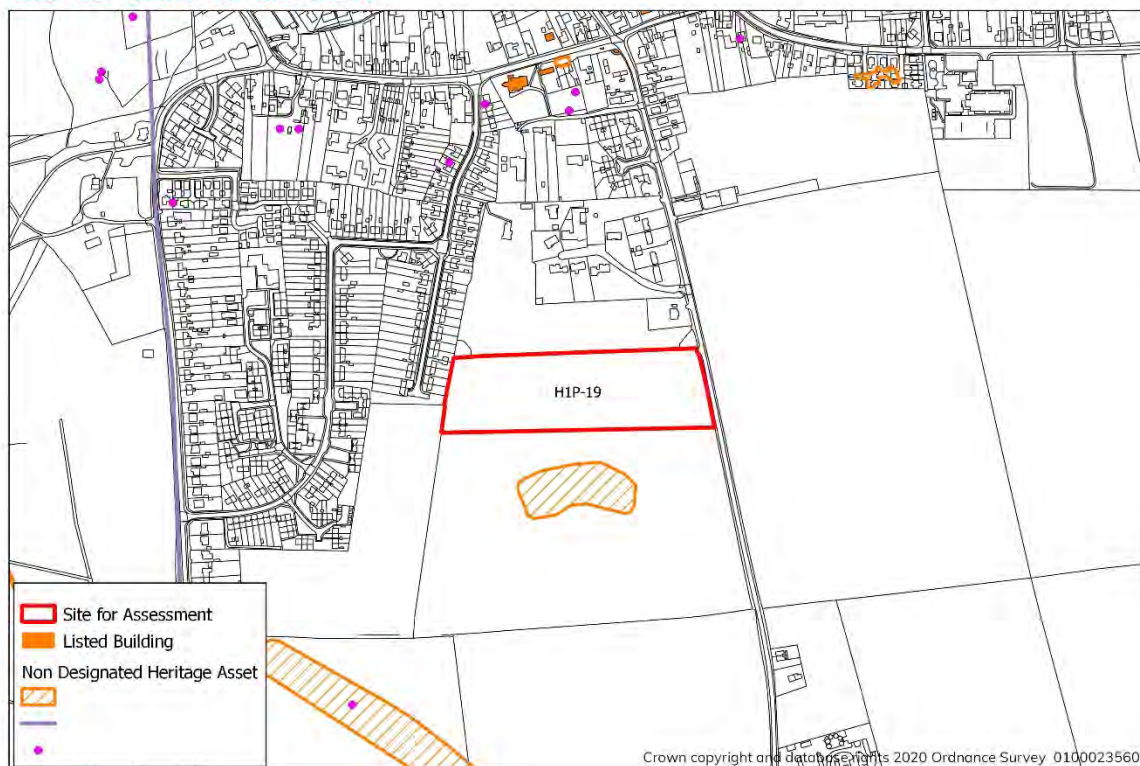
**Site Allocation: H1P-19 – Land off the B1207, Broughton**  
**Use: Housing**

**Heritage Assets affected:**

The allocation site has potential to contain archaeological remains associated with the Roman road Ermine Street and the occupation of this area throughout the Roman and earlier periods. Ermine Street lies 350m west of the allocation site and the cropmarks of two possible enclosures visible on aerial photographs lie in the field to the south of the site.

There is high potential that the site contains unrecorded and significant archaeology.

**H1P-19 - Land off the B1207**



**Contribution of the site to the Significance of the Heritage Assets:**

The known and potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of the northern Lincolnshire Wolds. The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site.

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and surrounding area, followed by geophysical survey and sample trial trenching to determine the nature and significance of remains.



The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

#### **Likely Impact of Allocation on Heritage Significance:**

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

#### **Heritage Constraints and Opportunities:**

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

#### **Recommendation:**

The site contains potential heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.



**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

## Site Allocation: H1P-22 – Land to the east of Filedside, Crowle

Use: Housing

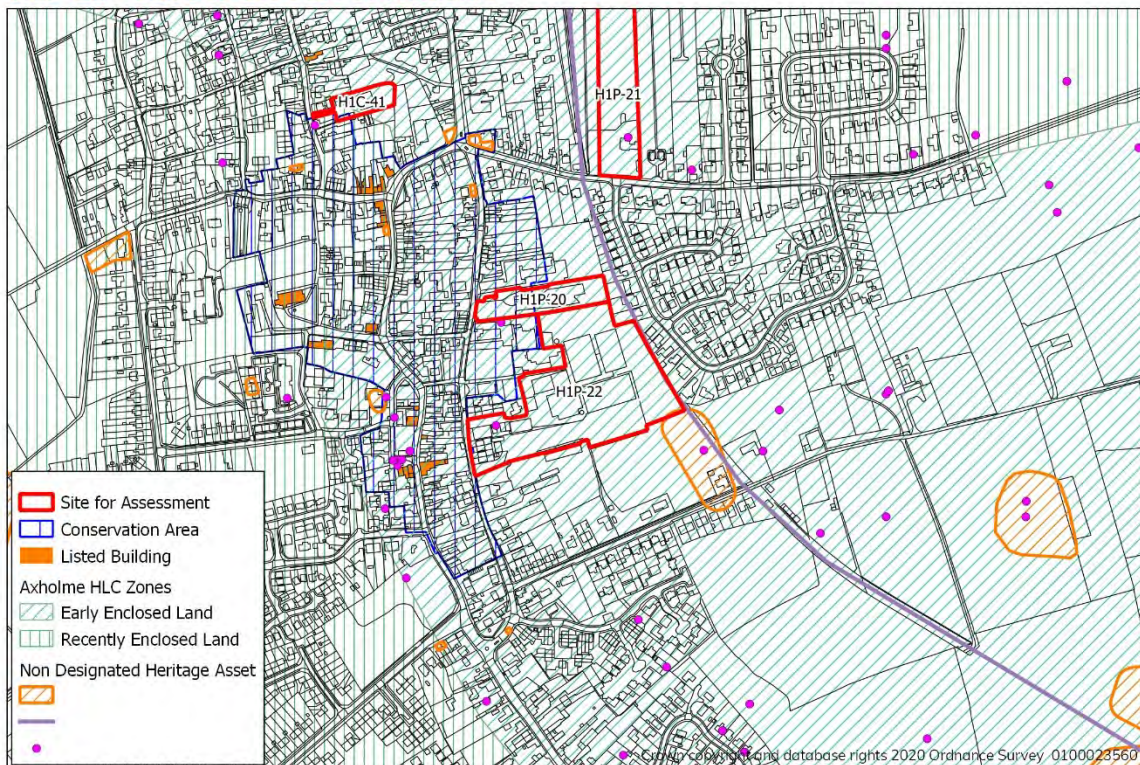
### Heritage Assets affected:

The allocation site is on the edge of Crowle conservation area.

The allocation site is within an area of prehistoric and Romano-British occupation evidenced as cropmark features and finds. A recent archaeological field evaluation undertaken in February 2020 comprising geophysical survey over two areas of the allocation site identified potential archaeological remains. The HER has yet to map these recent results. The site has potential to contain further unrecorded and significant archaeology.

The site lies within the Early Enclosed Land character zones of the Isle of Axholme Historic Landscape <https://www.northlincs.gov.uk/planning-and-environment/historic-environment-record/#1591350890663-090dc898-75fa>; it is not within the locally designated Area of Special Historic Landscape Interest of the Isle of Axholme.

### H1P-22 - Land to the east of Filedside



### Contribution of the site to the Significance of the Heritage Assets:

Most of the site is outside the conservation area with a small section inside facing Filedside which has already been built on. The area has modern agricultural buildings on it and the southern part of the site has a more open character with green space. The land still reflects the open agricultural character that served the settlement of Crowle with its 18<sup>th</sup> and 19<sup>th</sup> century buildings in the conservation area.

The known and potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of the northern Isle of Axholme and the Old River Don corridor. The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site.

The allocation site requires further assessment of the heritage significance. The results of additional archaeological field evaluation are necessary to inform this assessment comprising sample trial trenching to determine the nature and significance of potential features identified by the geophysical survey, and across the remainder of the site currently a garden centre.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

#### **Likely Impact of Allocation on Heritage Significance:**

Allocation for housing will alter the basic historic land use relationship and have an adverse impact on the setting of the conservation area.

Prior to development proposals a heritage statement is required to assess setting and significance of the Crowle conservation area and resulting impacts by the development, how this has informed the design of the new development and mitigation of any harm identified.

The results of completed archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

#### **Heritage Constraints and Opportunities:**

Mitigation in this instance would be to have a development with a spacious open character. Public open space with landscaping should be considered for the Field side boundary and the use of traditional building styles complimentary to the 18<sup>th</sup>/19<sup>th</sup> century character of the conservation area.

The results of completed archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or

employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

Adverse Impact which may be possible to mitigate. The use of obligations and planning conditions should secure the implementation of the design and other mitigation requirements.

The site contains potential heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out and complete the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the designated and non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

**Site Allocation: H1P-21 – Land off Mill Road, Crowle**

**Use: Housing**

**Heritage Assets affected:**

The site is situated to the north east of the Crowle conservation area.

The site lies within the Early Enclosed Land character zones of the Isle of Axholme Historic Landscape <https://www.northlincs.gov.uk/planning-and-environment/historic-environment-record/#1591350890663-090dc898-75fa>; it is not within the locally designated Area of Special Historic Landscape Interest of the Isle of Axholme. The allocation site comprises two cultivation strips enclosed from the open fields. The 1887 Ordnance Survey map shows the two strips.

There are two 19<sup>th</sup> century cottages at the southern end of the site, set perpendicular to the roadside along the eastern boundary of the site with the cemetery. The cottages may be associated with a windmill that stood on the site of the large modern house.

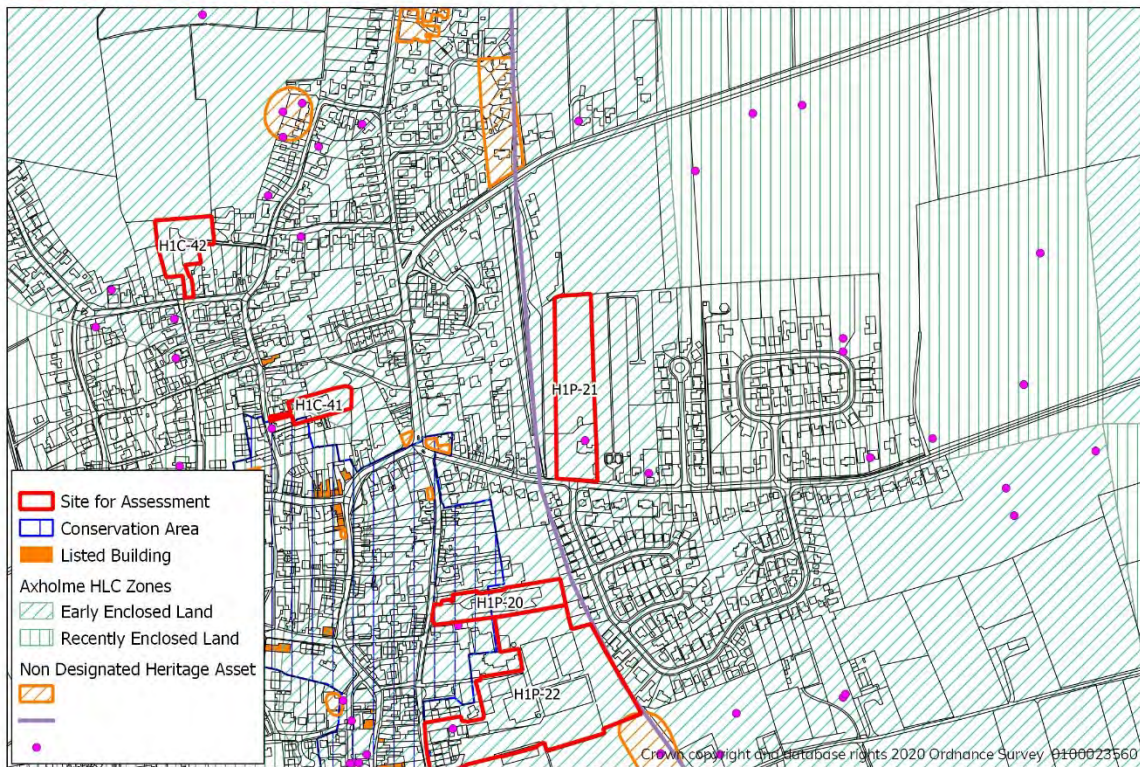
Mill Lane cemetery is adjacent to the allocation site. The cemetery was opened in 1862-3 and remains in use for the town. It has an unusual pair of Gothic chapels with a linking arch between situated close to the southern entrance. The cemetery lodge has a similar decorative arch in the brickwork above the entrance door and like the cottages on the allocation site is set perpendicular to the roadside.

The line of the former Axholme Joint Railway, closed 1968, runs in a cutting on the west side of the allocation site.

The allocation site has potential to contain heritage assets of archaeological interest. There are records of prehistoric, Roman, Saxon and medieval finds from the fields northeast of Mill Lane.



### H1P-21 - Land off Mill Road



#### **Contribution of the site to the Significance of the Heritage Assets:**

The allocation site is part of the original open countryside setting associated with the conservation area however the area between the two areas has been built on with housing and are not inter visible.

There are historic properties along Mill Road between the two sites that contribute to the setting and character of the conservation area.

The site contributes to the overall significance of the historic landscape character of the Isle of Axholme and to the Early Enclosed Land (EEL) character zone around the north end of Crowle. The enclosure of the two former strips occurred perhaps as late as the mid 19<sup>th</sup> century when the windmill was built. Their original long narrow form remains highly legible rising up slope from Mill Lane. There are enclosure hedgerows on two sides of the field, the cemetery's brick wall on the third side, and the open boundary (as originally) to the roadside. The two cottages on the site contribute to the legibility and setting of the historic character; their siting perpendicular to the road is a characteristic typical of the older houses across the Isle, and makes them highly visible from the roadside across the former strip fields.

The allocation site forms the western setting of the town's cemetery. The key view of the cemetery is from the entrance through the link arch between the two mortuary chapels, looking up the north-south axial driveway. The northeast of the allocation site is visible in this view over the relatively low cemetery wall. There are views across the allocation site from all parts of the cemetery. The openness of the field contributes to the quietness and tranquillity of the cemetery, of importance to the funerary ceremonies held there and to those visiting the graves.



This setting makes a valued contribution to the sense of place and the communal values of the burial ground.

The potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of the northern Isle of Axholme and the Old River Don corridor. The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site.

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and surrounding area, followed by geophysical survey and, dependent on survey results, sample trial trenching to determine the nature and significance of remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

**Likely Impact of Allocation on Heritage Significance:**

Some harm to the setting of the conservation area.

Development within the allocation site will result in the intrusion of buildings into the historic landscape and the introduction of domestic features and disturbance. Increased traffic, noise, dust and potential odours are all likely to occur. The legibility of the enclosure of the former open strips will be lost and the contribution the two cottages make to the historic legibility would be lost if these buildings are demolished. The change in character will also affect the setting of the surrounding EEL character zone to the north. Such changes will erode the EEL landscape character in this area resulting in harm to the EEL character zone.

Demolition of the two cottages would result in the total loss of their historic and evidential values which may be associated with the former windmill on the site. Demolition would be substantial harm.

The intrusion of the built environment, domestic activities and resulting noise disturbance will affect the setting of the town's cemetery, resulting in adverse impact on the communal experience and cause some harm to the heritage significance. Development will alter the key views of the cemetery and its setting from the entrance and within the cemetery; the affect will be adverse but less than substantial harm.

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that any archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

**Heritage Constraints and Opportunities:**

The harm to the conservation area can be mitigated in this instance by having traditional styled buildings on the Mill Road entrance to the site.

Retaining and refurbishing the two cottages, maintaining the existing hedgerows and keeping the open aspect to the roadside would preserve some of the historic landscape character. Keeping the cottages would also benefit the setting of the cemetery at its entrance.

The design and layout of development at the front of the plot should reflect the perpendicular position of the cottages to the roadside, and the linear form of the strip fields. The height of dwellings should be restricted to single storey dwellings throughout to reduce the impact on the setting of the cemetery and the surrounding historic landscape. Open space should also be left along the cemetery boundary.

Boundary treatment to the site and the individual plots will need to be controlled with emphasis on retaining and restoring the existing hedgerows, maintaining open boundaries to access roads and limited use of fencing between plots, to retain openness.

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

The allocation site will result in adverse impact to the heritage assets and their settings. It may be possible to mitigate some of the resulting harm, which is less than substantial, to an acceptable extent, as described above. A design brief setting out the requirements for development on the site should be prepared. The use of obligations and planning conditions including the removal of permitted development rights should secure the implementation of the design requirements.

The site may contain heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the designated and non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

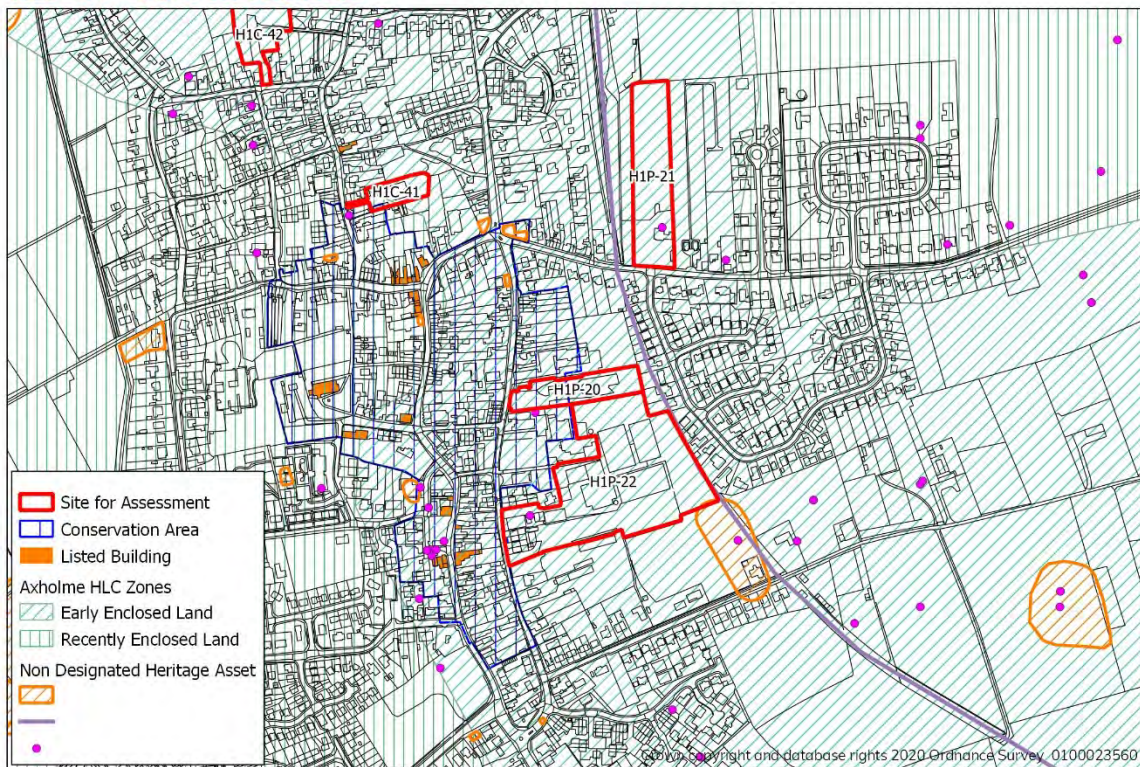
**Site Allocation: H1P-20 – Land off Fieldside, Crowle**  
**Use: Housing**

**Heritage Assets affected:**

The eastern part of the proposed allocation site is within the Crowle conservation area and the western half is just outside the conservation area.

The allocation site is within an area of prehistoric and Romano-British occupation evidenced as cropmark features and finds. A recent archaeological evaluation of the proposed allocation site to the south (H1P-19p) undertaken in February 2020 revealed the presence of potential archaeological remains, including in the area immediately adjacent. The HER has yet to map these recent results. The site has potential to contain further unrecorded and significant archaeology.

**H1P-20 - Land off Fieldside**



**Contribution of the site to the Significance of the Heritage Assets:**

The eastern part of the allocation site is within the Crowle conservation area and the western half is just outside the conservation area. The application site is an open brownfield site facing Fieldside. The land still reflects the open landscape character that served the settlement of Crowle with its 18<sup>th</sup> and 19<sup>th</sup> century buildings in the conservation area.

Historic mapping shows that the frontage along Fieldside was built on in 1887.

The potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of the northern area of the Isle of Axholme within the corridor of the Old River Don. The precise significance of

archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site.

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise sample trial trenching to determine the nature and significance of any remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

#### **Likely Impact of Allocation on Heritage Significance:**

There will be some harm to the open setting of the conservation area.

Prior to development proposals a heritage statement is required to assess setting and significance of the Crowle conservation area and resulting impacts by the development, how this has informed the design of the new development and mitigation of any harm identified

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

#### **Heritage Constraints and Opportunities:**

Historic mapping shows that the frontage along Fieldside was built on in 1887 therefore there would be no objection to having new housing along Fieldside to reflect the built form and appearance of the conservation area.

Regarding mitigation to counter the harm to open setting. It is recommended be to have a design of development with a spacious open character. Public open space with landscaping should be considered within the site boundary and the use of traditional building materials complimentary to the 18<sup>th</sup>/19<sup>th</sup> century character of the conservation area.

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

It may be possible to mitigate the adverse impact on designated heritage assets. The use of obligations and planning conditions should secure the implementation of the design and other mitigation requirements.

The site contains potential heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the designated and non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.



## **Site Allocation: H1P-23 – Yealand Flats, Epworth**

### **Use: Housing**

#### **Heritage Assets affected:**

The allocation site is within the Area of Special Historic Landscape Interest of the Isle of Axholme (ASHLI). The council designated this area in the North Lincolnshire Local Plan (2003) for its unique historic landscape retaining the pattern of ancient open strip fields, enclosures and turbaries surrounding the towns and villages on the Isle. The Area of Special Historic Landscape Interest is retained in the new Local plan through Policy HE2. The council acknowledges that this historic landscape is of national importance, but statutory designation is not possible under current legislation for a landscape heritage asset. The ASHLI comprises several historic landscape character types that together contribute to the overall character, appearance and setting of this special landscape <https://www.northlincs.gov.uk/planning-and-environment/historic-environment-record/#1591350890663-090dc898-75fa>

The Ancient Open Strip Fields (AOSF) dating from the medieval period form the historic character core of the Isle of Axholme historic landscape. The Early Enclosed Land (EEL), created by piece-meal enclosure of blocks of former strips into small irregular fields, buffers the AOSF together with the surrounding Recent Enclosed Land (REL) on low-lying former marshland. These three historic landscape character zones encompass much of the locally designated heritage asset, together with other discrete character areas, such as the important Turbaries and Moorland Allotments, Designed Landscape, and the Settlement and Building Types.

The historic landscape character of the Isle of Axholme is the sum of these historic landscape character types. The purpose of the local designation is to protect the character, appearance and setting of all the historic landscape, particularly the core historic landscape character of the AOSF.

The essential character and appearance of the AOSF historic landscape type is of open unenclosed agricultural land lacking any physical boundary features such as hedgerows or fences. Individual reverse S-shaped cultivation strips survive in places and are highly legible; where amalgamated, sinuous field edges and openness define this character. Other characteristics include the roads, common ways and access tracks known locally as meres, and a general absence of farms in the open fields, these being in the towns and villages. Visual reference points such as church, mill and water towers also afford legibility to the core historic landscape and form part of its setting.

Piece-meal enclosure is also characteristic of the ancient open field landscape, frequently found around the fringes of the open strip fields and the settlements where they form the immediate setting of the AOSF. This Early Enclosed Land (EEL) comprises amalgamated blocks of strips that served as 'home closes' for stock-keeping and mixed farming. 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 typically of long, narrow or irregular shape and often have sinuous boundaries that retain the reverse S-shaped ploughing curve of the former cultivated strips. Frequently hedged, sometimes with small woodland copses, the character of the EEL is

in marked contrast to the unenclosed AOSF that they frequently buffer, contributing to the legibility of the historic landscape and its evolution.

The Recent Enclosed Land (REL) surrounds the historic core of the AOSF and EEL character. The drainage of the marshland from the 17<sup>th</sup> century created agricultural land divided into regular fields with straight edges. Drains frequently form the field boundaries in this character type, and the REL contributes to the characteristic open aspect of this historic landscape, even where amalgamated into blocks of large modern fields.

The enclosed landscape character types are important and in terms of their spatial associations with each other, and with the open strip fields at the core of the historic landscape, surrounding the villages of the Isle, and the Turbaries. The individual historic landscape character areas share their settings with the other character type areas, and together they form the overall setting of the historic landscape character. The evolution over time of these distinctive historic character types with their differing and contrasting physical features and appearance that add to their legibility are what make the Isle of Axholme a 'Special Landscape'.

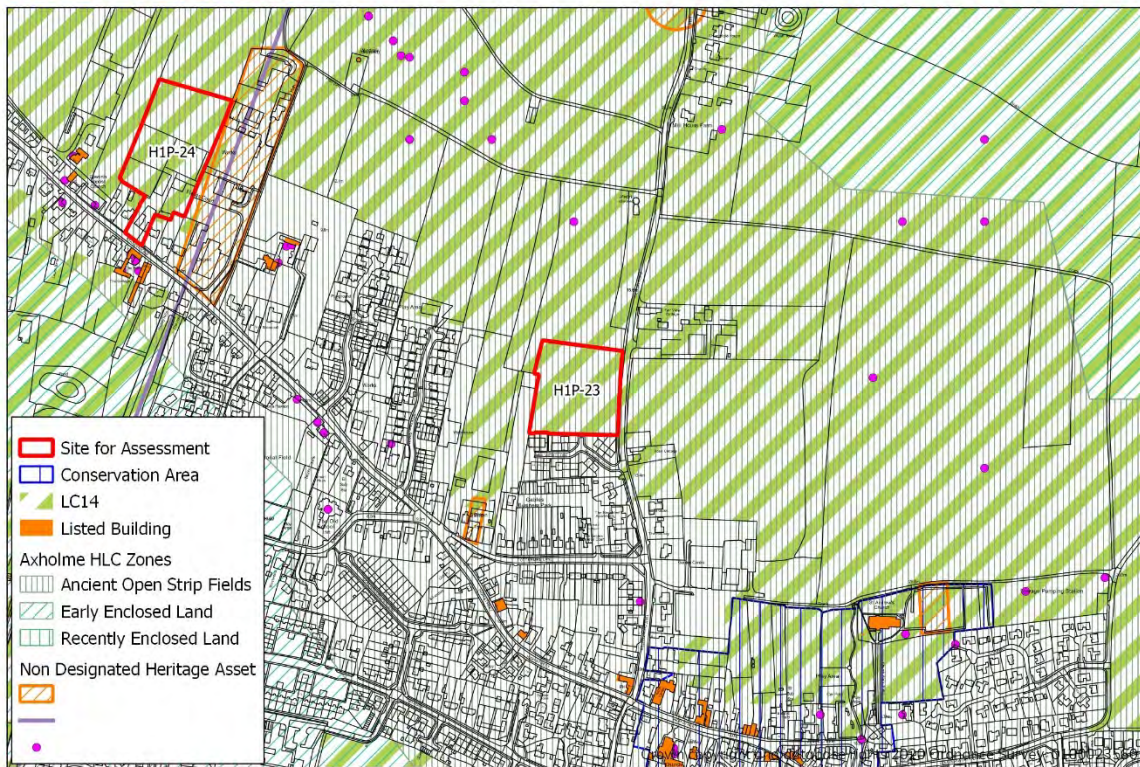
The persistence of these elements of the former landscape and the resultant openness of the core area remains the dominant characteristic of the contemporary landscape of historical importance. This remnant landscape is acknowledged as the best example of very few surviving landscapes of this type in the country, with the Isle of Axholme being by far the largest of the three best-known survivors.

The allocation site is located within the core historic landscape character zone of the Ancient Open Strip Fields (AOSF) within the open field known as Ellers Field, and within the setting of Church Field AOSF on the east side of the A161. These fields to the north of the town form one of the best-preserved and most extensive areas of AOSF historic landscape in the Isle. The Epworth Conservation Area and Grade I listed St Andrew's Church are within the Church Field AOSF zone and have a shared setting to the north of the town.

There are two historic windmills in Ellers Field, Maw's Mill at the top of the field is listed Grade II, the undesignated Brook's or White Mill is immediately adjacent to northeast corner of the allocation site. A further landmark, one of the Isle's water towers is located beside the A161 on the edge of Church Field. Ellers Field is criss-crossed with access tracks between the strip fields and there is extensive public access to all parts of the field including the PROW along the former Joint Axholme Railway line. There are very extensive views from within and across the historic landscape west and east of the A161 towards the allocation site.

The allocation site has potential to contain heritage assets of archaeological interest of prehistoric and Roman date. There are records of finds of prehistoric and Roman date within the allocation site and the surrounding area of Ellers Field. The ring ditch of a possible Bronze Age round barrow and burial is located north of the site beside the road. There is high potential that the site contains unrecorded and significant archaeology.

### H1P-23 - Yealand Flats



#### **Contribution of the site to the Significance of the Heritage Assets:**

The allocation site is part of the AOSF of Ellers Field and has the characteristic reverse S pattern of the AOSF. There are individual strip fields adjacent to the west. The field boundaries are open to the north and west and it is a highly legible part of the landscape. The field rises from south to north to just below the highest point of Ellers Field. The roadside location of the field to the A161 renders it highly visible to road users and the allocation field is seen against the surrounding historic landscape over a considerable distance from the top of the field, and up and down the hill from the edge of the town.

The allocation site has been in agricultural use since medieval times. It is an important part of the AOSF of Ellers Field and makes a significant contribution to the overall character and setting of the locally designated heritage asset.

The site is part of the setting of the two historic windmills located on Ellers Field. The agricultural strip fields contribute to their functional and historic value as the places where the process of milling the wheat grown in the field took place.

The open landscape is part of the historic countryside setting of the Conservation Area and St Andrew's Church and affects how these assets are experienced to the north side of the town.

The potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of the Isle of Axholme. The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site.

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise sample trial trenching to determine the nature and significance of any remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

**Likely Impact of Allocation on Heritage Significance:**

The change from an agricultural use of the land to residential housing would permanently alter the character of the well-preserved historic landscape of the AOSF in this location and adversely affect the setting. The legibility of this part of the historic landscape, and the views that allow an appreciation of this character and setting would be lost.

The effect of residential development on the allocation site would be to extend the built form deep into the historic landscape of the AOSF. This will compound the damage to and erasure of the historic landscape character at the southern edge of Ellers Field where the encroachment of 20<sup>th</sup> century housing has already adversely affected character and setting.

Looking from within the AOSF historic landscape towards the site, the new dwellings would be highly visible and dominant in the otherwise open fields, especially from the high ground at the top of Ellers Field and alongside the A161 where houses would be visible above the roadside vegetation. Housing would present a solid mass to extend the built environment further into the historic landscape of the ancient open strip fields. From the south, new dwellings would be visible behind the existing housing on the roadside, appearing above these buildings on the rising ground and occupying the skyline to block the views of the open countryside and affect appreciation of the historic landscape setting.

The legibility of the landscape, and the views that allow an appreciation of this character and setting would be lost. This would erode and damage the existing character and legibility of the AOSF at the core of the nationally important historic landscape.

This visual intrusion and extension of the building environment into the historic landscape, including the cumulative intrusion with the existing housing on the southern edge of the field would contribute to adverse character change and cause harm to the setting of the core historic landscape of Ellers Field as well as the listed buildings and conservation area that share this setting, thus adversely affecting the ability to appreciate these heritage assets, harming their significance.

The historic associations between the windmills and the historic landscape, and of the Conservation Area and parish church, which contributes to their significance, would be diminished.

Residential use of this land would bring additional traffic, noise and light disturbance into the open landscape. It would also introduce and increase the prevalence of other domestic activities and structures into this part of the AOSF that have no relationship to the historic

agricultural use. Attempts to screen development behind fencing or vegetation would add wholly inappropriate features into the open character of the historic landscape.

The AOSF of the allocation site is a locally designated heritage asset and the changes to and total loss of character amount to substantial harm.

Allocating this block of land would encourage proposals for further developments within this area of the historic landscape, making such proposals more difficult to resist and resulting in further degradation of this nationally significant historic landscape.

Allocation would compromise the Local Plan policy designation designed to protect the most important areas of the historic landscape character of the Isle. It would reduce the protection of the special historic landscape in Epworth and elsewhere in the Isle.

The results of archaeological field evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

#### **Heritage Constraints and Opportunities:**

There are no means to mitigate the substantial harm to the locally designated historic landscape heritage asset.

The results of archaeological field evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the archaeological heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

Significant adverse impact to the locally designated historic landscape heritage asset that it will not be possible to mitigate.

The allocation is not consistent with national policy in the NPPF, as it would not conserve the heritage asset appropriate to its national significance, nor would development make a positive contribution to the local character and distinctiveness.



## **Site Allocation: H1P-24 – Station Road, Epworth**

### **Use: Housing**

#### **Heritage Assets affected:**

The allocation site is within the Area of Special Historic Landscape Interest of the Isle of Axholme (ASHLI). The council designated this area in the North Lincolnshire Local Plan (2003) for its unique historic landscape retaining the pattern of ancient open strip fields, enclosures and turbaries (for peat cutting) surrounding the towns and villages on the Isle.

The council acknowledges that this historic landscape is of national importance, but statutory designation is not possible under current legislation for a landscape heritage asset. The ASHLI comprises several historic landscape character types that together contribute to the overall character, appearance and setting of this special landscape (Miller, K. 1997, *The Isle of Axholme, Historic Landscape Characterisation Project*, Countryside Commission)

The Ancient Open Strip Fields (AOSF) dating from the medieval period form the historic character core of the Isle of Axholme historic landscape. The Early Enclosed Land (EEL), created by piece-meal enclosure of blocks of former strips into small irregular fields, buffers the AOSF together with the surrounding Recent Enclosed Land (REL) on low-lying former marshland. These three historic landscape character zones encompass much of the locally designated heritage asset, together with other discrete character areas, such as the important Turbaries and Moorland Allotments, Designed Landscape, and the Settlement and Building Types.

The historic landscape character of the Isle of Axholme is the sum of these historic landscape character types. The purpose of the local designation is to protect the character, appearance and setting of all the historic landscape, particularly the core historic landscape character of the AOSF.

The essential character and appearance of the AOSF historic landscape type is of open unenclosed agricultural land lacking any physical boundary features such as hedgerows or fences. Individual reverse S-shaped cultivation strips survive in places and are highly legible; where amalgamated, sinuous field edges and openness define this character. Other characteristics include the roads, common ways and access tracks known locally as meres, and a general absence of farms in the open fields, these being in the towns and villages. Visual reference points such as church, mill and water towers also afford legibility to the core historic landscape and form part of its setting.

Piece-meal enclosure is also characteristic of the ancient open field landscape, frequently found around the fringes of the open strip fields and the settlements where they form the immediate setting of the AOSF. This Early Enclosed Land (EEL) comprises amalgamated blocks of strips that served as 'home closes' for stock-keeping and mixed farming. 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 typically of long, narrow or irregular shape and often have sinuous boundaries that retain the reverse S-shaped ploughing curve of the former cultivated strips. Frequently hedged, sometimes with small woodland copses, the character of the EEL is

in marked contrast to the unenclosed AOSF that they frequently buffer, contributing to the legibility of the historic landscape and its evolution.

The Recent Enclosed Land (REL) surrounds the historic core of the AOSF and EEL character. The drainage of the marshland from the 17<sup>th</sup> century created agricultural land divided into regular fields with straight edges. Drains frequently form the field boundaries in this character type, and the REL contributes to the characteristic open aspect of this historic landscape, even where amalgamated into blocks of large modern fields.

The enclosed landscape character types are important and in terms of their spatial associations with each other, and with the open strip fields at the core of the historic landscape, surrounding the villages of the Isle, and the Turbaries. The individual historic landscape character areas share their settings with the other character type areas, and together they form the overall setting of the historic landscape character. The evolution over time of these distinctive historic character types with their differing and contrasting physical features and appearance that add to their legibility are what make the Isle of Axholme a 'Special Landscape'.

The persistence of these elements of the former landscape and the resultant openness of the core area remains the dominant characteristic of the contemporary landscape of historical importance. This remnant landscape is acknowledged as the best example of very few surviving landscapes of this type in the country, with the Isle of Axholme being by far the largest of the three best-known survivors.

The allocation site is located within the core historic landscape character zone of the Ancient Open Strip Fields (AOSF) within the open field known as Ellers Field which occupies a distinct area of raised ground to the west of the A161. Together with Church Field AOSF to the east, these fields lying north of the town form one of the best-preserved and most extensive areas of AOSF historic landscape in the Isle. The Epworth Conservation Area and Grade I listed St Andrew's Church are within the Church Field AOSF zone and have a shared setting to the north of the town.

There are two historic windmills in Ellers Field, Maw's Mill at the top of the hill is listed Grade II, the undesignated Brook's or White Mill is adjacent to the A161. A further landmark, one of the Isle's water towers is located beside the A161 on the edge of Church Field.

Ellers Field is criss-crossed with access tracks between the strip fields and there is extensive public access to all parts of the field including the PROW along the former Joint Axholme Railway line.

There are extensive views from within and across the open historic landscape of Ellers Field into and out of the allocation site. The site is also visible on the rising ground behind the houses fronting Station Road, and from the public footpath running alongside and to the rear of the historic Sunday School building belonging to the former Baptist Chapel. This footpath

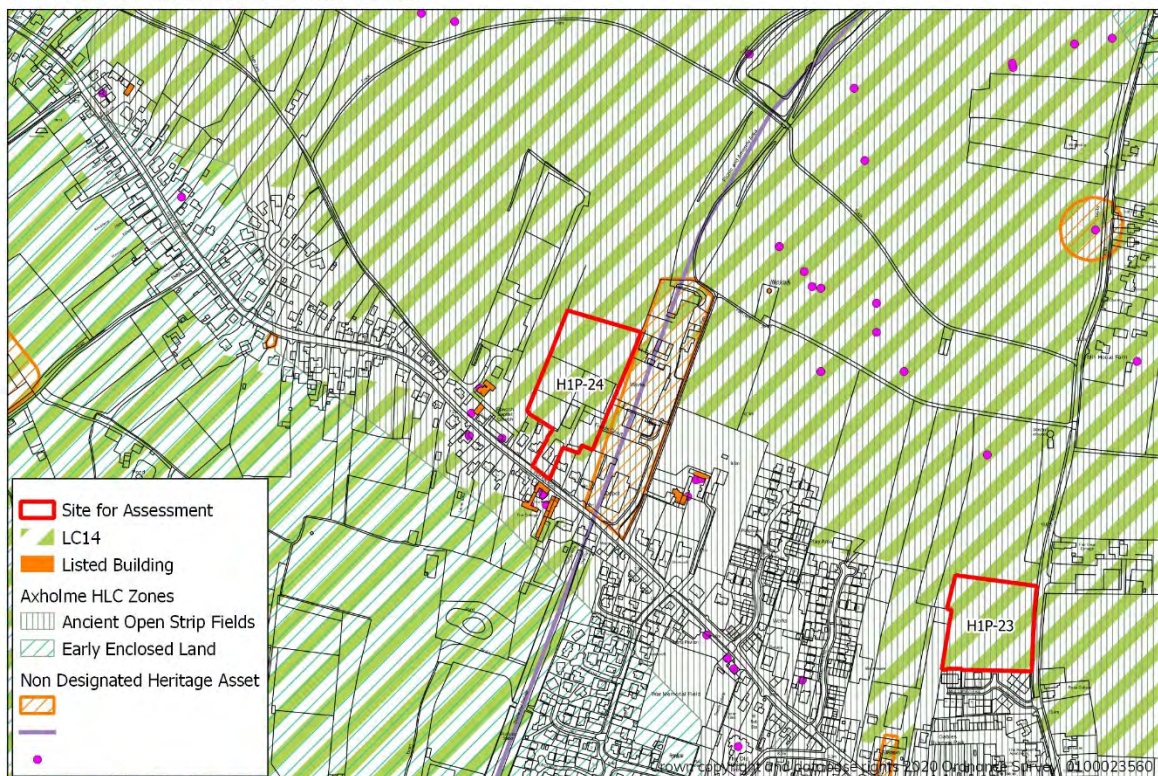
provides access from Station Road into Ellers Field at the southwest corner of the allocation site.

To the south of the allocation is a group of three Grade II Listed Buildings on Station Road comprising Home Farmhouse and the barns, stables, granary and pigeoncote dating from the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. Another listed farmhouse and barn of similar date stands back from the north side of Station Road southwest of the allocation site.

The Joint Axholme Railway line, operational 1900 – 1968, crossed Ellers Field north to south. Passenger services ceased in 1933 but this part of the line continued to transport produce and freight between Haxey and Epworth until the mid 1950s. The site of Epworth Station and the railway sidings lie on the east side of the allocation site and is now a small industrial estate.

The allocation site has potential to contain heritage assets of archaeological interest of prehistoric and Roman date. Archaeological fieldwalking on areas of Ellers Field has produced finds of prehistoric and Roman material. There is high potential that the site contains unrecorded and significant archaeology.

#### H1P-24 - Land off Station Road



#### Contribution of the site to the Significance of the Heritage Assets:

The allocation site is part of the AOSF of Ellers Field with open boundaries to the north and west; the site abuts the strip field to the west behind the historic Sunday School building where the character of the open landscape and early roadside settlement is highly legible. The allocation site slopes up from south to north and is seen against the surrounding historic

landscape over a considerable distance from within the southern half of Ellers Field and from Station Road over and between the predominantly single storey houses to the south of the site.

The allocation site has been in agricultural use since medieval times. It is an important part of the AOSF of Ellers Field and makes a significant contribution to the overall character and setting of the locally designated heritage asset, as well as the setting of the settlement form that includes two groups of listed historic farm buildings on Station Road. The agricultural strip fields contribute to their functional and historic value of these designated assets as they stand in their original setting, which is clearly legible.

The allocation site contributes to the setting of the former railway line and site of Epworth station, showing how the railway was built through the historic landscape of the AOSF and was used to transport the produce from the fields.

The open landscape is part of the historic countryside setting of the Conservation Area and St Andrew's Church and affects how these assets are experienced to the north side of the town.

The potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of the Isle of Axholme. The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site.

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise sample trial trenching to determine the nature and significance of any remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

#### **Likely Impact of Allocation on Heritage Significance:**

The change from an agricultural use of the land to residential housing would permanently alter the character of the well-preserved historic landscape of the AOSF in this location and adversely affect the setting. The legibility of this part of the historic landscape, and the views that allow an appreciation of this character and setting would be lost.

The effect of residential development on the allocation site would be to extend the built form further into the historic landscape of the AOSF behind the narrow strip of roadside properties. This will compound the damage to and erasure of the historic landscape character at the southern edge of Ellers Field where the encroachment of 20<sup>th</sup> century housing has already adversely affected character and setting.

Looking from within the AOSF historic landscape from the north and west towards the site, the new dwellings would be highly visible and dominant in the otherwise open fields, especially

from the higher ground of Ellers Field and from alongside Station Road where new houses would be visible rising above the existing properties.

Such housing would present a solid mass to extend the built environment further into the historic landscape of the ancient open strip fields. From the south, new dwellings would be visible behind the existing housing on the roadside, appearing above these buildings on the rising ground and occupying the skyline to block the views of the open countryside and affect appreciation of the historic landscape setting.

The legibility of the landscape, and the views that allow an appreciation of this character and setting would be lost, particularly from the entrance to Ellers Field off Station Road beside the Sunday School. This would erode and damage the existing character and legibility of the AOSF at the core of the nationally important historic landscape.

This visual intrusion and extension of the building environment into the historic landscape, including the cumulative intrusion with the existing housing on the southern edge of the field would contribute to adverse character change and cause harm to the setting of the core historic landscape of Ellers Field as well as the listed buildings that share this setting, and the wider setting of the conservation area, thus adversely affecting the ability to appreciate these heritage assets, harming their significance.

The historic associations between the designated farmhouses and farmbuildings and the historic landscape which contributes to their significance, would be diminished.

Residential use of this land would bring additional traffic, noise and light disturbance into the open landscape. It would also introduce and increase the prevalence of other domestic activities and structures into this part of the AOSF that have no historic or functional relationship to the historic agricultural use. Attempts to screen development behind fencing or vegetation would add wholly inappropriate features into the open character of the historic landscape.

The AOSF of the allocation site is a locally designated heritage asset and the changes to and total loss of character amount to substantial harm.

Allocating this block of land would encourage proposals for further developments within this area of the historic landscape, making such proposals more difficult to resist and resulting in further degradation of this nationally significant historic landscape.

Allocation would compromise the Local Plan policy designation designed to protect the most important areas of the historic landscape character of the Isle. It would reduce the protection of the special historic landscape in Epworth and elsewhere in the Isle.

The results of archaeological field evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

#### **Heritage Constraints and Opportunities:**

There are no means to mitigate the substantial harm to the locally designated historic landscape heritage asset.

The results of archaeological field evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the archaeological heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

#### **Recommendation:**

Significant adverse impact to the locally designated historic landscape heritage asset that it will not be possible to mitigate.

Allocation of this site would be a departure from (2003) Local Plan Policies LC14 and LC7, and Core Strategy Policy CS6.

The allocation is not consistent with national policy in the NPPF, as it would not conserve the heritage asset appropriate to its national significance, nor would development make a positive contribution to the local character and distinctiveness.

Archaeological assessment is required in accordance with paragraph 189 of the NPPF. Such assessment should be carried out prior to any allocation.



## **Site Allocation: H1P-25 – Land at Field House, Haxey**

### **Use: Housing**

#### **Heritage Assets affected:**

The allocation site is within the Area of Special Historic Landscape Interest of the Isle of Axholme (ASHLI). The council designated this area in the North Lincolnshire Local Plan (2003) for its unique historic landscape retaining the pattern of ancient open strip fields, enclosures and turbaries surrounding the towns and villages on the Isle. The Area of Special Historic Landscape Interest is retained in the new Local plan through Policy HE2. The council acknowledges that this historic landscape is of national importance, but statutory designation is not possible under current legislation for a landscape heritage asset. The ASHLI comprises several historic landscape character types that together contribute to the overall character, appearance and setting of this special landscape <https://www.northlincs.gov.uk/planning-and-environment/historic-environment-record/#1591350890663-090dc898-75fa>

The Ancient Open Strip Fields (AOSF) dating from the medieval period form the historic character core of the Isle of Axholme historic landscape. The Early Enclosed Land (EEL), created by piece-meal enclosure of blocks of former strips into small irregular fields, buffers the AOSF together with the surrounding Recent Enclosed Land (REL) on low-lying former marshland. These three historic landscape character zones encompass much of the locally designated heritage asset, together with other discrete character areas, such as the important Turbaries and Moorland Allotments, Designed Landscape, and the Settlement and Building Types.

The historic landscape character of the Isle of Axholme is the sum of these historic landscape character types. The purpose of the local designation is to protect the character, appearance and setting of all the historic landscape, particularly the core historic landscape character of the AOSF.

The essential character and appearance of the AOSF historic landscape type is of open unenclosed agricultural land lacking any physical boundary features such as hedgerows or fences. Individual reverse S-shaped cultivation strips survive in places and are highly legible; where amalgamated, sinuous field edges and openness define this character. Other characteristics include the roads, common ways and access tracks known locally as meres, and a general absence of farms in the open fields, these being in the towns and villages. Visual reference points such as church, mill and water towers also afford legibility to the core historic landscape and form part of its setting.

Piece-meal enclosure is also characteristic of the ancient open field landscape, frequently found around the fringes of the open strip fields and the settlements where they form the immediate setting of the AOSF. This Early Enclosed Land (EEL) comprises amalgamated blocks of strips that served as 'home closes' for stock-keeping and mixed farming. 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 typically of long, narrow or irregular shape and often have sinuous boundaries that retain the reverse S-shaped ploughing curve of the former cultivated strips. Frequently hedged, sometimes with small woodland copses, the character of the EEL is

in marked contrast to the unenclosed AOSF that they frequently buffer, contributing to the legibility of the historic landscape and its evolution.

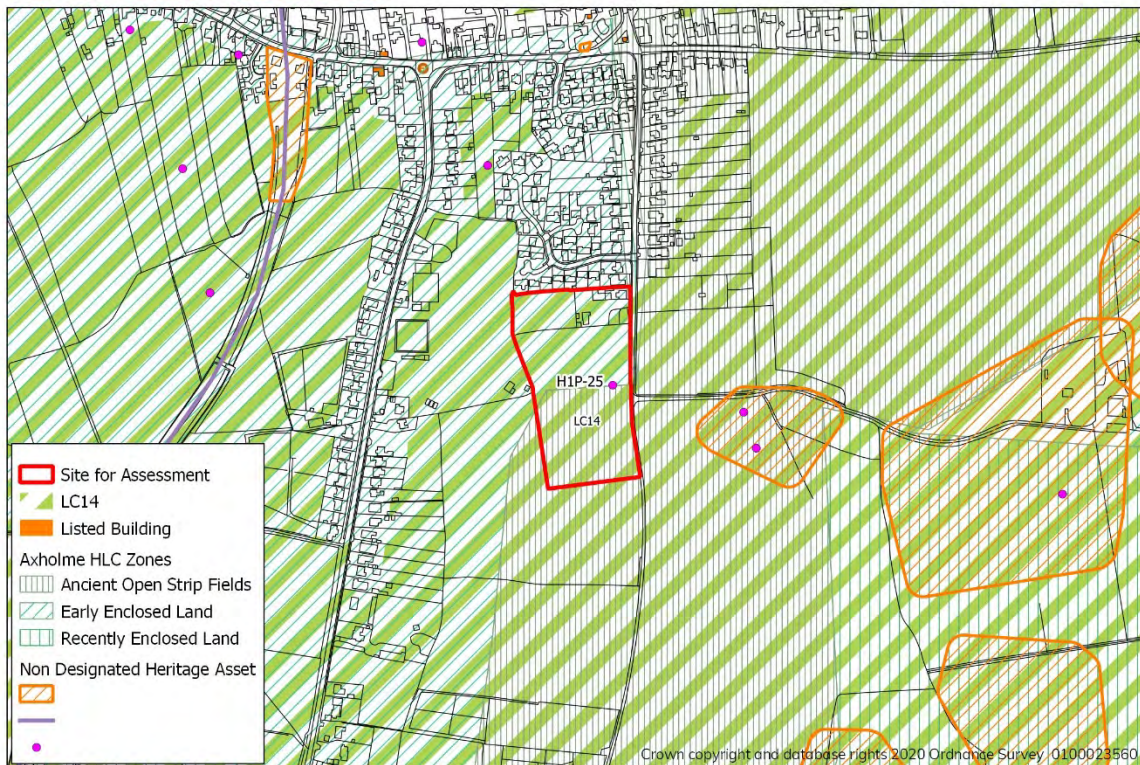
The Recent Enclosed Land (REL) surrounds the historic core of the AOSF and EEL character. The drainage of the marshland from the 17<sup>th</sup> century created agricultural land divided into regular fields with straight edges. Drains frequently form the field boundaries in this character type, and the REL contributes to the characteristic open aspect of this historic landscape, even where amalgamated into blocks of large modern fields.

The enclosed landscape character types are important and in terms of their spatial associations with each other, and with the open strip fields at the core of the historic landscape, surrounding the villages of the Isle, and the Turbaries. The individual historic landscape character areas share their settings with the other character type areas, and together they form the overall setting of the historic landscape character. The evolution over time of these distinctive historic character types with their differing and contrasting physical features and appearance that add to their legibility are what make the Isle of Axholme a 'Special Landscape'.

The persistence of these elements of the former landscape and the resultant openness of the core area remains the dominant characteristic of the contemporary landscape of historical importance. This remnant landscape is acknowledged as the best example of very few surviving landscapes of this type in the country, with the Isle of Axholme being by far the largest of the three best-known survivors.

The allocation site is located within the core historic landscape character zone of the Ancient Open Strip Fields (AOSF) to the south of Graizelound, and the Early Enclosed Land (EEL) that buffers the AOSF and forms its setting to the northwest. To the east of the AOSF is REL where there are extensive cropmarks of retting pit complexes. The growing and processing of flax and hemp was an important industry in the Isle from the 17<sup>th</sup> to 19<sup>th</sup> centuries.

### H1P-25 - Land at Field House



#### **Contribution of the site to the Significance of the Heritage Assets:**

The southern half of the application site is located within the core historic landscape character type of the ancient open strip fields (AOSF) that form a block south of Haxey. The northern half is within the EEL that surrounds the AOSF to the south and west. To the east of the AOSF block is the REL. There are no visible boundaries between the character areas. Graizelound Fields Road runs through the centre of the AOSF historic landscape to the historic hamlet of Graizelound to the south. The road follows the curving headland of the former east-west aligned strip fields.

The allocation site lies at the southern end of 20<sup>th</sup> century housing estates superimposed on the early-enclosed fields to the southeast of Haxey. The housing here has destroyed the historic EEL character making the surviving part of the EEL more important to the setting of the AOSF. On the east side of Graizelound Fields Road, the long narrow housing plots are laid out on the former individual open strips and afford some legibility to the AOSF historic landscape character.

Field House in the northeast of the allocation site dates to around the beginning of the 20<sup>th</sup> century and appears on the 1908 Ordnance Survey map within a small roadside plot. The northwestern boundary of the allocation site follows the curving edge of an early-enclosed field; to the west is Haxey Playing Field and one of the pavilions is visible in the playing field corner, appearing intrusive in the open historic landscape. The southern boundaries of the allocation site are unmarked and cut through the middle of the east-west alignment of the AOSF fields with no apparent reference points.

Graizelound Fields Road forms the east boundary of the allocation site. The road narrows beyond the houses and is unenclosed, except for some timber horse fences, affording wide

views across the historic landscape that is well-preserved and retains the essential characteristics of the AOSF.

There are no visible boundaries within the allocation site and other than the small field immediately west of Field House, it is cultivated as a single block with the surrounding land to the south and west. The allocation site therefore appears as a homogenous and continuous part of the open field. There are clear views into and over the allocation site from the open road and from within the surrounding historic landscape.

As such, the allocation site is a significant part of the AOSF historic landscape between Haxey and Graizelound and contributes to the overall character and setting of the locally designated heritage asset.

**Likely Impact of Allocation on Heritage Significance:**

The change from an agricultural use of the land to residential housing would permanently alter the character of the well-preserved historic landscape in this location and adversely affect the setting.

The effect of residential development on the allocation site would be to extend the built form at the north end of Graizelound Fields further south into the historic landscape of the AOSF and the EEL setting. This will compound the damage to and erasure of the historic landscape character that the 20<sup>th</sup> century housing has affected between Haxey and Graizelound.

Looking from within the AOSF historic landscape towards the site, the new dwellings would be highly visible and dominant in the otherwise open fields. Housing would present a solid mass merging with the existing estates to extend the built environment further into the historic landscape of the ancient open strip fields.

The legibility of the landscape, and the views that allow an appreciation of this character and setting would be lost. This would erode and damage the existing character and legibility of the AOSF and the EEL setting that together form the nationally important historic landscape in this location.

Residential use of this land would increase traffic along the narrow historic road that may result in road-widening works. It would also introduce and increase the prevalence of other domestic activities and structures into this part of the AOSF and EEL zones. Attempts to screen development behind fencing or vegetation would add further inappropriate features into the open character of the historic landscape.

Overall, the changes to and total loss of character within the allocation site amount to substantial harm and the adverse effects on the setting of the historic landscape to some harm.

Allocating this block of land would encourage proposals for further developments within this area of the historic landscape, making such proposals more difficult to resist and resulting in further degradation of this nationally significant historic landscape.

**Heritage Constraints and Opportunities:**

There are no means to mitigate the substantial harm to the locally designated heritage asset.

**Recommendation:**

Significant adverse impact that it will not be possible to mitigate.

The allocation is not consistent with national policy in the NPPF, as it would not conserve the heritage asset appropriate to its national significance, nor would development make a positive contribution to the local character and distinctiveness.



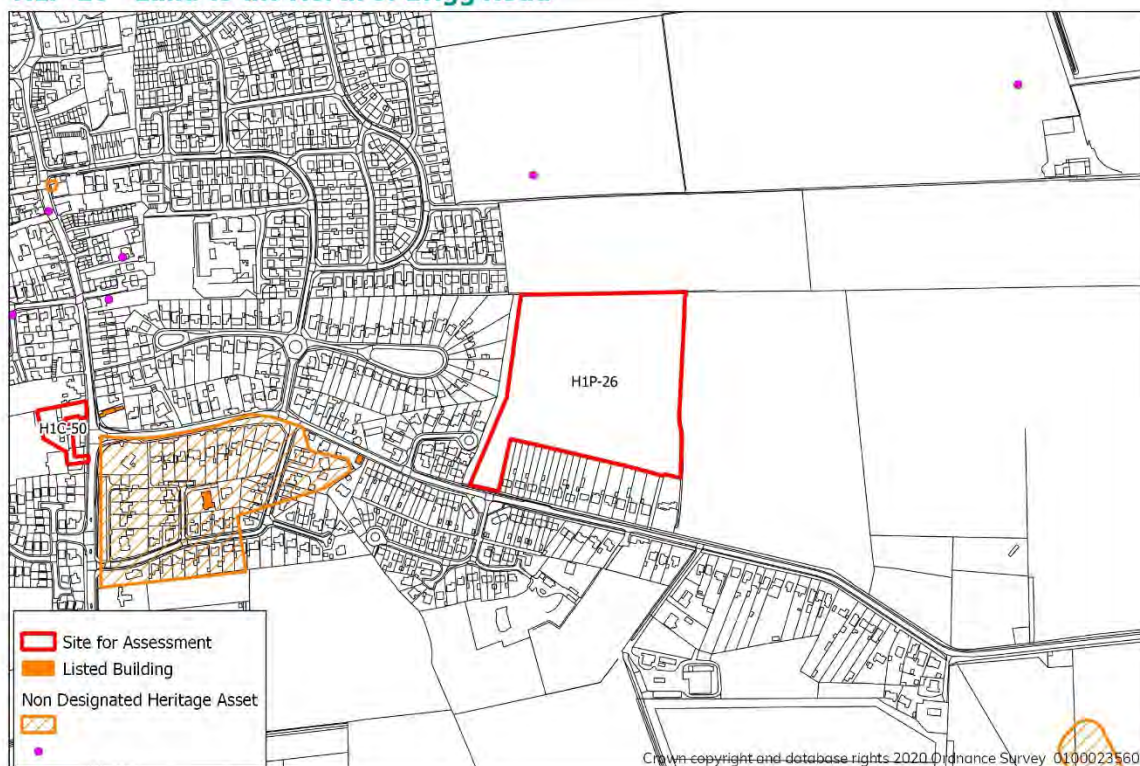
**Site Allocation: H1P-26 –Land to the North of Brigg Road, Messingham**  
**Use: Housing**

**Heritage Assets affected:**

The allocation site is within an area of widespread prehistoric and Romano-British occupation evidenced as cropmark features of settlement sites, prehistoric pit alignments, Roman pottery and tile kilns to the north of the Church that stands within a putative Iron Age enclosure, as well as frequent finds of prehistoric worked flints and artefacts of Anglo-Saxon date.

A recent archaeological assessment and field evaluation of the proposed allocation site was undertaken in July 2020. The field evaluation comprised geophysical survey but did not identify any significant archaeological remains on the allocation site.

**H1P-26 - Land to the North of Brigg Road**



**Contribution of the site to the Significance of the Heritage Assets:**

None

**Likely Impact of Allocation on Heritage Significance:**

None

**Heritage Constraints and Opportunities:**

None



**Recommendation:**

The allocation site lies within an area of archaeological interest. The site had potential to contain heritage assets of archaeological interest. The developer undertook field evaluation proportionate to the potential significance that did not identify any definitive archaeological features within the allocation site.

No adverse impact.

## Site Allocation: H1P-27 – Land at Top Road, Winterton

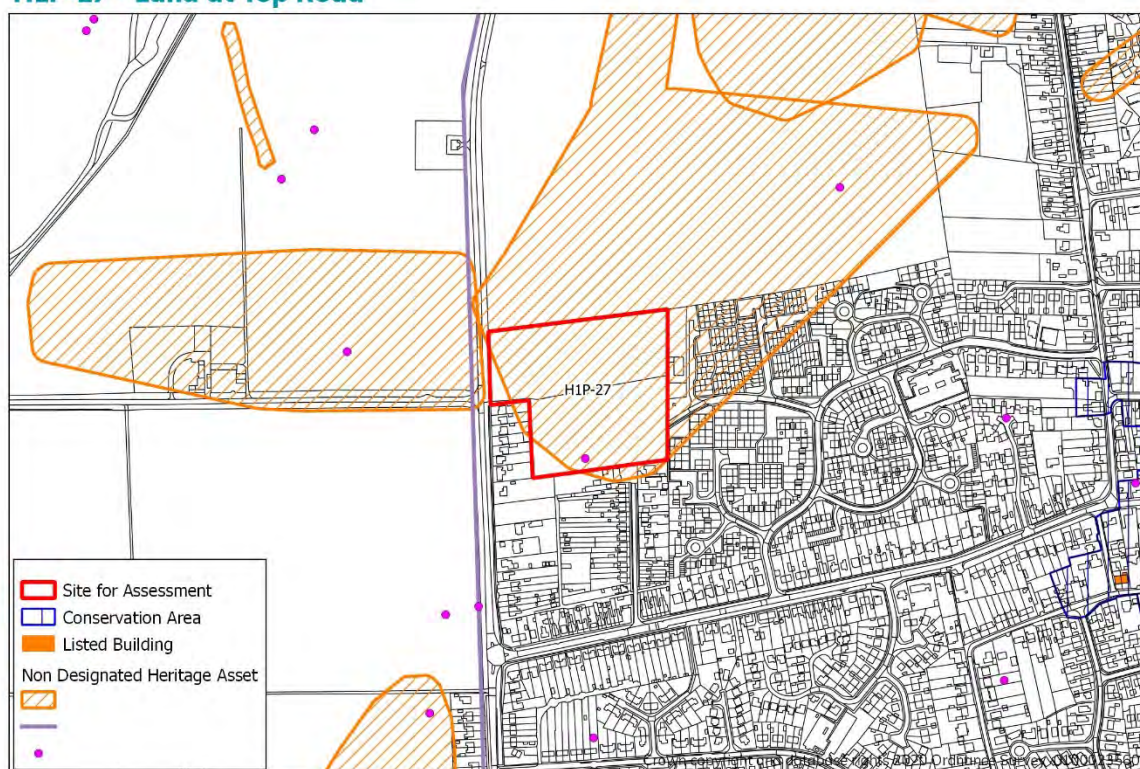
### Use: Housing

#### Heritage Assets affected:

The allocation site contains archaeological remains associated with the widespread prehistoric and Romano-British occupation along the Lincolnshire limestone ridge west of Winterton. Evidence of this occupation includes the site of Winterton Roman villa, and a Roman burial in a limestone coffin opposite the allocation site discovered on the side of the road, which follows the course of an ancient trackway known as the Jurassic Way, as well as finds of pottery and metalwork, and extensive cropmark complexes representing settlements, trackways and field boundaries. The proposed allocation site contains a series of cropmarks that form part of this wider landscape, and a Roman coin of 4th century date recorded at the south end.

An archaeological field evaluation undertaken in 2019 comprised geophysical survey followed by trial trenching. The evaluation revealed several archaeological features mainly across the eastern half of the site. These features include large boundary ditches representing a field system of late Iron Age/Roman date as well as evidence of a roundhouse or round barrow burial mound. The HER has yet to map these recent results.

**H1P-27 - Land at Top Road**



#### Contribution of the site to the Significance of the Heritage Assets:

The known archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of northern Lincolnshire.

The archaeological remains within the allocation site have evidential value to understand the layout and form of field systems of later Iron Age/early Roman agricultural and land division. They have the potential to contribute to the understanding of the wider landscape layout and appearance during these periods, and of the natural environment and the management and exploitation of resources. Their plan and dating are also of interest to how they may relate to the estate and farmland surrounding Winterton Roman villa. The topsoil is very shallow across the site, and it appears that ploughing has truncated the archaeological features with much of the evidence poorly preserved.

Overall, the significance of these field boundaries and pits is of local value. The possible small burial mound or round barrow has low to moderate significance given it may contain the remains of a grave beyond the limit of the trial trench excavation and may indicate the presence of other similar features within the application site.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

**Likely Impact of Allocation on Heritage Significance:**

The archaeological remains on this allocation site lie directly beneath the shallow plough soil. Development of the allocation site would result in the destruction of the archaeological remains and their evidential value. The destruction of the archaeological interest amounts to substantial harm of non-designated heritage assets.

**Heritage Constraints and Opportunities:**

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

To mitigate the substantial harm to the archaeological remains within the allocation site and further public understanding of the evidence, it will be important to carry out a programme of archaeological work to identify and record any remains that development work may uncover. This programme should comprise monitoring, excavation and recording during groundworks across the eastern half of the site where the evaluation located the majority of archaeological remains and along the northern edge of the site.

The archaeological monitoring should take place during any soil stripping, as well as the excavations for access roads, service trenches and house foundations in this area. The archaeological monitoring will be kept under review throughout to ensure that it remains the most appropriate strategy. Post-excavation assessment reporting, analysis and publication of results will be required following the archaeological on-site work.

**Recommendation:**

The allocation site contains non-designated heritage assets of archaeological interest with potential for furthering public understanding of the archaeology of Winterton and its environs. Development will result in substantial adverse impact and the loss of all remains. The opportunity to record and research the evidence is an appropriate response to the assessed impact.

Implementation of a Written Scheme of Investigation for an archaeological mitigation strategy, to be agreed prior to commencement of development, should be conditional on any planning permission that may be granted on this allocation site.



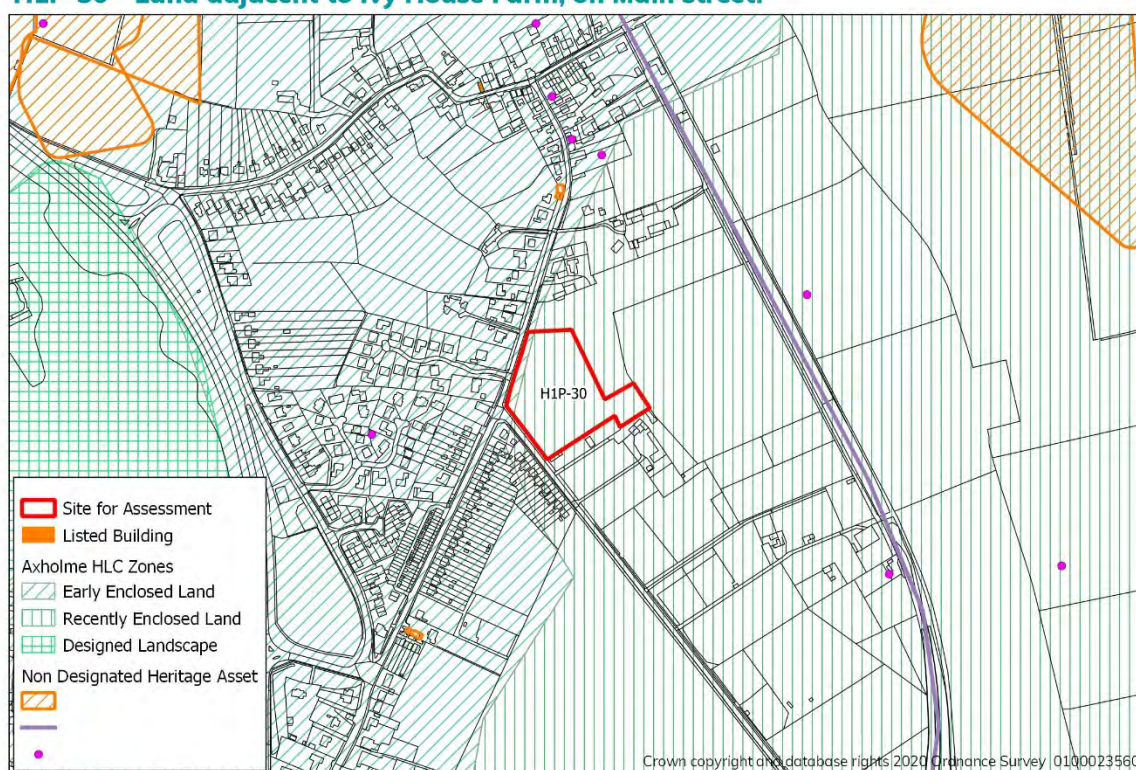
**Site Allocation: H1P-30 – Land adjacent to Ivy House Farm on Main Street, Ealand**  
**Use: Housing**

**Heritage Assets affected:**

There is widespread evidence of probable prehistoric and Roman occupation to the north of Ealand evidenced as cropmarks visible from the air. There are also finds of prehistoric worked flint across the wider area including to the east of the allocation site. There is some potential that the site contains unrecorded and significant archaeology.

The site lies within the Recent Enclosed Land character zone of the Isle of Axholme Historic Landscape <https://www.northlincs.gov.uk/planning-and-environment/historic-environment-record/#1591350890663-090dc898-75fa>; it is not within the locally designated Area of Special Historic Landscape Interest of the Isle of Axholme.

**H1P-30 - Land adjacent to Ivy House Farm, on Main street.**



**Contribution of the site to the Significance of the Heritage Assets:**

The precise significance of any archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site.

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and surrounding area followed by geophysical survey and, dependent on the results of survey, sample trial trenching to determine the nature and significance of remains.

The site contributes to the overall significance of the historic landscape character of the Isle of Axholme, as part of the Recent Enclosed Land character zone. In this location, however the Recent Enclosed Land character type does not make a high contribution to the character or

setting of that part of the historic landscape to the south considered to be of national importance and a locally designated heritage asset.

**Likely Impact of Allocation on Heritage Significance:**

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

**Heritage Constraints and Opportunities:**

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of any heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

The site has some potential to contain heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**



Planning applications are to include a Heritage Statement comprising assessment of the non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

**Site Allocation: H1P-31 – Land off Mill Lane, East Halton**  
**Use: Housing**

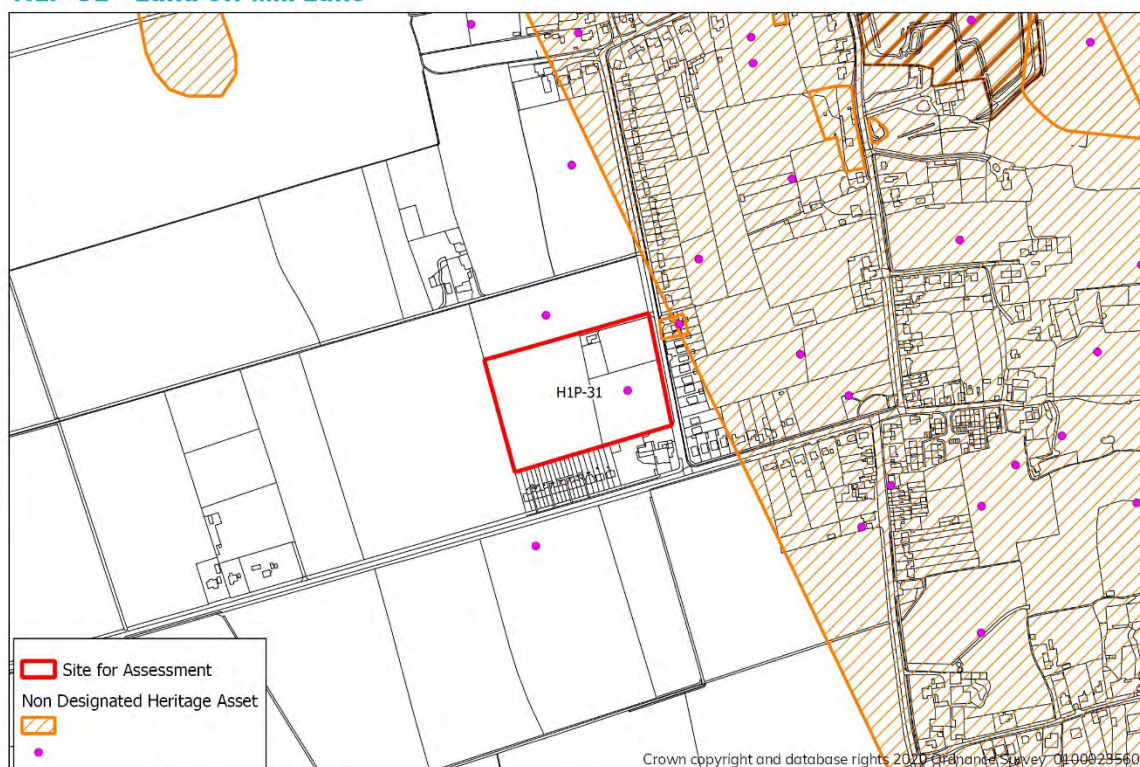
**Heritage Assets affected:**

The allocation site is within the setting of the Scheduled Monument of Manor Farm moated site, 450m to the northeast.

The allocation site contains relict ridge and furrow earthworks of East Halton's former medieval open field system enclosed by Act of Parliament at the turn of the 19th century. East Halton has perhaps the largest amount of surviving ridge and furrow earthworks of all parishes within North Lincolnshire. Much of the ridge and furrow survives within the ancient enclosures on the periphery of the historic settlement area. The allocation area lies just beyond the edge of the historic village outside these ancient enclosures.

There is extensive evidence of prehistoric and Roman settlement across this part of the Lincolnshire marshland evidenced as excavated settlement sites, cropmarks of occupation sites and many individual finds. The ridge and furrow earthworks within the allocation site may mask earlier archaeological features and there is some potential that the site will contain unrecorded and significant archaeology.

**H1P-31 - Land off Mill Lane**



**Contribution of the site to the Significance of the Heritage Assets:**

The ridge and furrow is visible within the allocation site and so makes a positive contribution to the legibility and historic significance of the medieval open field system at East Halton. It does however require further site survey and an assessment of the preservation and significance of

the surviving earthworks. Here at East Halton, the ridge and furrow is of sub-regional significance due to its relative prevalence and survival within ancient enclosures adjacent to the medieval village core. The open fields formed the setting of the medieval moated site at Manor Farm and the ridge and furrow contributes to the historical and evidential significance of the Scheduled Monument. However, the allocation site is not within the ancient enclosures containing ridge and furrow that surround the moated site and make a higher contribution to the setting and significance of the Monument.

The potential buried archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of the Lincolnshire Marsh. The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site where the standing ridge and furrow may mask earlier remains.

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and surrounding area, followed by geophysical survey and and, dependent on the results of survey, sample trial trenching to determine the nature and significance of remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric, Romano-British and Medieval periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

#### **Likely Impact of Allocation on Heritage Significance:**

The results of archaeological evaluation and assessment, including of the ridge and furrow earthworks, are required to assess the impact of allocation on heritage significance.

Development of the allocation site would result in the destruction of the ridge and furrow earthworks amounting to substantial harm to part of the resource within the best surviving area of this historic landscape type in North Lincolnshire, resulting in an erosion of the historic landscape character. Loss of the ridge and furrow would also affect part of the setting of the Scheduled Monument, amounting to less than substantial harm.

It is anticipated that archaeological remains on this allocation site may lie beneath the ridge and furrow. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

#### **Heritage Constraints and Opportunities:**

The results of further archaeological evaluation and assessment are required to identify to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

It may be possible to preserve areas of the ridge and furrow within gardens and communal open spaces, and to provide interpretative material to further public understanding of the heritage asset.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

There would be significant adverse impact to the ridge and furrow which it may not be possible to mitigate.

The site contains potential heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the designated and non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

**Site Allocation: H1P-32 – Land South of Main Street, Scawby**  
**Use: Housing**

**Heritage Assets affected:**

The allocation will impact on the setting and significance of Home Farm, a Georgian farmhouse listed Grade II building opposite the allocation site.

The allocation site contains potential archaeological remains likely to be associated with prehistoric and Romano-British activity in the area. The site of Sturton Roman villa lies on the north side of Main Street where two mosaic pavements, hypocaust heating systems and a Roman bathhouse are documented. The full extent of the villa complex is not known and recent investigations failed to identify the site. There is a record of a gold Roman finger ring from the site.

The allocation site also appears to be at the centre of several prehistoric boundary ditch systems that may date from late Bronze Age to Iron Age. These may be defensive or territorial boundaries. There are further indications of enclosure features associated with these ditches within the site vicinity. There is high potential that the allocation site contains unrecorded and significant archaeology.

**H1P-32 - Land south of Main Street**



**Contribution of the site to the Significance of the Heritage Assets:**

The key view of the listed farmhouse is of the frontage.

The known and potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of the northern Lincolnshire Wolds. The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site.

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and surrounding area, followed by geophysical survey and sample trial trenching to determine the nature and significance of remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

**Likely Impact of Allocation on Heritage Significance:**

Housing on this site will impact on the front setting of Home Farm a Georgian farmhouse. Whilst historically the proposed site was not within the historic boundaries of Home Farm which is to the north of the listed building a building situated at the front of the site ie Main Street will compete with the building and distract the viewer from appreciating the historic farmhouse.

Prior to development proposals a heritage statement is required to assess setting and significance of the heritage assets and resulting impacts by the development, how this has informed the design of the new development and mitigation of any harm identified.

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

**Heritage Constraints and Opportunities:**

In order to mitigate the harm, it is important that the front part or plot of the proposed site facing Main Street is not built on and left open i.e its original form to protect the setting and significance of Home Farm.

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the



effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

It may be possible to mitigate the adverse impact on the designated heritage asset.

The site contains potential heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the designated and non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

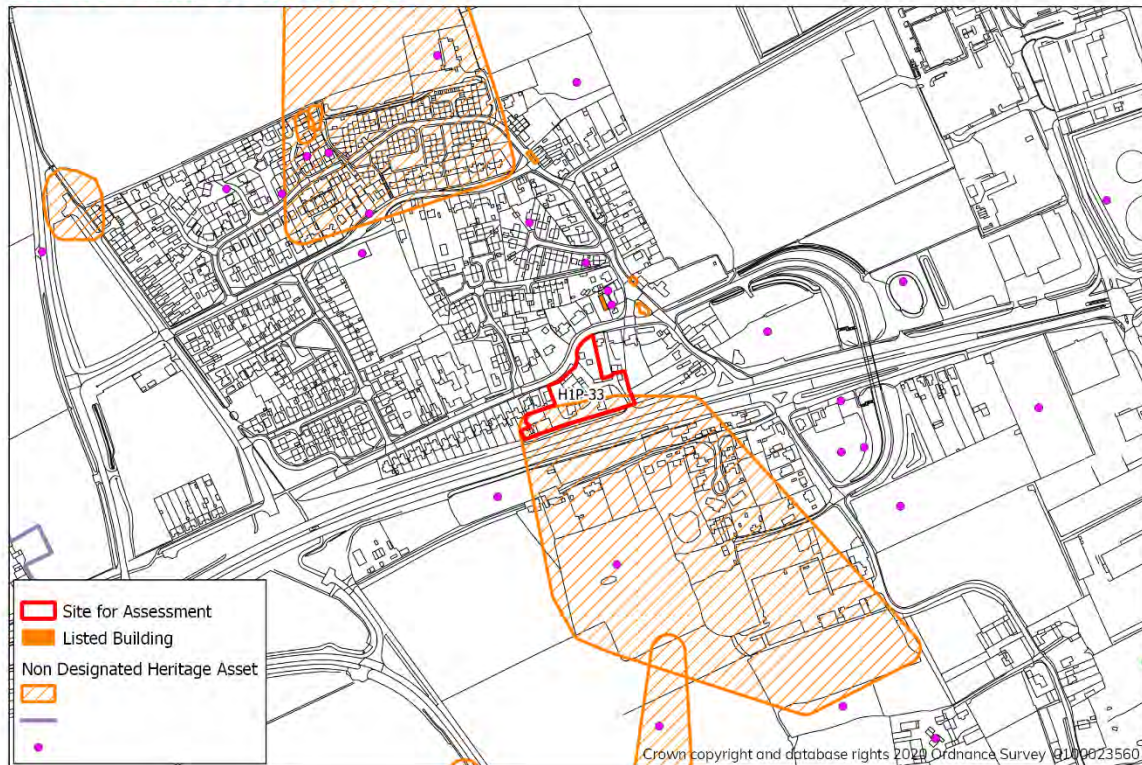
## Site Allocation: H1P-33 – Land at School Road, South Killingholme

Use: Housing

### Heritage Assets affected:

2 School Lane The Nook are C17 distinctive White Washed Cottage house, Grade II listed.

#### H1P-33 - Land at School Road



### Contribution of the site to the Significance of the Heritage Assets:

Whilst historically the proposed site was not within the historic boundaries of the Nook the front setting of the listed building are and the proposed site are intervisible.

### Likely Impact of Allocation on Heritage Significance:

Any new development will impact on the how the listed building is experienced and inappropriate development will detract from the appreciation of the listed building.

Prior to development proposals a heritage statement is required to assess setting and significance of the heritage assets and resulting impacts by the development, how this has informed the design of the new development and mitigation of any harm identified.

### Heritage Constraints and Opportunities:

In order to mitigate this harm it is important that the front part or plot of the proposed site facing School Road is not built on and left open i.e its original form to protect the setting and significance of the Nook

**Recommendation:**

Adverse Impact which may be possible to mitigate



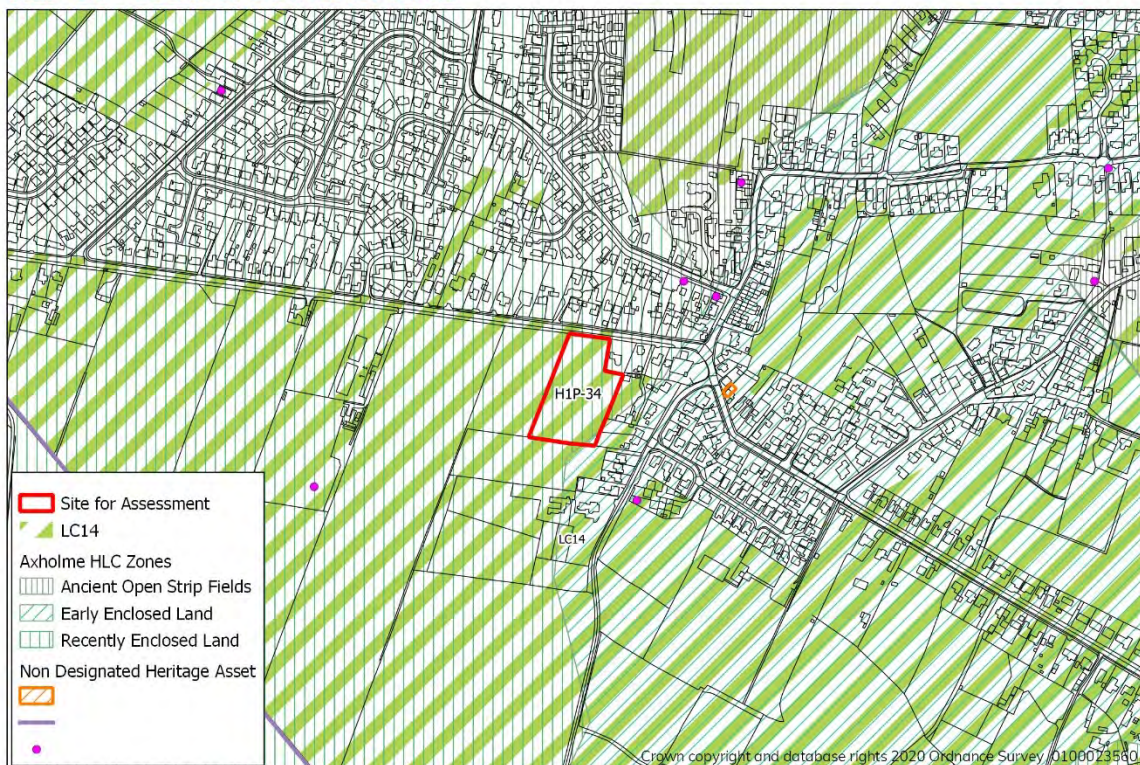
**Site Allocation: H1P-34p –South of Doncaster Road, Westwoodside**  
**Use: Housing**

**Heritage Assets affected:**

The allocation site is within the Area of Special Historic Landscape Interest of the Isle of Axholme (ASHLI). The council designated this area in the North Lincolnshire Local Plan (2003) for its unique historic landscape retaining the pattern of ancient open strip fields, enclosures and turbaries surrounding the towns and villages on the Isle. The Area of Special Historic Landscape Interest is retained in the new Local Plan through Policy HE2. The council acknowledges that this historic landscape is of national importance, but statutory designation is not possible under current legislation for a landscape heritage asset. The ASHLI comprises a number of historic landscape character types that together contribute to the overall character, appearance and setting of this special landscape <https://www.northlincs.gov.uk/planning-and-environment/historic-environment-record/#1591350890663-090dc898-75fa>

The site lies towards the southwest edge of the locally designated area, within the Recent Enclosed Land character type, west of the Early Enclosed Land character zone.

**H1P-34 - South of Doncaster Road**



**Contribution of the site to the Significance of the Heritage Assets:**

The historic character of the allocation site is typical of the Recent Enclosed Land (REL) zone rectilinear form with straight field boundaries enclosed with hedgerows such that the regular shape and enclosed character of the field remains highly legible. The field is as mapped on 1887 Ordnance Survey map.

The site contributes to the overall significance of the historic landscape character of the Isle of Axholme, as part of the REL character zone and the setting of the Early Enclosed Land (EEL). In this location, however the REL character type does not make a high contribution to the character or setting of the core Ancient Open Strip Fields historic landscape to the north. The allocation site does not make any specific contribution to the adjacent Early Enclosed Land as the modern housing along Thinholme Lane blocks direct views.

**Likely Impact of Allocation on Heritage Significance:**

The allocation will extend the built environment into the historic landscape. This will change the use and character of agricultural land and erode the REL landscape character in this area resulting in some harm to the REL character zone. The allocation should not however harm the character and setting of the more important historic landscape character zones to the north and east.

**Heritage Constraints and Opportunities:**

The design and layout of development on the allocation site can preserve the grain and pattern of the REL zone within the rectilinear form of the original field. Hedgerows can retain the legibility of the character.

**Recommendation:**

The allocation will result in some adverse impact to the historic landscape which it may be possible to mitigate through the careful design, scale and appearance of dwellings that accord with the planning policy that protects the locally designated landscape heritage asset.

**Site Allocation: H1P-35 – Land at Barton Road, Wrawby**  
**Use: Housing**

**Heritage Assets affected:**

The allocation site has potential to contain archaeological remains associated with the site of a Roman settlement identified within the adjacent field. Archaeological trial trenches in this area revealed evidence for a previously unrecorded Romano-British occupation site. A series of boundary ditches and rubbish pits containing quantities of animal bone and Roman pottery dating from the 1st to 2nd centuries AD indicate the presence of a settlement in the immediate area.

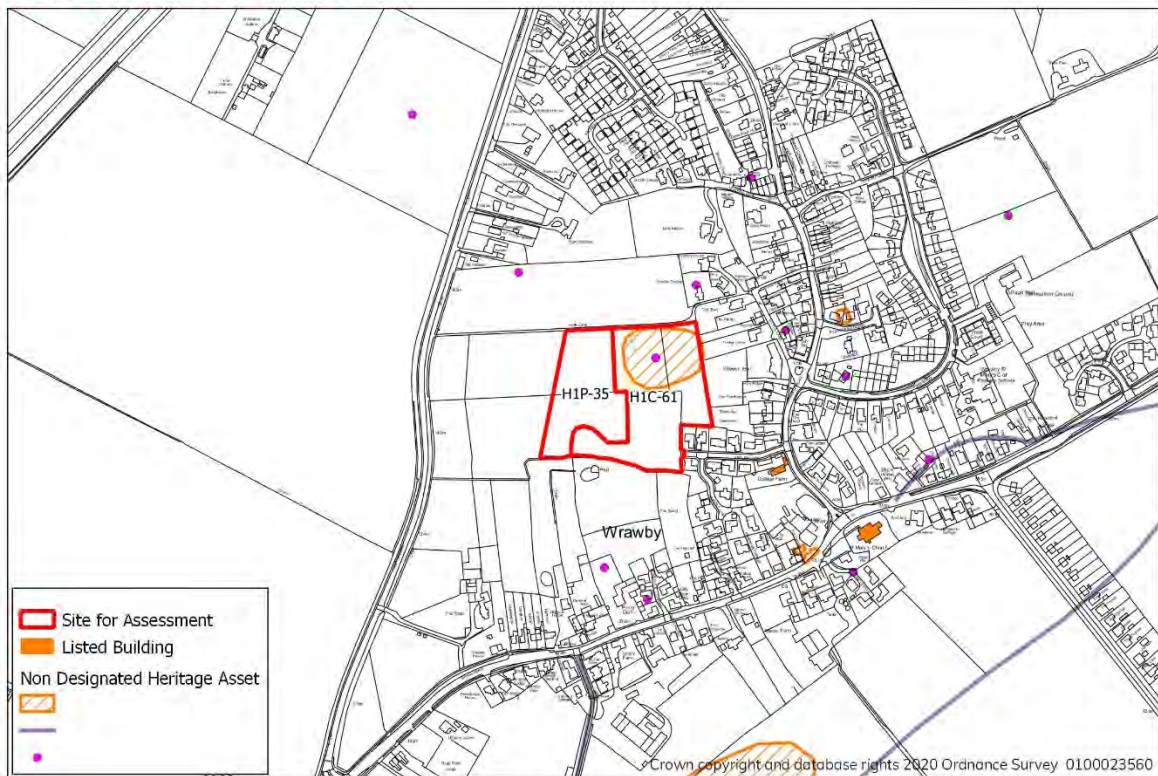
The recent find of an undated burial during building work to the northeast of the site is also likely to be associated with this settlement. There are also records of the discovery of human remains when the Primitive Methodist Chapel was built in 1915 on Little Lane to the east of the site. Although undated, these dispersed burials are likely to be indicative of the wider extent of the Roman settlement to the north and east.

The precise area of the Roman occupation is not yet known; archaeological evaluation suggests it did not extend across the southern half of the allocation site, however no investigation has taken place in the northern half of the site immediately west of the settlement evidence.

There is high potential that the northern half of the allocation site contains unrecorded and significant archaeology.



### H1P-35 - Land at Barton Road



#### Contribution of the site to the Significance of the Heritage Assets:

The known and potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the later prehistoric and Roman occupation of the northern Lincolnshire Wolds. The precise extent and significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the northern half of the site.

The northern half of the allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a geophysical survey and sample trial trenching to determine the nature and significance of remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the later prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

#### Likely Impact of Allocation on Heritage Significance:

The results of further archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

#### **Heritage Constraints and Opportunities:**

The results of further archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage asset on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

#### **Recommendation:**

The site contains potential heritage assets of archaeological interest, potentially of high significance. The exact extent and significance of the archaeological interest within the allocation site is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation across the northern half of the allocation site and a heritage assessment as outlined above at the earliest opportunity.

#### **Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage

Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

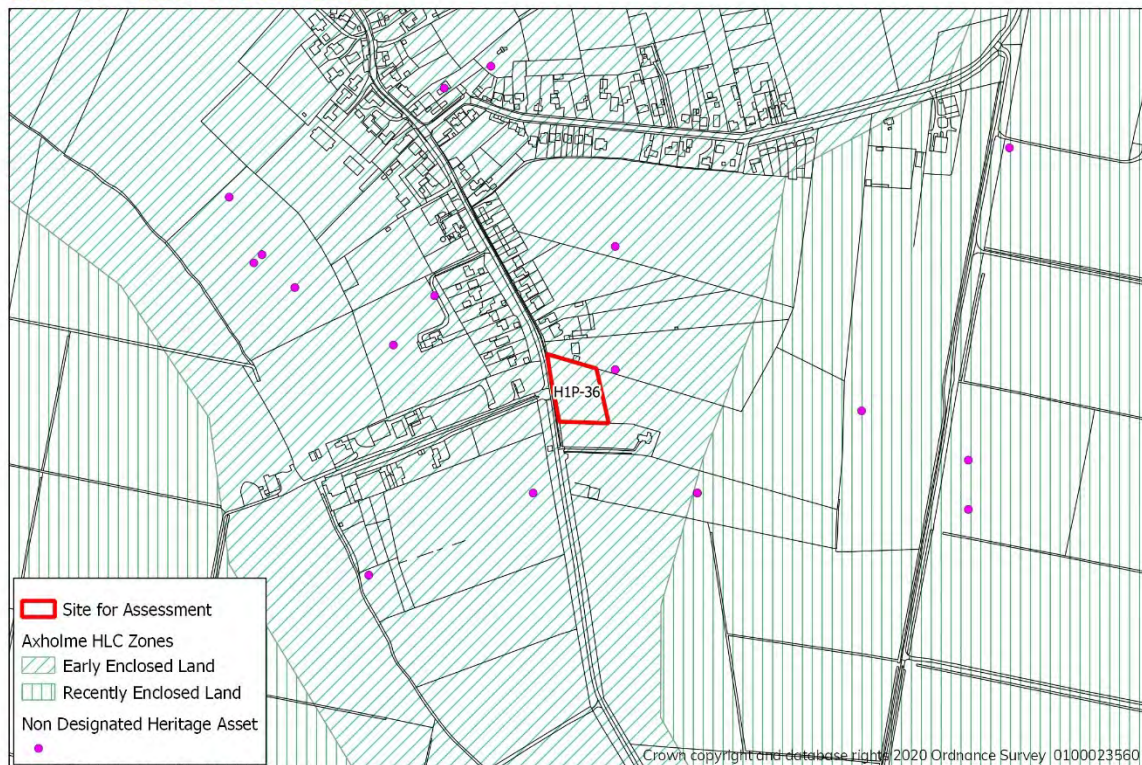
**Site Allocation: H1P-36 – Land at Field Lane, Wroot**  
**Use: Housing**

**Heritage Assets affected:**

The allocation site has potential to contain archaeological remains associated with prehistoric and Romano-British occupation recorded in the area of the later Victorian Church. Considerable quantities of Roman pottery, coins and other artefacts are indicative of a substantial settlement site; there are also records of Iron Age and Saxon material from this area.

The site lies within the Early Enclosed Land character zone of the Isle of Axholme Historic Landscape <https://www.northlincs.gov.uk/planning-and-environment/historic-environment-record/#1591350890663-090dc898-75fa>; it is not within the locally designated Area of Special Historic Landscape Interest of the Isle of Axholme.

**H1P-36 - Land at Field Lane**



**Contribution of the site to the Significance of the Heritage Assets:**

The potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of the northern Lincolnshire Wolds. The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site.

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and

surrounding area, followed by geophysical survey and sample trial trenching to determine the nature and significance of remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

The site contributes to the overall significance of the historic landscape character of the Isle of Axholme, as part of the Early Enclosed Land character zone. In this location, however the Early Enclosed Land character type does not make a high contribution to the character or setting of that part of the historic landscape to the east considered to be of national importance and a locally designated heritage asset.

#### **Likely Impact of Allocation on Heritage Significance:**

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

#### **Heritage Constraints and Opportunities:**

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

The site contains potential heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.



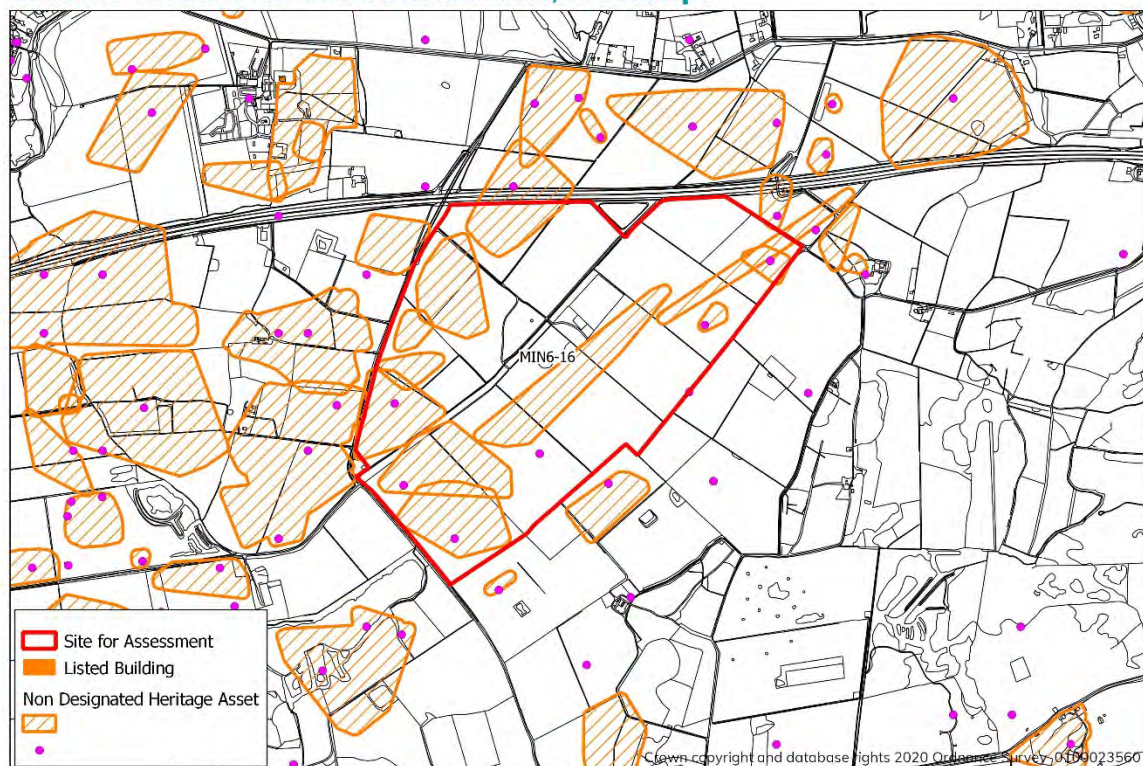
**Site Allocation: MIN6-16 – Land to the east of Holme Lane, Scunthorpe**  
**Use: Minerals**

**Heritage Assets affected:**

The allocation site contains known and potential archaeological remains associated with the widespread prehistoric and Romano-British occupation of the area south of Bottesford Beck. The site and the surrounding area contain extensive cropmarks of archaeological features, sites and finds.

There is potential that the site contains unrecorded and significant archaeology.

**MIN6-16 - Land to the east of Holme Lane, Scunthorpe**



**Contribution of the site to the Significance of the Heritage Assets:**

The known and potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the prehistoric and Roman occupation of area south of Bottesford Beck. The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site.

The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and surrounding area, followed by geophysical survey and sample trial trenching to determine the nature and significance of remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

**Likely Impact of Allocation on Heritage Significance:**

The results of archaeological evaluation and assessment are required to assess the impact of allocation on heritage significance.

It is anticipated that archaeological remains on this allocation site lie directly beneath the plough soil. Development would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Excavations and other groundworks associated with construction that result in the total loss of the archaeological significance is highly likely; this level of harm would be substantial.

**Heritage Constraints and Opportunities:**

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

The site contains known and potential heritage assets of archaeological interest, potentially of high significance. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

**Site Allocation: MIN6-17 – Eastfield Farm, Winteringham**  
**Use: Minerals**

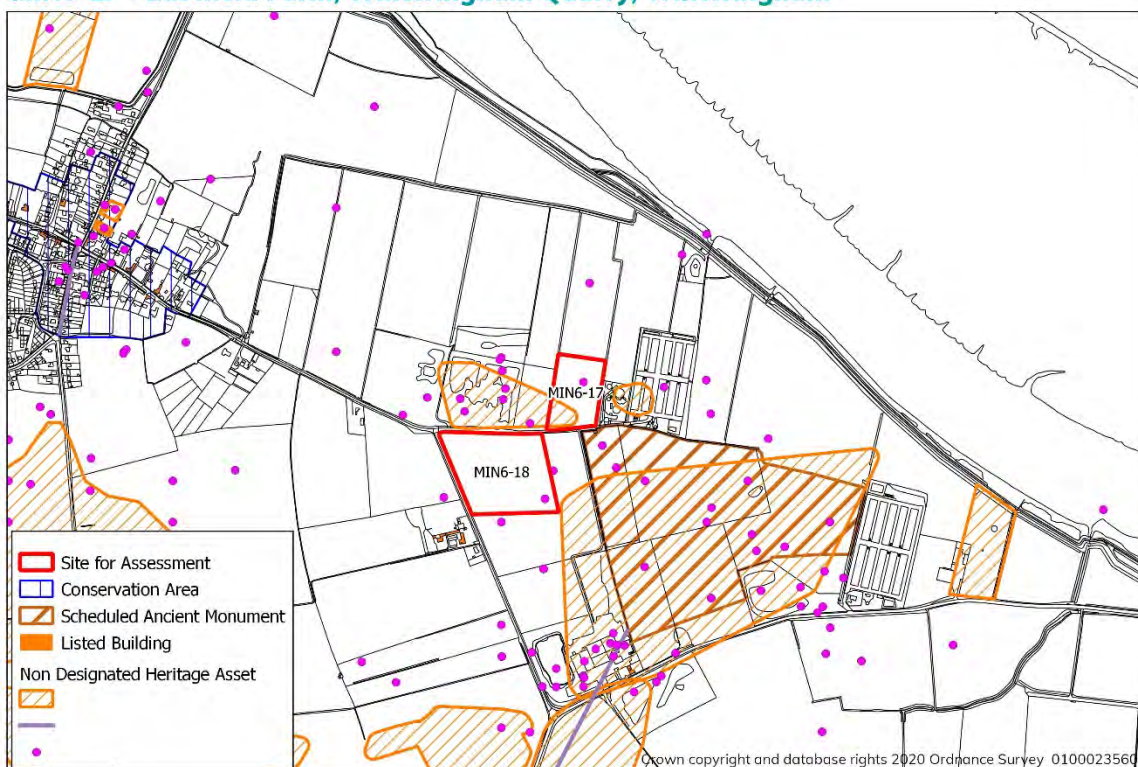
**Heritage Assets affected:**

The allocation site contains known and potential archaeological remains likely to be of Iron Age and Roman date associated with the Scheduled Monument of Old Winteringham Roman Settlement and the terminus of Roman Ermine Street at the crossing point of the Humber. Ermine Street was constructed at a very early date in the Roman occupation of Britain, and archaeological work in the area indicates that its construction was associated with early military occupation in the Old Winteringham area, followed by a civilian settlement that had Iron Age antecedents.

Cropmarks, finds and archaeological investigations demonstrate that the Iron Age and Roman occupation is far more extensive than the scheduled area. The chicken farm due north of the scheduled area is on the site of the putative Roman fort. Excavations between the poultry farm and the allocation site in 2003 recorded evidence of Late Iron Age and Early Roman occupation on the margins of the military site or a trading settlement. Archaeological investigation of the area to the west of the allocation site since 2010 has identified two different field systems and enclosures flanking a ditched road or trackway of the 1<sup>st</sup> and 2<sup>nd</sup> centuries AD. The track is on a northwest-southeast alignment and continues as cropmark through the southwest corner of the allocation site heading toward the corner of the scheduled area.

The allocation site has high potential to contain unrecorded and significant archaeology.

**MIN6-17 - Eastfield Farm, Winteringham Quarry, Winteringham**





**Contribution of the site to the Significance of the Heritage Assets:**

The allocation site is part of the open agricultural landscape that forms the setting of the scheduled monument. Much of the agricultural setting to the north, east and south of the monument has already been transformed by sand extraction and flooding of the quarry pits. The allocation site is the only remaining area of the agricultural setting to the northwest of the monument that is currently relatively intact.

The known and potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the Iron Age and Roman occupation at Old Winteringham, part of which is a scheduled monument. The allocation site is within the setting of the monument and the evidential value of the site will contribute to the significance of the scheduled monument.

The precise significance of archaeological heritage assets within the allocation site is currently unknown due to the lack of archaeological survey and investigation on the site. The allocation site requires further assessment of the heritage significance. The results of archaeological field evaluation are necessary to inform this assessment. The field evaluation should comprise a preliminary review of available historic environment evidence for the site and surrounding area, followed by geophysical survey and sample trial trenching to determine the nature and significance of remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

**Likely Impact of Allocation on Heritage Significance:**

Mineral extraction within the allocation site will destroy the one of the remaining areas of countryside setting to the north of the monument and result in a change to the topography and land use, affecting the setting of the scheduled monument and how it is experienced. Such change within the setting will result in some harm to the significance of the monument.

The results of archaeological field evaluation and assessment are required to assess the impact of allocation on heritage significance.

The archaeological remains on this allocation site will lie directly beneath the plough soil. Sand extraction would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Extraction would result in the total loss of the archaeological significance of the site and the contribution it makes to the setting and significance of the scheduled monument; this level of harm would be substantial.

**Heritage Constraints and Opportunities:**

A landscaping scheme that includes the restoration of agricultural land to pre-quarrying levels could mitigate harm to the setting and significance of the designated heritage asset.

The results of archaeological evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

It may be possible to mitigate adverse impact to the setting and significance of the scheduled monument.

The site contains known and potential heritage assets of archaeological interest, potentially of high significance associated with the scheduled monument. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Carry out the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the designated and non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.



**Site Allocation: MIN6-18 – East of Ermine Street, Winteringham****Use: Minerals****Heritage Assets affected:**

The allocation site contains known and potential archaeological remains likely to be of Iron Age and Roman date associated with the Scheduled Monument of Old Winteringham Roman Settlement and the terminus of Roman Ermine Street at the crossing point of the Humber. Ermine Street was constructed at a very early date in the Roman occupation of Britain, and archaeological work in the area indicates that its construction was associated with early military occupation in the Old Winteringham area, followed by a civilian settlement that had Iron Age antecedents.

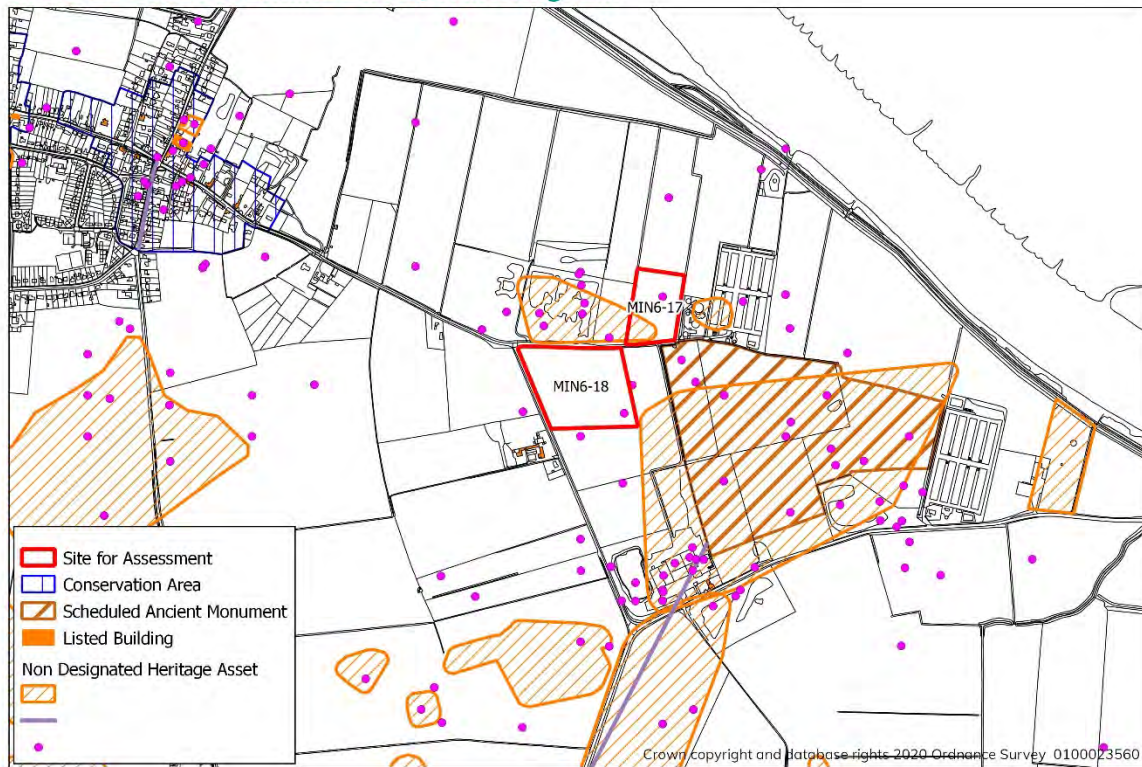
The allocation site lies a short distance west of the northwest corner of the scheduled monument. Cropmarks, finds and archaeological investigations demonstrate that the Iron Age and Roman occupation is far more extensive than the scheduled area. Archaeological excavation ahead of sand extraction north of the allocation site since 2010 has identified two different field systems and enclosures flanking a ditched road or trackway of the 1<sup>st</sup> and 2<sup>nd</sup> centuries AD.

In 2008 archaeological fieldwalking of the area west of the scheduled monument that covered much of the allocation site recovered quantities of Roman pottery and finds from the plough soil. In 2016 geophysical survey of the allocation site identified the continuation of the features from the north including concentrations of pit and ditch-type anomalies in the south-western and north-eastern parts of the site.

The allocation site has high potential to contain unrecorded and significant archaeology.

Winteringham Grange and the adjoining stables and farm buildings, Grade II listed, are located opposite the south-west corner of the allocation site.

### MIN6-18 - East of Ermine Street, Winterringham



#### **Contribution of the site to the Significance of the Heritage Assets:**

The allocation site is part of the open agricultural landscape that forms the setting of the scheduled monument and the listed farm complex. Much of the agricultural setting to the north, east and south of the scheduled monument has already been transformed by sand extraction and flooding of the quarry pits. The agricultural setting to the west is currently relatively intact and the only surviving part of the setting on the west side of the monument.

The known and potential archaeology within the allocation site has evidential value to enhance the public understanding of the nature of the Iron Age and Roman occupation at Old Winterringham, part of which is a scheduled monument. The allocation site is within the setting of the monument and the evidential value of the site will contribute to the significance of the scheduled monument.

The precise significance of archaeological heritage assets within the allocation site is currently unknown as the programme of archaeological field evaluation is incomplete. The allocation site requires further assessment of the heritage significance. The results of additional archaeological field evaluation are necessary to inform this assessment. This should comprise sample trial trenching to determine the nature and significance of the remains.

The site has the potential to contribute to the Research Agenda and Strategic Objectives relating to the prehistoric and Romano-British periods of the East Midlands Historic Environment Research Framework <https://researchframeworks.org/emherf/>

**Likely Impact of Allocation on Heritage Significance:**

Mineral extraction within the allocation site will erode the countryside setting and result in a change to the topography and land use, affecting the setting of the scheduled monument and how it is experienced. Quarrying activity will also detract from the setting and appreciation of the listed farmhouse and buildings. Changes within the setting of these assets will result in some harm to their significance.

The results of further archaeological field evaluation and assessment are required to assess the impact of allocation on heritage significance.

The archaeological remains on this allocation site will lie directly beneath the plough soil. Sand extraction would therefore result in the destruction of heritage assets of archaeological interest that are potentially of high significance.

Extraction would result in the total loss of the archaeological significance of the site and the contribution it makes to the setting and significance of the scheduled monument; this level of harm would be substantial.

**Heritage Constraints and Opportunities:**

A landscaping scheme that includes the restoration of agricultural land to pre-quarrying levels could mitigate harm to the settings and significance of the designated heritage assets.

The results of further archaeological field evaluation and assessment are required to identify any constraints, mitigation requirements and opportunities for historic environment enhancements.

Where archaeological assessment leads to the identification of heritage assets that development would impact in the ways described above, measures to avoid or minimise the effects on areas of archaeological significance may be possible. This may involve, for example, modifying the layout of the development to avoid disturbing areas of high sensitivity, or employing construction design techniques to achieve in situ preservation where this does not conflict with the ability to carry out future investigation.

There are opportunities to increase understanding of the heritage assets on this site through research and recording.

Where development that would result in the loss of archaeological heritage assets that may be considered justified in accordance with the tests of planning policies, provision should be made to record the evidence before it is lost either in advance of, or during, development. This may involve for example, full excavation of areas of the site followed by programmes of post-excavation assessment and analysis, the conservation of artefacts, and the publication of results and archiving the records.

**Recommendation:**

It may be possible to mitigate adverse impact to the setting and significance of designated heritage assets.

The site contains known and potential heritage assets of archaeological interest, potentially of high significance associated with the scheduled monument. The extent and significance of the archaeological interest is currently unknown.

Further assessment based on the results of a completed archaeological field evaluation is required before the archaeological significance and the impact of development can be adequately understood, however based on the current data, it may be possible to mitigate the adverse harm.

Complete the archaeological field evaluation and heritage assessment as outlined above at the earliest opportunity.

**Include a site-specific policy:**

Planning applications are to include a Heritage Statement comprising assessment of the designated and non-designated heritage assets, including the results of archaeological field evaluation, demonstrating how the assessment has informed the development design. The Heritage Statement will describe the impacts on settings and significance and identify any constraints, mitigation requirements and opportunities for historic environment enhancements.